DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Avenue NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT:	**Washington Square Hilton Garden Inn**
LOCATION OF PROPOSAL:	965 108th Avenue NE
DESCRIPTION OF PROPOSAL:	Application for Design Review approval to construct a 6-story hotel of approximately 215,879 square feet with a 2 level below grade parking garage. Site utilities and new landscaping will be provided.
FILE NUMBER:	**14-140942-LD**

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **April 2nd, 2015.**
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure.

Carol V Helland — **March 19th, 2015**
Environmental Coordinator — Date

OTHERS TO RECEIVE THIS DOCUMENT:
State Department of Fish and Wildlife
State Department of Ecology, Shoreline Planner N.W. Region
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

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ENVIRONMENTAL COORDINATOR
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Attorney General
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Jeni Pratt
9/23/14

Hilton Garden Inn Hotel
965 108th Ave NE
Bellevue, WA

Received
SEP 10 2014
Permit Processing

WAC 197-11-960 Environmental checklist.

SMC 25.05.960

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

A. BACKGROUND

1. ***Name of proposed project, if applicable:***
   Hilton Garden Inn

2. *Name of applicant:*
   Jensen Fey Architecture and Planning

3. *Address and phone number of applicant and contact person:*
   APPLICANT:
   Kurt Jensen
   7730 Leary Way
   Redmond, WA
   425-216-0318

4. *Date checklist prepared:*
   September 8, 2014

5. *Agency requesting checklist:*
   City of Bellevue

6. *Proposed timing or schedule (including phasing, if applicable):*
   The proposed project that is the subject of this environmental review is scheduled to begin construction as soon as all permits are approved. That timing is expected to be second quarter of 2015.

7. *Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.*
   There are no plans for future additions, expansion, or further activity related to this proposal.

8. *List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.*
   - A geotechnical report has been prepared by Golder and Associates.

9. *Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.*
   None known.

10. *List any government approvals or permits that will be needed for your proposal, if known.*
    Clear and Grade Permit
    Shoring Permit
    Fire Sprinkler and Fire Alarm Permits
    Washington Department of Labor and Industries: Elevator Permit
    City of Bellevue: Street Improvements
    City of Bellevue: Utility hook-ups

T.P.

11. ***Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)***

West77 Partners is proposing to build a 189,400 sf, 6 story, 254 unit hotel, with two levels of below grade parking, on a 1.07 acre site located at 965 108th Avenue NE in Bellevue, Washington. The proposed project will have approximately 187 parking stalls located in a 59,800 sf below grade parking garage.

12. ***Location of the Proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.***

The subject property is located at 965 108th Avenue NE in Bellevue. The site sits at the ~~NE~~ SW corner of 108th Ave NE and ~~NE~~ E 10th Street.

B. ENVIRONMENTAL ELEMENTS

1. *Earth*

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.

Flat / grass

b. What is the steepest slope on the site (approximate percent slope)?

The site slopes from north to south at approximately 4%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Golder Associates, Inc. prepared a Geotechnical Engineering Report dated August 5, 2014. Based on that information the site is underlain by the following:

Fill- up to 5 feet of loose to compact silty sand with some gravel.

Lodgement Till – very dense silty sand with gravel

Glaciolacustrine Deposits – very dense sand with varying amounts of silt

T.P.

Advance Outwash – very dense sand with varying amounts of silt

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Excavation of approximately 17,800 cubic yards for construction of one level of below grade parking

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

There is little or no possibility of erosion occurring. Appropriate erosion control measures will be used.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The site will be approximately 90 percent covered with impervious surface after completion. Landscaping will be provided in some areas but is not expected to cover a significant portion of the overall site area.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A Construction Stormwater Pollution Prevention Plan will be provided in accordance with City of Bellevue standards. Erosion control measures will likely include perimeter silt and construction fencing and construction dewatering will be appropriately addressed during all phases of the construction . Trucks exiting the site during clearing and grading will also be required to travel a rock reinforced access approach and/or wash facility to limit loose soils from being tracked offsite.

2. *Air*

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

The proposed project is expected to add small increases in air emissions due to both construction activities and after completion, vehicular traffic associated with the project.

<u>Construction</u>

T.R.

During construction, there may be a small increase in exhaust emissions and odors from construction vehicle and equipment exhaust, and ground particulates.

Operations

When the project is completed, there may be an increase in exhaust emissions from vehicular transportation to and from the site. Vehicular exhaust emissions would increase in proportion to the net increase in vehicular traffic associated with the site.

The completed project is expected to meet or exceed air quality requirements either during construction or long-term operation.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No off-site source of emissions or odors that would affect this proposal are known.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Construction

Contractors will be asked to use reasonable measures to control emissions during the construction of this project. The measures may include meeting or exceeding the temporary erosion control design which will control dust and dirt on the site, using well maintained equipment and using electric powered tools and equipment, whenever practical. The project will obtain a PSCAPA Permit

Operations

Once the project is completed, vehicular traffic will be the major contributor of emissions. A future light rail station will be constructed in the near future with a light rail station nearby. Bus transit has service on First Avenue.

3. *Water*

a. Surface:

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is no surface water in the immediate vicinity of the project site. This project is within Meydenbauer drainage basin and drainage flows to Lake Washington.

T.P.

(2) Will the project require any work over, in, or adjacent to (within two hundred (200) feet) the described waters? If yes, please describe and attach available plans.

The project would not require any work over, in, or adjacent to, or within 200 feet of any surface water body.

(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawals or diversions are proposed.

(5) Does the proposal lie within a one hundred (100) year floodplain? If so, note location on the site plan.

The project site is not within a 100-year floodplain.

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The proposal would not involve any discharge of waste materials to surface waters.

b. **Ground:**

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Some groundwater may be collected by the buildings footing drains, but groundwater is not proposed to be withdrawn for any other purpose. Likewise, no water is proposed to be discharged to groundwater.

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Waste water will be discharged to the municipal sanitary sewer system. Kitchen waste will be routed to a commercial grease interceptor and discharged to the municipal sanitary sewer system.

c. **Water runoff (including stormwater):**

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

There is no off-site drainage entering the site. Rain water will be collected and conveyed to the municipal storm drainage system. This project is within Meydenbauer drainage basin and drainage flows to Lake Washington.

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(2) Could waste materials enter ground or surface waters? If so, generally describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

This project will comply with a site specific Construction Storm Water Pollution Prevention Plan (CSWPPP).

4. Plants

a. Check or circle types of vegetation found on the site:

__ deciduous tree: alder, maple, birch, oak, black locust, other.
__ evergreen tree: fir, cedar, pine, other
__ shrubs
_X_ grass
__ pasture
__ crop or grain
__ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
__ water plants; water lily, eelgrass, milfoil, other
__ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

The site is comprise mostly of grass. All of the grass will be removed during construction.

c. List threatened or endangered species known to be on or near the site.

There are no known threatened or endangered species to be known at or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Pacific natives and native adaptive species including ferns, salal, and grasses will be used to create aesthetic urban and low maintenance landscapes. Container plantings with evergreen, perennial and annual ornamentals will provide texture and seasonal color along 108th Ave. NE. At 10th NE, two new 3" caliper 'Marshall Seedless' ash will match the existing four ashes with new metal tree grates to match the existing. Four proposed 'Worpelsdon' Sweet Gum will be planted along 108th Ave. NE. per the Urban Boulevard Initiative and Bellevue Parks Department plan.

Imported topsoils will consist of an average of 18 inches of topsoil with 3" of mulch for groundcovers and low shrubs, and deeper soil requirements for trees and medium to large shrubs. Drip irrigation and high efficiency spray nozzles will be implemented to achieve irrigation efficiency and low water use per City of Bellevue and Parks and recreation standards.

T.P.

5. *Animals*

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, <u>songbirds</u>, other: <u>pigeons, crows, sparrows, gulls</u>

mammals: deer, bear, elk, beaver, other: <u>rodents, squirrels</u>

fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

There are no known threatened or endangered animal species on or near the site.

c. Is the site part of a migration route? If so, explain.

The Puget Sound area is part of the Pacific Flyway. Birds that inhabit the area vary seasonally due to migrations. The proposed project site is covered with structures and pavement, and located in a highly urbanized area. It offers no habitat attractive or essential to migrating birds.

d. Proposed measures to preserve or enhance wildlife, if any:

In the absence of adverse impacts on animal species, no mitigating measures are proposed other than the planned landscaping.

6. *Energy and Natural Resources*

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric energy and natural gas will most likely be used for space heating and cooling, and for domestic water heating.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The proposed project may reduce, at various times during the year, some potential solar energy uses by the adjacent properties. Thus, if solar energy sources were to be located on the roof of these buildings, the proposed project will not affect their potential, although none of the buildings are known to be currently equipped for the use of solar energy.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The project would meet or exceed the Washington State Energy Code and other applicable energy codes and water conservation through Bellevue Public Utilities.

The proposed development would employ measures to reduce energy consumption including: energy-saving lighting, high efficiency heating and air conditioning units and high efficiency water heaters. The mechanical systems would be designed to comply with applicable City of Bellevue and Washington State Energy Code requirements.

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7. *Environmental Health*

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Construction

There is a small chance for a spill or release of substances during demolition and construction of the proposed project. These spills could include petroleum and lubricant products from construction equipment. The expected amount of spillage that may occur should involve minor quantities.

Operations

The proposed building is intended for hotel use and no environmental health concerns are expected.

(1) Describe special emergency services that might be required.

No special emergency services would be required to serve the hotel guest or employees that would be present on the site, or occupants of neighboring structures. It is possible that normal fire, medical, and other emergency services may be needed from the City of Bellevue.

(2) Proposed measures to reduce or control environmental health hazards, if any:

Construction

For emergencies arising from construction at the project site, the risk of fire, explosion, and release of hazardous substances will be minimized through the use of Best Method Practices and standard construction practices.

b. Noise:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Off-site sources of noise in the project area include noise from nearby streets.

(2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction

Construction activities will generate short-term noise at the project site. Construction noise and vibration would be generated by equipment, concrete delivery trucks, portable power generators, and a variety of miscellaneous construction equipment typically required for such a project. The majority of the construction noise will most likely occur from 7am to 6pm Monday thru Friday. Sat. 9-6 per BCC 9.18

Operations

Potential long-term noise impacts will come from the increase in traffic volume from the hotel, restaurant and conference center, from service vehicles using the loading docks, and from the mechanical equipment to be located on the roof of the proposed building. The majority of the

T.P.

increase in traffic noise would occur during the morning check-out and the afternoon check-in times.

(3) Proposed measures to reduce or control noise impacts, if any:

Construction

Construction activities will comply with the Bellevue's noise ordinance. Construction occurring outside of daytime hours (7:00 a.m. to 10:00 p.m. weekdays, 9:00 a.m. to 10:00 p.m. weekends) would need to meet nighttime noise level limits.

No significant impacts are expected from the temporary increases in noise due to construction that cannot be addressed through compliance with the City.

Operations

No significant impacts are expected from the long-term increases in noise. Heating, ventilating, and air conditioning (HVAC) equipment and components would comply with the city's noise ordinance.

Because the increase in noise attributable to overall project traffic would be small, no additional mitigation beyond that required in the Noise Ordinance is planned.

8. *Land and Shoreline Use*

a. **What is the current use of the site and adjacent properties?**

The current use of the site is an abandoned lot. The site is bounded to the south by an office tower that is under construction and to the west, north and east by multi-family buildings.

b. **Has the site been used for agriculture? If so, describe.**

The site has not been used for agriculture for some time.

c. **Describe any structures on the site.**

None

d. **Will any structures be demolished? If so, what?**

N/A

e. **What is the current zoning classification of the site?**

The site is zoned DTWN MU. The proposed use for a hotel is permitted outright by the Bellevue Land Use Code.

f. **What is the current comprehensive plan designation of the site?**

The Comprehensive Plan for this site lists it as Commercial / Mixed Use.

g. **If applicable, what is the current shoreline master program designation of the site?**

The site is not within a 200-ft shoreline environment.

h. **Has any part of the site been classified as an "environmentally critical" area? If so, specify.**

The site has not been listed by the City of Bellevue as an Environmentally Critical Area

TR

i. Approximately how many people would reside or work in the completed project?

No one would reside in the development. At full occupancy, approximately 50 persons may work in the hotel.

j. Approximately how many people would the completed project displace?

N/A

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Bellevue Land Use Code

The proposed project will be constructed in accordance with the Bellevue Land Use Code and will have a public announcement of the project.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No housing is proposed as part of the development.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable.

c. Proposed measures to reduce or control housing impacts, if any:

Not applicable.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The maximum height of the proposed building, not including mechanical penthouses, would be approximately 80. The mechanical penthouses add another 14 feet.

Exterior Walls: Surface materials for the building are a combination of stone / porcelain panels mixed with IPA wood siding at the podium level.

Windows: A grey tinted glass will be used for the glazing at podium as well as the tower. Windows would comply with the blank façade transparency requirements as required by the City of Bellevue.

Mechanical Penthouse: Mechanical areas will be 14 feet higher than the building height and will be screened. The mechanical elements of the structure may include air handler units, vent pipes, exhaust stacks, and pressurization fans for fire evacuation.

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b. What views in the immediate vicinity would be altered or obstructed?

Immediate surroundings of project site have mixed uses per zoning variations. The Bellevue Municipal Code (BMC) imposes no requirement for view protection from this property.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The design of the building is intended to mix in with the other recently new developments surround the site. Materials will be high quality and will meet and or exceed the City of Bellevue's Architectural Design Review standards.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The majority of light and glare will come from lights from the interior of the building and exterior accent and safety lighting. Interior lighting will be mitigated by window coverings. Additional exterior lighting will come from tenant signs.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

It is expected that light and glare from the proposed building will not have an adverse effect on safety or views.

c. What existing off-site sources of light or glare may affect your proposal?

Off-site lighting from existing building that are near the edges of the site currently consists of streetlights, illuminated signage and additional lighting at the entrances to major buildings. Existing sources of light and glare would not affect the proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:

Exterior lighting for the proposed project will use shielding and screening of exterior lighting, and will limit light poles to 40 feet. Minimal light and glare would be generated by the project.

Interior lighting in the public areas will use tinted windows or window coverings. Hotel guest room windows will use drapery to control light spillage at night.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Ashwood Park in located directly NE of the proposed site. Robert McCormick Park is located one block north of the proposed site.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No permanent displacement of any existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The proposed project will include streetscape improvements, which would enhance the pedestrian experience.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

There are no buildings on the site.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Not applicable

c. Proposed measures to reduce or control impacts, if any:

Not applicable

14. Transportation

a. Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.

The project site is adjacent to 108th Ave NE and NE 10th Street. Both streets are served by public transit.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The site is served by the city's bus system.

c. How many parking spaces would the completed project have? How many would the project eliminate?

The completed project will eliminate 9 stalls. The proposed project will have 187 new parking stalls and two loading docks.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No new roads or streets would be constructed as part of this project. Improvements to existing public infrastructure would be limited to restoration associated with pavement and sidewalk areas impacted by the construction of new utilities to the site.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project is not located in the immediate vicinity of any water, rail or air transportation facilities, and would not affect any water, rail or air transportation facilities.

f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

Based on a 254-room hotel, the completed project will generate 1,274 new weekday daily vehicular trips (637 entering, 637 exiting), 83 new AM Peak Hour vehicular trips (49 entering, 34 exiting), and 86 new PM Peak Hour vehicular trips (44 entering, 42 exiting). The AM peak hour is the busiest hour between 7-9AM and the PM peak hour is the busiest hour between 4-6 PM.

g. **Proposed measures to reduce or control transportation impacts, if any.**

The payment of transportation impact fees will be required at building permit issuance which will help to fund the City of Bellevue's planned transportation improvements throughout the City.

Construction

Contractors would be asked to limit construction traffic non-peak hours on the surrounding street system as much as possible. Contractors may have to find parking through leasing of off-street lots if there is no on street parking available in the area or if it is full.

Site work would be conducted in a manner that would interfere as little as possible with public travel, vehicular, pedestrian and other non-motorized forms of circulation. Temporary traffic control or pedestrian obstructions during construction (if any) would be managed in accordance with the current City of Bellevue guidelines. In the event that work requires closure of an entire sidewalk or travel lane, a signing plan and traffic control plan would be prepared for approval by the City of Bellevue. Again, if any temporary closures were needed, a signing and control plan would be implemented.

15. *Public Services*

a. **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.**

The proposed project will have a slight increase in public services during construction and once it is in operation. The minor need for public services will be for police and fire protection.

Proposed measures to reduce or control direct impacts on public services, if any.

Compliance with current codes for materials storage during construction would be required. During construction, the contractor would follow specific guidelines for public safety as required.

Once opened, the proposed development will require a new fully sprinklered structure equipped with alarms. All new construction would comply with fire codes as specified in the NFPA (National Fire Protection Association) pamphlet No. 307. Sprinklers, extinguishing equipment, fireproofing, and access ways would be included in the project as required. As part of the final design, a detailed fire protection plan would be developed in cooperation with the Bellevue Fire Department.

T.P.

Many potential impacts to public safety will be mitigated include good lighting of public spaces and design that encourages visibility and reduces loitering in hidden areas.

While the potential increase in tenants and customers associated with the proposal may result in incrementally greater demand for emergency services, it is anticipated that adequate service capacity is available within the area to preclude the need for additional facilities/services.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

All utilities are currently available.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Proposed utilities will be served by the following companies:

- Water – City of Bellevue
- Sanitary Sewer – City of Bellevue
- Storm Sewer – City of Bellevue
- Electric – Bellevue City Light
- Natural Gas – PSE
- Telephone – Qwest, Millennium
- Refuse Service – Republic
- Cable / Data – Comcast / Century Link

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Kurt Jun

Title: Principal

Date submitted: September 9, 2014

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Signature: _____

Title: Principal

Date submitted: September 9, 2014

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	**Washington Square – Hilton Garden Inn**
Proposal Address:	965 108th Avenue NE
Proposal Description:	Application for Design Review approval to construct a 6-story, approximately 215,879 square foot hotel including a 2 level below grade parking garage. Site utilities and new landscaping will be provided.
File Number:	**14-140942 LD**
Applicant:	West 77 Partners
Decisions Included:	Process II, Combined Design Review decision and SEPA Determination
Planner:	Bradley Calvert
State Environmental Policy Act Threshold Determination:	**Determination of Non-significance (DNS)**

Carol V. Helland

Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By: Carol V. Helland
Carol V. Helland, Land Use Director

Application Date:	09 – 10 - 2014
Notice of Application:	10 – 02 – 2014
Public Meeting:	10 – 30 - 2014
Notice of Decision:	03 – 19 - 2015
Appeal Period Ends:	04 – 02 - 2015
Vesting Period Ends:	04 – 02 - 2017

For information on how to appeal a proposal, visit the Development Services Center at City Hall or call (425) 452-6864. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City Clerk's Office by 5 PM on the date noted for appeal of the decision.

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VII. Changes to Proposal Due to Staff Review ..... Pg. 23

VIII. Decision Criteria ..... Pg. 24

IX. Decision ..... Pg. 29

X. Conditions of Approval ..... Pg. 29

ATTACHMENTS:

Attachment A: Project Plans and Drawings
Attachment B: Certificate of Concurrency

I. REQUEST/PROPOSAL DESCRIPTION

A. Request

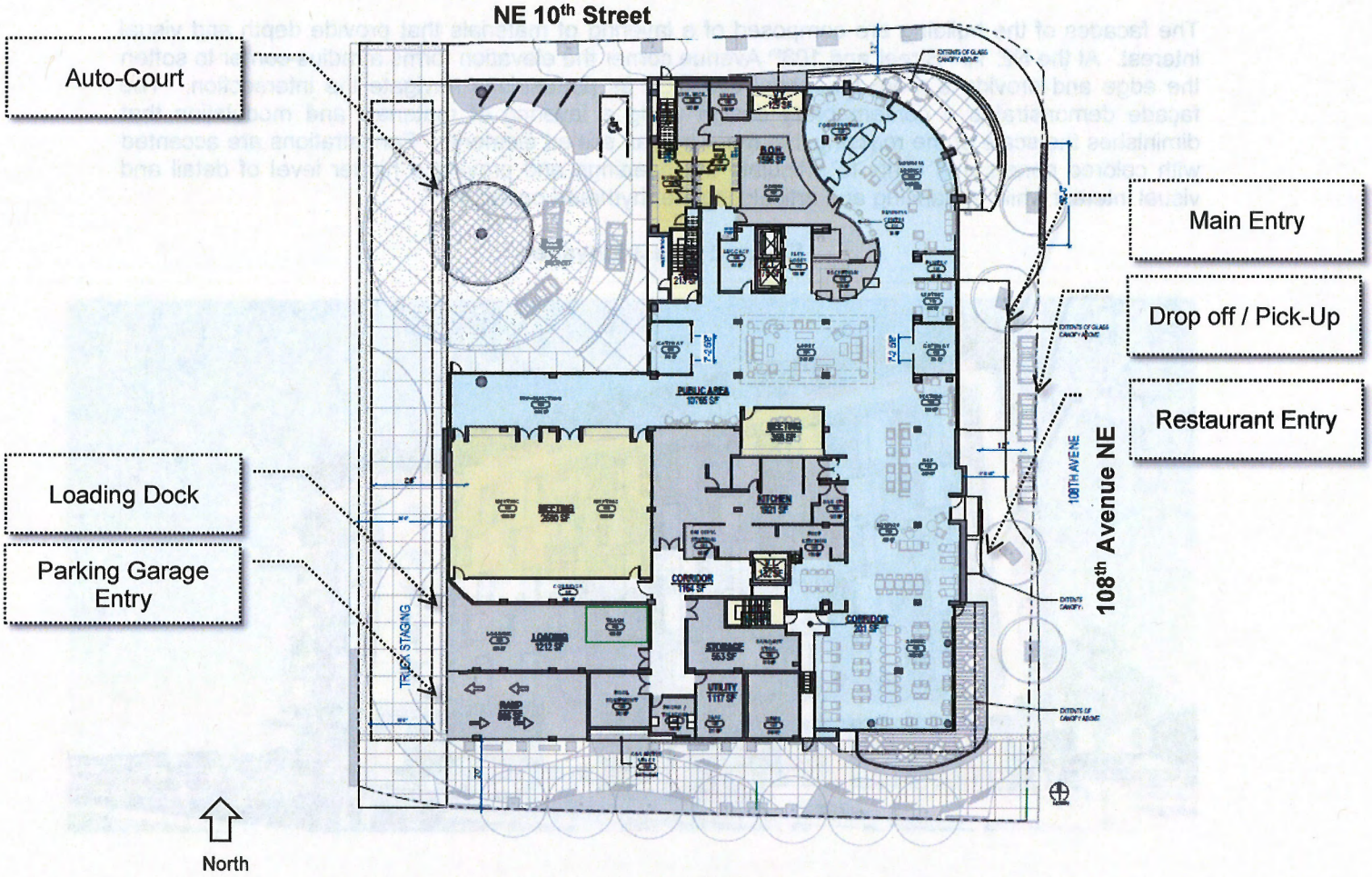
The applicant requests Design Review approval and a Threshold Determination under the State Environmental Policy Act (SEPA) to construct a new hotel at 965 108th Avenue NE. The proposal is for a new 6-story hotel with 2 levels of below grade parking. The hotel will provide a total of 135 guest rooms, with 153 on-site parking spaces and 135 offsite parking spaces. The total square footage of the building is approximately 203,984 gross square feet on a site area of 1.05 acres.

B. Site Design

The site is rectangular, measuring approximately 200 feet in width (east-west) and approximately 230 feet in depth (north-south). There is approximately a 5 foot grade increase from the site's south to north boundaries. Access to the proposed underground parking garage will be provided via a private drive with access from NE 10th Street. Valet service and drop off will be provided via an auto court within a private drive off of NE 10th. A shared parking agreement will provide access to 135 additional spaces with the neighboring property, Bellevue Office Tower at 833 108th Avenue NE. The Bellevue Office Tower required a minimum of 724 parking spaces and will provide a proposed total 891 parking spaces as referenced in project file 13-119862-LD. A copy of the shared parking agreement can be found the project file 14-140942-LD. Access to this parking garage will be provided via 108th Avenue NE.

The primary building entrance to the hotel lobby will be along 108th Avenue NE, with a vehicular pick-up and drop off curb cut. Building entrances will also be provided in the auto-court in the northwest corner of the building and the restaurant along 108th Avenue NE. The proposal provides street trees and plantings along NE 10th Street and 108th Avenue NE. Special paving will be provided at the 108th Avenue NE main building entrance and the drop off/pick-up.

Figure 1 – Site Plan



C. Building Design

The footprint of the proposed building is rectilinear, composed of a 6-story hotel with 2 levels of parking below grade. The scale of the massing is diminished at the street level with the first floor articulated with materials and marquees that create a visual separation from the remaining 5 floors. The exterior materials are a layered composition of porcelain and field tiles, along with wood siding and metal panels. Windows and material changes will be accented with tinted glazing panels, and formed resin panels to provide undulation to the façade and visual interest. Exterior lighting and LED strips will add to the aesthetic of the building, highlighting different materials and forms during evening hours.

The below grade parking garage is accessed via a private drive on the western edge of the site, approachable from NE 10th Street. The entrance to the garage is located at the south west corner of the site. A loading dock is located directly north of the parking garage entrance within the private drive located on the western edge of the property. Ingress and egress for all vehicular traffic accessing the property's parking garage and loading dock will occur via the private drive located off of NE 10th Street. From 108th Avenue NE access is provided to the shared parking located in the garage of the Bellevue Office Tower.

D. Design Intent

Overview

The proposed project is located at a key urban intersection of NE 10th Street and 108th Avenue NE. The proposed design creates a 6-story building. The first story is anchored by the building lobby, bar, restaurant, and two lounges to activate the streetscapes of NE 10th Street and 108th Avenue NE. The second level includes additional publicly accessible amenities such as the pool, roof deck, and fitness area. The remainder of the second floor and levels 3 through 6 are the guest rooms. Levels 2 through 6 are oriented around a courtyard that is accessible from the second level public areas.

The facades of the building are composed of a layering of materials that provide depth and visual interest. At the NE 10th Street and 108th Avenue corner the elevation forms a radius corner to soften the edge and provide a more thoughtful transition as pedestrians navigate the intersection. The façade demonstrates a contemporary design using a layering of materials and modulation that diminishes the scale of the massing into more human scaled elements. Fenestrations are accented with colored panels and lights to articulate the openings and provide a higher level of detail and visual interest while enhancing and articulating the rhythmed openings.

Figure 2 – East Elevation

1. Building – Street Level

The design of the building at street level intends to activate the corner of NE 10th Street and 108th Avenue NE. Multiple entries as well as storefront glazing face out on the two primary roads providing visual access and enhancing the pedestrian environment. Outdoor seating opportunities at the corner of NE 10th Street and 108th Avenue NE and at the south eastern corner of the building along 108th Avenue NE, intend to activate the space and reinforce the development of Downtown Bellevue's pedestrian environment. At street level the building incorporates changes in materials and texture as well as planting solutions that will enhance the pedestrian experience. Marquees highlight the important nodes of the building, including the two outdoor seating locations, the primary entrance, restaurant entrance, and the incorporated transit stop along NE 10th Street. The applicant will provide an integrated canopy and seating area for the bus stop on NE 10th Street as part of the building design.

Figure 3 – Streetscape Elevation @ NE 10th Street

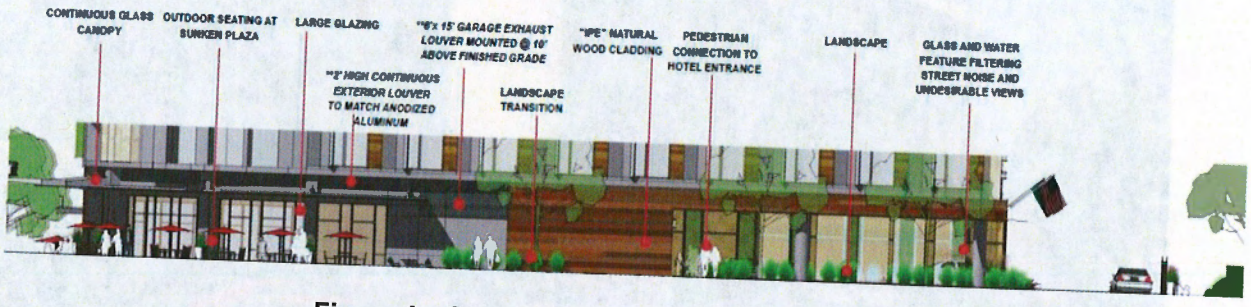
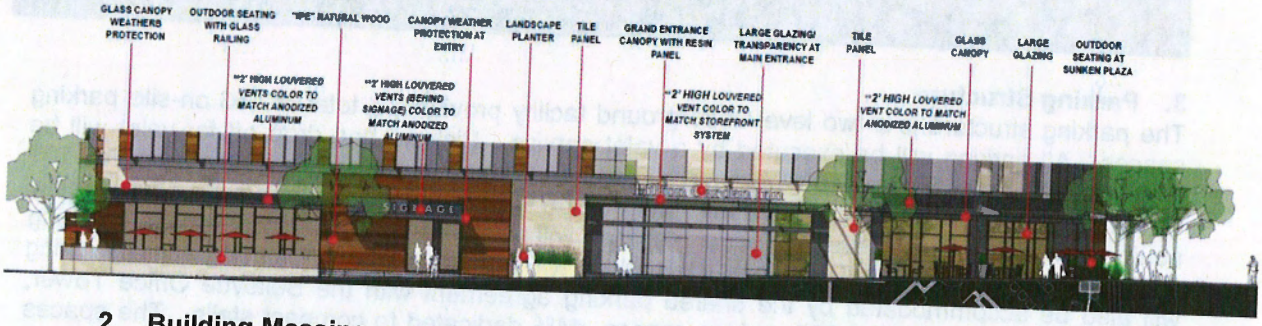


Figure 4 – Streetscape Elevation @ 108th Avenue NE



2. Building Massing

The building is primarily a single massing with an internal courtyard. The building depends on a layering of materials to establish visual hierarchy and to diminish the scale of the massing. The base, or ground level of the building, is delineated from the primary massing through the use of marquees, glazing, and material layering. The building mass is a layering of field stone, metal, panels, wood paneling, and glazing with supporting articulation. The building top is differentiated through the use of wood paneling and the metal cornice that projects out from the overall massing. This breaks the vertical massing of the building into the desired 'base, middle, and top.'

Horizontally, the massing is segmented by the use of alternating materials. Along 10th Street NE the primary material for the building mass is metal panels, and as the building begins to curve at the intersection of NE 10th Street and 108th Avenue, the metal panels recede to field stone and projected balconies. A recess, allowing the connection of floor plates for the purpose of exiting, creates a distinct separation between the rectangular massing and the curved corner. Along 108th Avenue the metal panels resume before receding to create a vertical slot with field stone. The southeastern portion of the elevation along 108th Avenue NE resumes with metal panels. This same undulating pattern of metal panels and field stone is repeated on both the north and east elevations but with their own individual character. Penetrating the field stone and metal panes are glazed openings. These openings are articulated in various patterns utilizing colored

and translucent fins, wood paneling, and balconies. The combination of materials provides for a unique appearance to provoke visual interest at each massing, but is consistent enough to establish a cohesive visual aesthetic.

Figure 5 – Building Perspective – Looking South East

3. Parking Structure

The parking structure is a two level underground facility providing a total of 153 on-site parking spaces. All parking will be executed by a valet service. Pick up and drop off for valet will be located at the drive aisle on 108th Avenue NE and an auto court via a private drive from NE 10th Street. The access point for the underground garage will be located on the private drive directly south of the auto court. Seven (7) parking spaces will be dedicated to electrical vehicle charging stations, and a total of 20.3% of the on-site parking will be dedicated to compact spaces. Parking will also be accommodated by the shared parking agreement with the Bellevue Office Tower, which will provide a total of 285 parking spaces, 44% dedicated to compact stalls. The spaces provided from Bellevue Office Tower will not be used to satisfy any minimum parking requirements and will serve as supplemental parking to the proposed below grade parking deck.

II. SITE DESCRIPTION, ZONING, & LAND USE CONTEXT

A. Site Description

The existing site is at the corner of 108th Avenue NE and NE 10th Street. The parcel size is approximately 1.06 acres. The site has a grade change of approximately 5.4 feet from south to north. From east to west the site is approximately 200' wide and 230' deep (north to south). There are no existing structures on the site, with the exception of an existing private drive with access points on NE 10th Street and 108th Avenue NE.

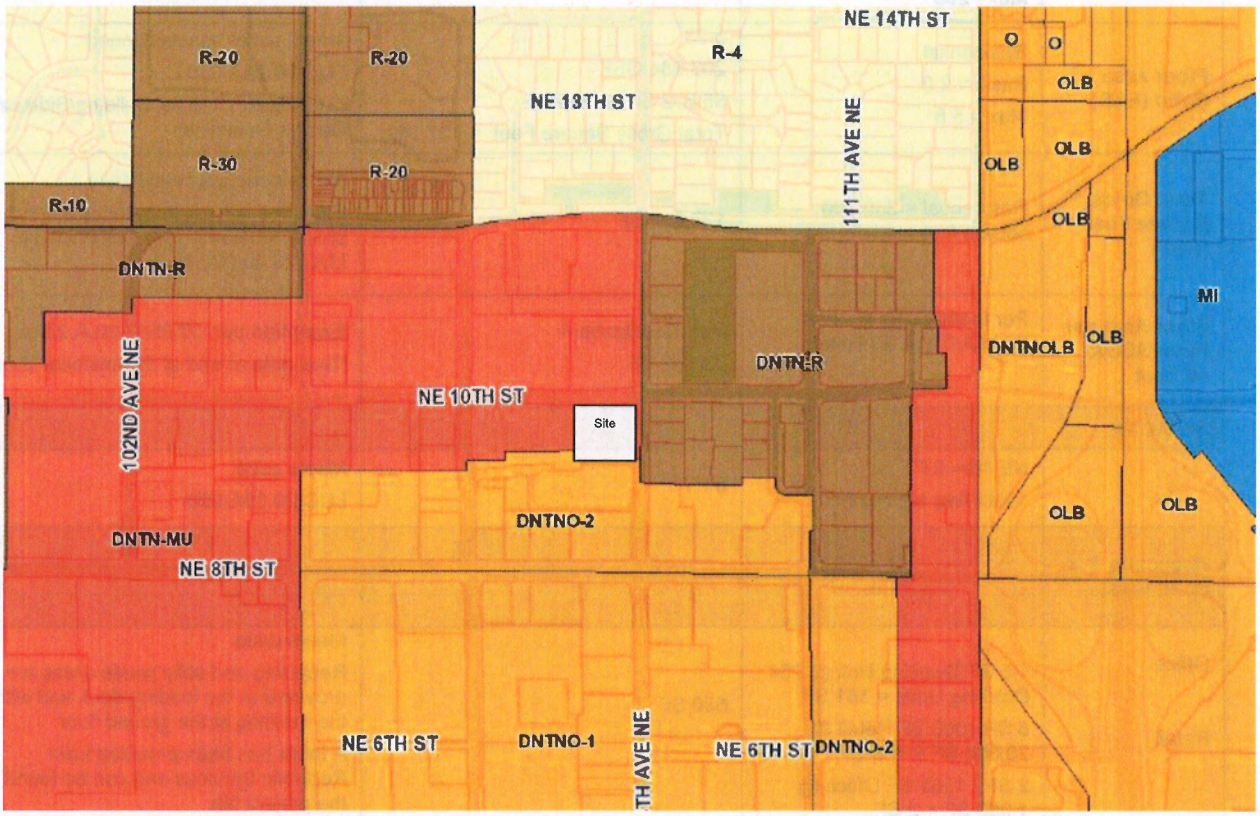
B. Zoning

The site is located in Downtown Bellevue and is zoned DNTN-MU. The zoning is not affected by any concomitant agreement or overlay district. The proposed hotel use is permitted outright in this zone.

The development to the immediate west is the multi-family development Washington Square. The

development consists of two high rise residential towers with townhome units at street level. Directly to the south of the site will be the Bellevue Office Tower which is currently under construction. Across NE 10th Street to the north is the Ashton multi-family residential building. Across 108th Avenue NE are the Limestone Court Apartments with retail uses at street level. The Building/Sidewalk Design Guidelines designations for the frontage streets include "D/R" for 108th Avenue NE and NE 10th Street.

Figure 6 – Zoning Map



North

III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

A. GENERAL PROVISIONS OF THE LAND USE CODE

1. Uses

Hotel uses are permitted outright in the DNTN-MU zoning district.

Table 1 – Dimensional Requirements

Item	Permitted/Required	Proposed	Comments/Conditions
Project Limit	No minimum	46,158 square feet	Meets Code
Building Height	residential Basic = 150' Max= 200'	Residential = 83'-6"	Meets Code. LUC 20.25A.020
Floor Area Ratio (FAR)	Residential Basic = 2.0 Max = 5.0	3.23 203,984 GSF 66,632 SF exempted Total Gross Square Feet = 137,352	Meets code, as conditioned LUC 20.25A.030.C, LUC 20.25A.115 for Building/Sidewalk Design Guidelines
Total Gross Square Feet (GSF)	Residential = 230,790 square feet	137,352 SF	Meets code, as conditioned Excludes vertical penetrations, vent shafts, stairwells, and balconies per LUC 20.50.022.1
Floor Area per Floor Above 40 Feet	Per footnote 18 of Chart 20.25A.020.A.2 - Hotels	Non-Residential = 23,592 SF	Exception per 20.25A.020.A.2.B.c *See note at end of dimensional chart.
Setbacks			
	NE 4th= 0 FT 106th Ave NE = 0 FT	0 FT	Meets code. LUC 20.25A.020
Recycling & Solid Waste			
Office Retail	1.5 SF/Dwelling Unit @ 254 Dwelling Units = 381 SF 5 SF/1000 SF Retail @ 20,000 SF = 100 SF 2 SF / 1000 SF Office @ 1,000 SF = 2 SF Total Required: 483 SF	530 SF	Meets code. Recycling and solid waste areas are provided at the loading dock and within the building at the ground floor. A letter has been provided from Republic Services and can be found in the project file. LUC 20.20.725
Sidewalk Width	108th Avenue NE = 8' sidewalk and 4' street tree planting area NE 10th = 8' sidewalk and 4' street tree planting area	108th Avenue NE = 8' sidewalk and 4' street tree planting area NE 10th = 8' sidewalk and 4' street tree planting area	Meets code. LUC 20.25A.060.A
Street Tree/ Species & Caliper	Minimum 3" Worplesdon sweetgum at 108th Ave NE.; Minimum 3" caliper Marshal seedless ash Maple for NE 10th Street	Landscape plan shows Marshal seedless for NE 10th Street and Worplesdon sweetgum on 108th Avenue NE	Meets code. LUC 20.25A.060 LUC Plate B The Parks Department has reviewed the street trees and concurs with the proposal.

* Per Land Use Code 20.25A.020.B.1.c the applicant has met the requirements for the floor plate exception. In order to provide efficient exiting floor plates above 40' exceed the allowed gross square foot. In compliance with the part iii of the exception the building recess creates two distinct building elements and massing.

Table 2 – Parking

	Permitted	Proposed	Comments
Compact Stalls	Max. 50%	160 or 44%	Meets Code. LUC 20.25A.050.F.2
Loading Area	Required onsite, not on the right-of-way	The loading area is accessible via a private drive from NE 10th Street	Meets Code. LUC 20.20.590K.4. The property owner shall provide off-street loading space. On-street loading and unloading will not be permitted.

B. SPECIAL DISTRICT REQUIREMENTS

1. Building/Sidewalk Design Guidelines

The right-of-way abutting 108th Avenue NE and NE 10th Street are both designated "D/R" per *The Design Guidelines Building/Sidewalk Relationships.* This designation requires that at least 50 percent of the street level edges shall incorporate service and commercial activities, landscape features, and planters. The "D/R" designation also requires that glazing, allowing visual access, be provided. Along the 108th Avenue NE edge, the project provides outdoor seating, glazing, and commercial services activities such as a bar, dining area, and multiple lounges to activate the streetscape. Additionally the primary building entrance and restaurant entrance are located along this edge with plantings and landscape features. These features are replicated on NE 10th Street with a lounge area facing the intersection along with plantings and landscape features along the street edge. The inclusion of marquees and canopies highlights these street activating features while also providing weather protection for outdoor seating.

See Sections X.B for related conditions of approval.

2. FAR Amenity Incentive System

The proposal site is located within the Downtown Core Design District. The FAR amenities are defined by Land Use Code 20.25A.020. The table below summarizes the Basic and Non-basic FAR amenity points earned by the proposed project.

The maximum allowable FAR for the proposed site is 5.0 allowable by participating in the FAR Amenity Incentive System. The current proposal has an FAR of 3.23. The applicant will be required to record pursued amenity points with the King County Recorder's Office and with the Bellevue City Clerk.

<u>See Section X.D for related conditions of approval</u>

Table 3 – FAR Bonus Amenities

Project Area	46,158
Project Gross Floor Area	203,984
Gross Floor Area (GFA)	137,352
FAR Proposed	2.98
Basic Permitted Floor Area (AREA) Basic FAR (2.0) x Project Area	92,550 2.0 x 46,275
Maximum Permitted Floor Area Maximum FAR (5.0) x Project Area	231,375 5.0 x 46,275
Basic FAR Amenity Required	4,616
Basic FAR Amenity Earned	31,282
Excess Basic points that may be used to earn Non-Basic FAR Basic Amenity Earned - Basic Required	26,666 31,282 - 4,616
Non Basic Earned	32,397
Total FAR Amenity Earned (See Table 5 Below) Basic FAR Amenity Earned + Non Basic FAR Amenity Earned	63,679 31,282 + 32,397
Excess FAR Amenity Earned	14,027

2. Parking

The City of Bellevue Land Use Code does not specify parking requirements for hotels. The applicant utilized data from the Institute of Transportation Engineers (ITE *Parking Generation*, 4th Edition) and studies of nearby hotel properties to calculate an estimated parking demand for the proposed project. Data from the ITE suggests 0.64 vehicles per occupied urban hotel room and 0.89 vehicles per occupied suburban hotel room. The project proposes to provide 153 on-site parking stalls and an additional 135 parking spaces off-site through a shared parking agreement. Peak parking demand for the site is expected to be 143 spaces based upon studies of the following hotels in the area:

- Marriot Residence Inn (605 114th Avenue SE)
- Courtyard Marriot (110th Avenue NE and NE 8th Street)
- Extended Stay America (11400 Main Street)

The shared parking agreement will not be utilized to satisfy the minimum parking requirements, rather will serve as supplemental parking for the hotel. A copy of the parking study as well as the shared parking agreement can be found in the project file.

See Section X.D for related conditions of approval.

Table 7 – FAR Bonus Amenities Diagram

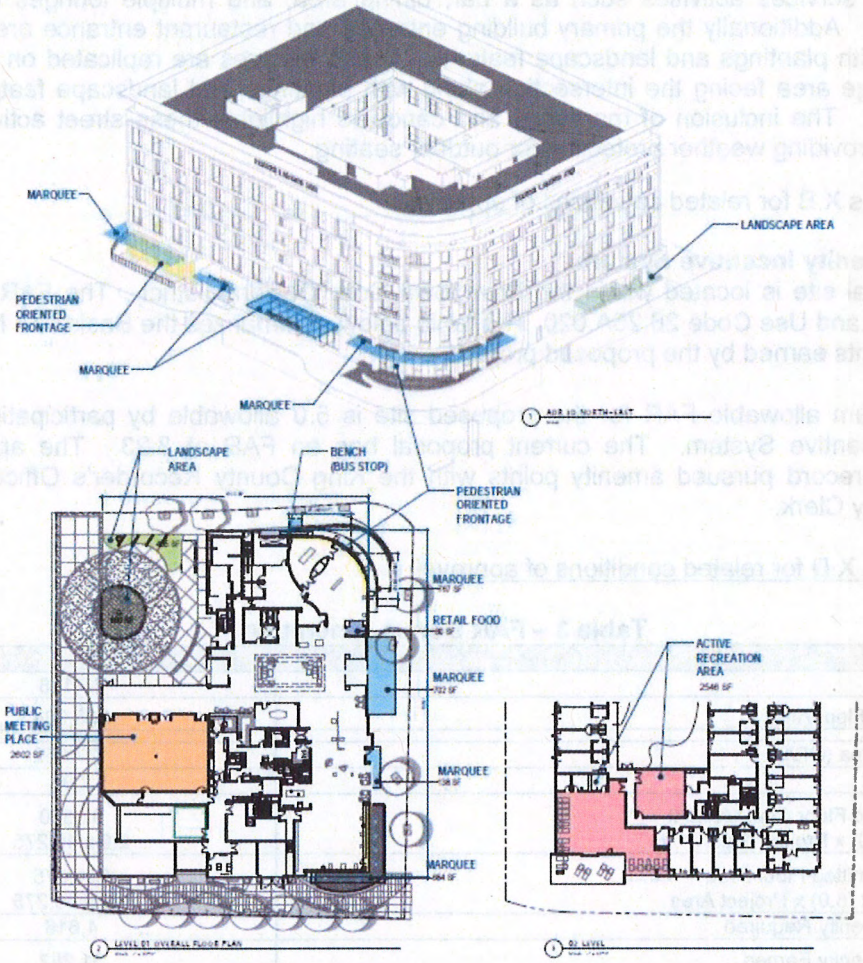


Table 4 – Summary: Bonus Amenity Area Earned

	Amenity	Units	Bonus Ratio	Bonus Floor Area Earned	Comments
Basic Amenities	Pedestrian Oriented Frontage	139 LF	100:1	13,900 points	Retail/restaurant uses along 108th Avenue NE and NE 10th Street Public benefit: Enhances the urban environment and stimulates sidewalk pedestrian activity.
	Landscape Feature off Intersection	1,000 SF	4:1	4,000 points	Provided at the auto court on the private drive and NE 10th Street. Total provided is 1,095 SF, maximum credit allowed is for 1,000. Public benefit: Enhanced screening to reduce the aesthetic impact of the auto court.
	Marquee	2,291 LF	2:1	4,582 points	Provided along sidewalk at 108th Avenue NE at the restaurant entrance, outdoor seating, and hotel lobby. Also provided at the intersection of NE 10th Street and 108th Avenue NE . Public Benefit: Will provide shade and weather protection to encourage outdoor and streetscape activities.
	Water Feature	$110,000	8:1 (for every $100)	8,800 points	A water feature will be provided at the auto court. Public Benefit: Will enhance the aesthetic and audible quality of the auto court.
	Sub-Total Basic			31,282	"Basic" FAR Amenity Earned
Non-Basic	Active Recreation Area	2,546 SF	1:1	2,546 points	A fitness room and pool will be located on the second floor of the hotel, accessible for public use. Public benefit: Will provide active recreation space for the general public and residents of Downtown Bellevue.
	Underground Parking	48,973 SF	.5:1	24,487 points	Public Benefit: All parking will be below grade and not within public view.
	Public Meeting Rooms	2,602 SF	2:1	5,204 points	Public meeting spaces will be accessible at ground level of hotel. Public Benefit: Additional meeting spaces will be provided to residents and employees in Downtown Bellevue
	Retail Food	80 SF	2:1	160 points	A small shop providing food and beverage will be located within the lobby of the hotel and accessible to the public. Public Benefit: Additional retail activity will be provided to Downtown Bellevue.
	Sub Total Non-Basic			32,397	
	Total Basic and Non-Basic			63,679	Total FAR Amenity Earned. Exceeds code. The amount of amenity provided 63,679 exceeds code requirements of 56,931 for basic and bonus amenities.

The proposal generates a total of 63,679 amenity points, exceeding the required number of amenity points, 49,652. The bonus floor area earned through the FAR Amenity Incentive System and the total bonus floor area to be utilized for the project must be entered into the public record (Land Use Code 20.25A.030.D). The applicant must record a copy of the approved bonus point calculations, project drawings, and conditions for the Design Review decision with the King County, Division of Records & Elections.

See Section X.D for related conditions of approval.

4. Design Review Criteria

The following design criteria must be met for Design Review approval (Land Use Code 20.25A.110 and 20.25A.115).

Land Use Code 20.25A.110 Design Review Criteria

A. Site Design Criteria

1. Vehicular Circulation and Parking

a. Provide efficient vehicular access to parking and service areas, coordinated on a Super-block basis.

Finding: Access to parking and service areas is provided via the private drive off NE 10th Street. All required parking is located within the below grade parking garage. There is additional overflow off-site parking available at the neighboring Bellevue Office Tower. Each access must meet the sight distance requirements of the Transportation Department. In addition, the applicant has provided a letter from Republic Services that refuse/recycling trucks are capable of maneuvering within the vehicular areas.

See Section X.C for related conditions of approval.

b. Coordinate the location of vehicular and pedestrian mid-block connections, considering opportunities for mid-block crossings.

Finding: Mid-block connections are not applicable to the site given the overall scale and the relationship to developments on the surrounding properties. The proposal will include an enhanced pedestrian experience along 108th Avenue NE and NE 10th Street compliant with the goals of the Comprehensive Plan and the requirements of the Land Use Code. The proposal will also include an enhanced pedestrian connection between the shared valet parking at the Bellevue Office Tower and the hotel.

c. Provide for safe and pleasant movement within the Downtown for the pedestrian and bicyclist.

Finding: Sidewalks will be buffered from vehicular transportation with trees and vegetation. The location of outdoor seating, building entrances, and commercial activities will enliven the pedestrian experience along 108th Avenue NE and NE 10th Street.

d. Maximize the separation of vehicular traffic from pedestrian areas by means of level changes, space and distance, or landscaping.

Finding: Pedestrians will be separated from the traffic on 108th Avenue NE and NE 10th Street by vegetated buffers and street trees. Traffic flow for the parking garage and service access will be limited to the private drive off NE 10th Street, minimizing the number of curb cuts to disrupt pedestrian flow. Additionally, the drop off/pick up curb cut along 108th Avenue NE, at the main building entrance, will not cause a separation in the pedestrian route, permitting a continuous flow of pedestrian traffic.

See Section X.A for related conditions of approval.

e. Incorporate retail shopping space at ground level into parking structures whenever

practical and appropriate.

Finding: Not applicable to proposal. Parking will be in an underground garage with the immediate entrance internal to the site. The proposal will include restaurant and lounge space in addition to the building lobby, at street level.

f. Minimize the location of parking adjacent to pedestrian connections.

Finding: There will be no surface parking provided. All parking will occur in the below grade parking garage or through the off-site shared parking agreement with the Bellevue Office Tower.

g. Limit the number of driveway openings and the number of access lanes in each opening.

Finding: The proposal will provide vehicular ingress and egress via the private drive at NE 10th Street. Emergency access will be provided by 108th Avenue NE as well. The total number of regularly used public entry/exit points will be limited to one.

h. Where appropriate, fit garages into the topography and make use of garage roofs for public open space, recreation or landscaped areas.

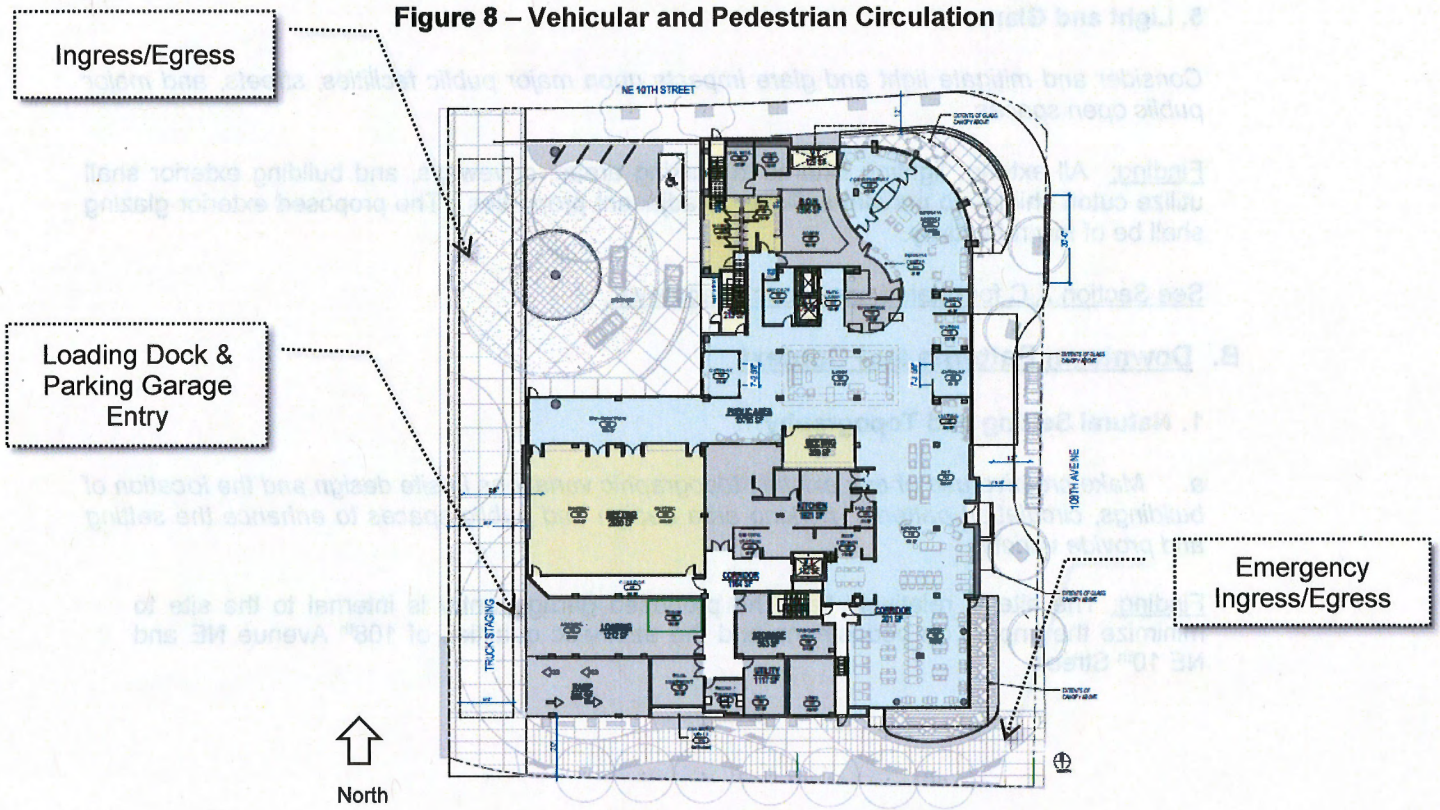
Finding: The proposal locates the garage entry internal to the site and away from street and pedestrian view. All parking will occur below grade. The entry soffit to the garage, where visible from the street, shall provide a finish that matches the aesthetic qualities of the overall building design.

See Section X.C. for related conditions of approval.

i. Maximize the use of underground parking.

Finding: All parking spaces will be located in the proposed underground parking garage or through the shared off-site parking agreement with the Bellevue Office Tower.

Figure 8 – Vehicular and Pedestrian Circulation



2. Pedestrian Circulation and Amenities

Finding: The proposed sidewalks on 108th Avenue NE and NE 10th Street meet the required width of 8' and a 4' wide planting strip. There are currently no mid-block connections required to be maintained or provided per Land Use Code 20.25A.060.C.

Opportunities for pedestrian-vehicular conflicts can increase where service vehicles cross the public sidewalk. Signage shall be required to alert drivers and pedestrians to the potential conflict.

See Section X.D for related conditions of approval.

3. Wind and Sun

Ensure that the form and placement of buildings consider desirable year-round conditions of sun and shade in surrounding open spaces and public areas. Design new buildings so that pedestrians are sheltered from wind, particularly on the ground and in publicly accessible areas. Consider how new buildings can incorporate calm spaces, particularly in winter, and spaces with suitable breezes in summer.

Finding: Marquees and canopies will provide weather protection at all building entries as well as outdoor seating areas and the enhanced bus stop on NE 10th Street.

4. Open Space

Design and locate open spaces, such as plazas, squares, and large landscaped areas to work as part of a comprehensive system of spaces in the Downtown.

Finding: The proposal will include street trees along 108th Avenue NE and NE 10th Street as well as an enhanced bus shelter as part of the building design on NE 10th Street. To assist in screening the auto court within the private drive, an additional landscape feature will be included on NE 10th Street.

5. Light and Glare

Consider and mitigate light and glare impacts upon major public facilities, streets, and major public open spaces.

Finding: All exterior lighting fixtures in parking areas, driveways, and building exterior shall utilize cutoff shields to prevent spillover to adjacent properties. The proposed exterior glazing shall be of low reflectivity.

See Section X.C for related conditions of approval.

B. Downtown Patterns and Context

1. Natural Setting and Topography

a. Make creative use of any existing topographic variations in site design and the location of buildings, circulation patterns, parking area design and public spaces to enhance the setting and provide variety.

Finding: The site is relatively flat. The proposed garage entry is internal to the site to minimize the impact on pedestrians and the aesthetic qualities of 108th Avenue NE and NE 10th Street.

2. Landscape Design

a. Make effective use of significant landscape features to complement and contrast with building forms. This includes massing of plant materials to constitute a recognizable visual unit which contrasts effectively with built forms.

Finding: The proposal will incorporate street trees and seating that will create aesthetically pleasing opportunities and informal gathering locations. Shrubs and grass will also be incorporated to soften the proposed hardscape.

See Sections X.A, X.B, and X.D for related conditions of approval.

b. Encourage retention of significant existing vegetation, where it can be incorporated into efficient site design and maintained in a safe and healthful condition.

Finding: New street trees and a vegetated buffer will be significant elements to the streetscape design, while select street trees will be retained.

See Section X.A and X.B for related conditions of approval.

c. Consider the location or relocation of traffic control boxes, power vaults, utility boxes and similar features in the design of the pedestrian areas to minimize the impact on the visual and physical quality of the pedestrian environment.

Finding: There are no anticipated above ground vaults or boxes. See Conditions of Approval in the event that these circumstances change.

See Section X.C for related conditions of approval.

3. Views

a. Consider the negative impacts of a building on views, both from existing buildings and future developable or redevelopable sites.

Finding: The proposed tower limits its height below the allowable 200' height limit with a total height of 83'-6" to the top of the mechanical penthouse. The building will have minimal impact on views from the surrounding high rise developments but will impact the multi-family residential townhome units directly to the west. The project will include a screen wall that will minimize the aesthetic impact of the loading dock and parking garage entrance on the neighboring properties. The auto court, also facing the neighboring residential units, will feature landscape elements and a water feature to minimize the visual impact of the automobiles while also incorporating a softer material palette at street level that is more complimentary of the residential aesthetic quality.

Figure 10 – Garage and Service Area Screening

4. Building Height and Bulk

a. Buildings near public open spaces should permit visual access and, where feasible, physical access to the public open space.

Finding: There are no current public open spaces in the immediate vicinity of the proposed development.

b. Wherever practical, buildings should be oriented to minimize the shadows they cast on publicly accessible open space.

Finding: There are no public open spaces immediately adjacent to the proposal.

c. Discourage buildings of extreme rectangular shape which tend to be out of proportion for their floor area.

Finding: At the intersection of 108th Avenue NE and NE 10th Street the building diminishes its rectilinear form with the vertical recess and a radius corner. This softens the buildings edge as well as the pedestrian experience. The layering of forms and materials articulates the facades so that they do not read as a single massing, but rather smaller scaled forms that relate more to the pedestrian scale. The building will also incorporate a vertical recess in the façade on 108th Avenue NE to meet the exception for maximum floor plate size above 40 feet. This recess will create two distinctive massing forms while emphasizing the curved corner of the building, further diminishing its rectilinear form.

5. Transitions

a. In transitions between districts in the Downtown and between properties, the lower portions of buildings should be designed to promote easy circulation, good relationships among open spaces, visual connection in scale, and maximum penetration of sunlight to the ground level.

Finding: Site circulation includes the pedestrian connections between the public sidewalks and main entrance. Canopies are utilized for weather protection along 108th Avenue NE and NE 10th Street with translucent materials of varying colors.

6. Patterns of Activity

a. Maximize opportunities for vital, pedestrian-level activity in all areas of the Downtown. Not all criteria for Patterns of Activity are cited below; only those that require explanation or relate to a condition of approval.

Finding: The proposal encourages pedestrian-level activity by providing outdoor seating areas to publicly accessible spaces such as the restaurant and lounge. Both of these uses will be consistent with the requirements of the Pedestrian Oriented Frontage as part of the FAR Amenity System. Additionally, the ground level provides public meeting spaces.

See Section X.D for related conditions of approval.

7. Signage

Not all criteria for Signage are cited below; only those that require explanation or relate to a condition of approval.

a. Ensure that signage is an integral part of the architectural design, scaled to the pedestrian and enhances the pedestrian environment.

Finding: The submittal package includes the proposed sign locations, but not specific designs for signage.

See Section X.D for related conditions of approval.

IV. PUBLIC NOTICE & COMMENT

Application Date: 09/10/2014
Notice of Application: 10/02/2014
Public Meeting: 10/30/2014

The required minimum public comment period ended on October 16th, 2014, but written comments were accepted up to the date of this decision. One public meeting was held at Bellevue City Hall on October 30th, 2014

The following are public comments regarding the proposal.

1. Two individuals attended the public meeting that were concerned over the impact of the proposal on the views from the neighboring residential units. The individuals that were in attendance were preparing to purchase residential units facing the west elevation of the proposed project.

   Response: The applicant reviewed the proposed elevation with the individuals. The applicant cited the inclusion of the screen wall, vegetation, and the absence of exterior building lighting as means to diminish the impact of the building on the neighboring residential units.

In addition to the City of Bellevue Public Meeting, the applicant held independent meetings with the residents of the Washington Square condominiums, the HOA Board of Directors, and an individual meeting with the Fergusons who own a unit within Washington Square. Below are summaries of key elements and discussion from each meeting.

Washington Square HOA Board of Directors Meeting – August 18th, 2014

- Board expressed satisfaction over the height of the building
- Following the presentation the Board recommended measures to mitigate the aesthetic impact of the building lighting, delivery scheduling, and creating a 'clean' roofscape.
- The board expressed positive opinions on the measures to screen sound and visuals from the loading dock to the townhomes, the pedestrian connection to the hotel, and the use of materials and features such as translucent glazing and the water feature at the auto court

Scott and Mary Ferguson – Townhome Owners – Meeting – August 18th, 2014

- The residents commented on ensuring the sound and aesthetic impacts of the loading dock and subsequent activities were minimized. The comments related to design and lighting as well as construction and delivery scheduling. The proposed screen wall was also a major point of discussion, including its height, materials, and the ability to modify it as necessary following completion of the project.
- The residents responded favorably to the materials palette and water feature, as well as the project's avoidance of an emergency generator.

Washington Square Residents Meeting – September 30th, 2014

- Project received unanimous support from the residents
- No meeting minutes were recorded

V. TECHNICAL REVIEW

A. Utility Department

Storm Drainage

The Hilton Garden Inn project will trigger minimum requirements 1-6 from the Department of Ecology Storm Water Management Manual for Western Washington. The project is considered redevelopment and will need to treat all new and replaced pollution generating impervious surfaces. Storm filter canisters have been preliminarily sized for water quality. The project drains to Lake Washington through the Meydenbauer Basin. This project is within the Meydenbauer no detention zone and flow control is not required.

Water

The water supply for the Hilton Garden Inn project will connect to a City of Bellevue owned 12" ductile iron water main located in 108th Avenue NE. Connections to the main will include fire

service, domestic, irrigation and water meters. There is sufficient capacity in the water main for this development.

Sewer

Sewer service for the Hilton Garden Inn project will connect to an existing 8" concrete sewer main in 108th Avenue NE. There is sufficient capacity in the sewer main to serve the site.

B. Fire Department

The site development plans for this decision generally conform to the Fire Code requirements. However, there are a number of conditions that must be met prior to the issuance of building permits.

See Section X.C for related conditions of approval.

C. Building Division

The Building Division has reviewed the proposal. The applicant must comply with the 2012 Energy Code if building permits will be issued prior to July 2016. Building enveloped, building mechanical systems, water heating, electrical systems & lighting, and total building performance & system commissioning are required to meet the commercial provisions of the Washington State Energy Code.

D. Transportation Department

Site Access

The primary auto and truck access to the proposed development on NE 10th Street will be via an existing 26-foot wide driveway approach. The city will continue to prohibit left turns in and out this access point. The backing of trucks within any street right of way or across any public sidewalk easement is prohibited.

Hotel Pullout

A parallel parking pullout for vehicles will be located adjacent to the City's 108th Avenue NE right-of-way where the applicant will be responsible for its operation and maintenance. This 10-foot wide dark colored concrete pullout will be used for hotel's passenger drop-off and pick-ups.

Street Frontage Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform with the requirements of the Americans with Disabilities Act and the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

1. A combined street tree and street light plan is required for review and approval prior to completion of engineering and landscape plans for their installation. The goal is to provide the optimum number of street trees while not compromising the light and safety provided by streetlights. Street trees and streetlights must be shown on the same plan sheet with the proper separation (generally 25 feet apart) and the proper spacing from driveways (ten feet from Point A in standard drawing DEV-7A). The final engineering plans must include a streetlight plan and specifications prepared by a qualified engineer familiar with street lighting and with Bellevue's streetlight requirements. All necessary engineering details, including standard drawings, for any new or relocated streetlight and associated equipment must be included in the final civil engineering plans for the Clearing and Grading Permit.
2. The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these

requirements. Building elevations shall be consistent with the required curb and sidewalk elevations. Spot elevations must be included in the building plans in a manner that proves that building elevations are designed to correspond to the sidewalk elevations shown in the engineering plans, especially at entrances and other key points. Curb and sidewalk elevations will not be revised to fit the building, and city inspectors may require spot surveys during construction in order to confirm the required elevations.

ADA also requires provision of a consistent travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. Any planter boxes installed in the sidewalk to improve pedestrian sight distance at driveways must be designed to reduce the tripping potential and must not extend more than two feet into the public sidewalk. Traffic signal controller boxes and streetlight contactor cabinets must be located so as not to interfere with the main pedestrian path. Buildings shall be designed so that doors do not swing out into the pedestrian path. ADA-compliant curb ramps shall be installed where needed, consistent with standard drawings TE-12 or TE-13.

3. The curb, gutter, and sidewalk on 108th Avenue NE fronting the development will be completely removed due as part of pavement widening and reconstructed with a sidewalk width of at least 12 feet, not including the curb. Any planters or tree wells are included in the 12-foot width. At any location where the sidewalk extends over a basement or parking garage, a construction method that will prevent differential settling must be used. Such method must be acceptable to the Transportation Department.

4. A traffic signal plan is required for review and approval due to curb return modification at the intersection of NE 10th Street/ 108th Avenue NE. This will call for installation of new traffic signal poles and relocation of the Traffic signal controller and service cabinets.

5. The design and appearance of the sidewalk and landscaping on 108th Avenue NE shall comply with the standards and drawings in the Transportation Department Design Manual, including standard drawings TE-11 and DEV-3. The sidewalk shall be constructed of standard concrete with a broom finish and a two-foot by two-foot score pattern, with four-foot by six-foot tree wells, unless both the Transportation Department and the Development Services Department agree to accept any non-standard pattern, color, or other features. Alternative paving samples must be submitted for review. If approved, any non-standard patterns, colors, or other features may be installed only if an agreement is recorded against the property to hold the landowners responsible for maintenance and replacement of all such non-standard sidewalk features.

   Any non-standard features or vegetation shall not create a sight obstruction within any required sight triangle, shall not create a tripping or slipping hazard in the sidewalk, and shall not create a raised fixed object in the street's clear zone. The materials and installation methods must meet typical construction requirements.

6. Tree wells and other landscaping within the sidewalk on either adjacent city street shall be irrigated with a private metered water source. Electrical connections for lighting in tree wells or planter strips may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk.

7. The applicant may be required to reimburse the city for any landscaping at the site's frontage such as mature street trees that are damaged or destroyed during the construction and may not be replaced.

8. The applicant will be responsible for installing all street channelization and signage that is necessitated by their street frontage improvements on 108th Avenue NE and NE 10th Street. A channelization and signage plan must be included as part of clear and grading construction plans.

9. No new building structure or garage shall be constructed under a street right of way or existing public sidewalk/utility easement. In some conditions (to be finalized during engineering and building plan review), new structure may be allowed under a new sidewalk/utility easement. No soil nailing is allowed under a street right of way or sidewalk/utility easement without an indemnification agreement that protects the city.

10. Any awning, marquee, balcony, etc. over a public sidewalk or utility easement must be at least 16 feet above the sidewalk, or be removable (with an agreement regarding removal and replacement) and must have at least 3 feet horizontal clearance from any streetlight or traffic signal pole. No supports for such features shall be installed in the public sidewalk. No structure will be allowed above a city right of way without a long-term lease of airspace.

11. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing Dev-7A. Fixed objects are defined as anything with breakaway characteristics stronger than a 4-inch by 4-inch wooden post.

12. No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground.

13. Fire standpipes and similar equipment must be outside the public sidewalk, if feasible. If the sidewalk cannot be avoided, then such equipment must meet the requirements for fixed objects and must not be within the pedestrian travel zone.

14. Street furnishings not required by the Transportation Department, such as benches or raised planters, will be allowed with an indemnification agreement making the adjacent property owner responsible for such furnishings. The appearance, style, and location of such features must be acceptable to both the Transportation and Development Services Departments.

15. Per IBC section 3201.4, drains from the building or roof shall not discharge onto a public sidewalk. In addition, treatment of storm water from the site flowing to any city street or public sidewalk shall meet the standards of the Utilities Department.

16. Doors shall not swing out into the public sidewalk area.

17. Vehicle and pedestrian sight triangles shall be achieved per BCC 14.60.240 and 14.60.241, and Design Standards 21 and 22 including consideration of all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.

18. As much as feasible, any new manhole lids and other metal covers shall be located outside the tire paths of through lanes on any city street.

Easements

The applicant shall provide sidewalk and utility easements to the City as needed to encompass the required width of any public sidewalks located outside the city right of way fronting this site.

The applicant shall provide easements to the City for the location of any traffic signal and streetlight facilities which will not be within a public sidewalk and utility easement. This may include above-grade boxes and below-grade vaults between the building and sidewalk or within any private landscape area. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.

Any utility easements contained on this site which are affected by this development must be identified. Any negative impact on those utility easements must be mitigated or easements relinquished.

Holiday Construction & Traffic Restrictions
From November 15th to January 5th, construction activities such as hauling and lane closures will be allowed only between the hours of 10:00 p.m. and 6:00 a.m. due to holiday traffic. The dates and times of these restrictions are subject to change. The applicant shall contact the Transportation Department Right-of-Way Section to confirm the specifics of this restriction prior to applying for a Right-of-Way Use Permit, which is issued directly by the Transportation Department.

Right of Way Dedication
To incorporate street improvements which are reasonably necessary to mitigate the direct results of the development, the developer is required to dedicate property such that street surface to back of curb is accommodated within the public right of way. This requirement also applies to the area within the new curb return at the intersection of NE 10th Street/ 108th Avenue NE.

Use of Right of Way During Construction
Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use Permit.

Pavement Restoration
The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching. Near this project, 108th Avenue NE has been classified as "No Street Cuts Permitted." Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required. Details of any trench restoration must be shown on the engineering plans. NE 10th Street surface is cement concrete pavement and is also classified as "No Street Cuts Permitted". Any damage to the roadway will call for replacement of the entire 10-inch thick concrete panel or panels.

E. STATE ENVIRONMENTAL POLICY ACT

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements, with incorporation by reference of the *2013-2024 Transportation Facilities Plan Final Environmental Impact Statement* (TFP EIS) adopted August, 2013. This document is available in the Records Office at City Hall, 450 110th Ave NE. This document analyzes the transportation and air quality impacts of the City's Traffic Task Force recommendations to meet the Comprehensive Plan, Transportation Element, and Mobility Management goals.

This section of the staff report is an addendum to the adopted EIS referenced above. Adverse impacts which are less than significant are usually subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code Sec. 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process. A discussion of the impacts is noted below together with specific conditions of approval. These impacts will be mitigated through exercise of Code authority as well as through project-specific conditions of approval.

1. Transportation

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2024 have been addressed in the City's Transportation Facilities Plan EIS. The impacts of growth which are projected to occur within the City by 2024 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's current Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. Washington Square Hilton Garden Inn lies within MMA # 3, which has a 2024 total growth projection of 1,463,687 new gross square feet (GSF) of uses that includes institutional, industrial and hotel uses. This development proposes approximately 189,400 GSF of hotel or 260 hotel rooms. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan EIS.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. Fee payment is required at the time of building permit issuance.

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more new p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

This development will generate approximately 86 new p.m. peak hour trips, with credit for removal of existing uses. City staff distributed and then assigned project-generated trips to the street network using the City's EMME-2 travel forecasting model with the current Capital Investment Program network. By adding the expected project-generated trips to the traffic volumes in the model, the area average levels of service were determined. To create a baseline condition for comparison, the levels of service were also determined using traffic volumes without the project-generated trips. In this project analysis, one system intersection received more than 20 p.m. peak hour trips. Neither the maximum area-average levels of service nor the congestion allowances would be exceeded as a result of traffic generated from this proposal. Therefore, the proposed development passes the concurrency test. The concurrency test results are included in the Transportation Department file for this development.

The rules of concurrency reservation are outlined in the Traffic Standards Code Director's Rules, updated July 21, 2011. A concurrency determination will be issued on the date of issuance of the land use decision. Projects that comply with the Traffic Standards Code will receive a Certificate of Concurrency. See Attachment B for this certificate.

The concurrency determination is reserved to this project at the land use decision date. The concurrency reservation expires one year from the land use decision date unless a complete building permit application is filed (BCC 14.10.010.D).

Short Term Operational Impacts and Mitigation

City staff directed the applicant's traffic consultant, Transportation Engineering Northwest (TENW), to analyze the short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the p.m. peak hours. Issues that were analyzed in the Traffic Impact Analysis, dated October 13, 2014, included LOS analysis at nearby intersections, LOS and vehicle queues at the site driveway, site vehicular and pedestrian circulation, transit availability, and accident history analysis for the past three years. In conjunction with frontage improvements on 108th Avenue NE and the intersection of NE 10th Street/ 108th Avenue NE that include pavement widening, revised engineering plans such as roadway plan with a

private curbside pullout for hotel's drop-off and pick-ups, with detailed roadway cross-sections, traffic signal, street lighting, street channelization markings and signage plans were submitted.

We do not anticipate any adverse operational impacts due to the proposed development. The TENW analysis is available for review in the project file.

2. Noise

Construction Noise: As conditioned, short term impacts related to noise generation as a result of the construction will be minimized. Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday, except for Federal holidays and as further defined by the Bellevue City Code. Exceptions to the construction noise hours limitation contained in the Noise Control Code may be granted pursuant to 9.18.020C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. Written requests for exemption from the Noise Control Code must be submitted two weeks prior to scheduled onset of extended hour construction activity. The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding areas.

See Sections X.A. and X.A. for related conditions of approval.

Garage and Exhaust Noise/Air: The garage exhaust vents must be designed and located to prevent adverse impacts to the pedestrian environment and to the people living in or near the project. The applicant must provide certification by a noise consultant that the operation of the garage exhaust fans will not exceed 60 dBA at any pedestrian area. Furthermore, the applicant shall document that garage and kitchen exhaust will not affect any pedestrian areas.

See Section X.C for related conditions of approval.

VII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

a. Screening of auto court, parking garage entry, and loading dock

The initial design did not include a screening element between the neighboring townhome units to the west and the proposal. The applicant has included a screen wall at the south west corner of the property to reduce the aesthetic impact of the parking garage entry and loading dock from the southernmost residential units.

b. Landscaping at auto-court

The landscaping at the auto-court was improved and enhanced through design review to improve the aesthetic qualities of the space and soften the visual impact of the vehicular oriented space on the neighboring residential units.

c. Use of private drive

The original proposal called for the private drive on the western and southern portions of the site to allow vehicular traffic to pass through. To minimize the traffic impact on the neighboring residential units the private drive function will be utilized only for emergency services and not for regular vehicular traffic. The drive will include paving and landscaping to emphasize and differentiate its appearance as a private drive not intended for public use.

d. Accent fins and LED lighting

The original proposal intended to make more frequent use of the green translucent fins on elevations facing 108th Avenue NE and NE 10th Street. Through the design review the number, frequency, and location of the green translucent fins was reduced so to create a less uniform and more unique aesthetic appearance. The green translucent fins were limited to key locations to signify key features and functions on the building façade. Consequentially this created an

opportunity for the LED lighting strips to be more staggered and infrequent, creating greater visual interest in lieu of a more rhythmic and predictable pattern.

VIII. DECISION CRITERIA

The Director may approve, or* approve *with modifications, an application for Design Review if:

A. The proposal is consistent with the Comprehensive Plan.

Following are land use policies from the Urban Design Element of the City's Comprehensive Plan that are pertinent to, and supportive of, the project proposal:

Policy UD-1: *Encourage high quality, attractive, architecturally appealing designs for major buildings in order to create distinctive visual reference points in the community*

Finding: The project will create an attractive architectural form that will use material combinations and layering to create visual interest and to diminish the scale of the overall massing. The proposed materials palette is responsive to the residential and office uses nearby, while maintaining a contemporary but welcoming aesthetic. Fin and lighting elements accenting the glazing will create visual interest in daylight and evening hours.

Policy UD-2: *Support designs for the built environment that are visually stimulating and thoughtful and which convey excellence in architecture and workmanship, and durability in building materials.*

Finding: The project proposes high quality materials such as metal paneling, field stone, wood siding, perforated panels, and translucent window accents. This will create diversity in materials and also form through protrusions, recesses, and fins. The building provides a graceful response to the intersection of 108th Avenue NE and NE 10th Street with its façade curvature, softening the hard edge of the intersection.

Policy UD-3: *Encourage a variety of site and building designs which are compatible and consistent with surrounding development and that implement the policies of this plan.*

Finding: The proposal's overall height continues the reduced scale set forth by the neighboring townhomes, while offering a transition to the taller surrounding buildings. This will establish a continued streetscape with additional street level activity.

Policy UD-4: *Ensure that the development relates, connects, and continues design quality and site functions from site to site.*

Finding: The overall design and function of the proposal is complimentary of the surrounding properties. The height of the building, six levels, creates a transition between the multi-family residential townhomes and the Bellevue Office Tower currently under construction. The proposal's use of contemporary materials is consistent with adjacent developments and the design aesthetic of Downtown Bellevue, while incorporating warmer materials such as wood siding that compliments the residential character of other nearby buildings.

Policy UD-5: *Include accessible and attractive places for the general public, employees and visitors to wait, to be outdoors, or to socialize in more intensive commercial development. Less intensive commercial development should include such places for employees and visitors.*

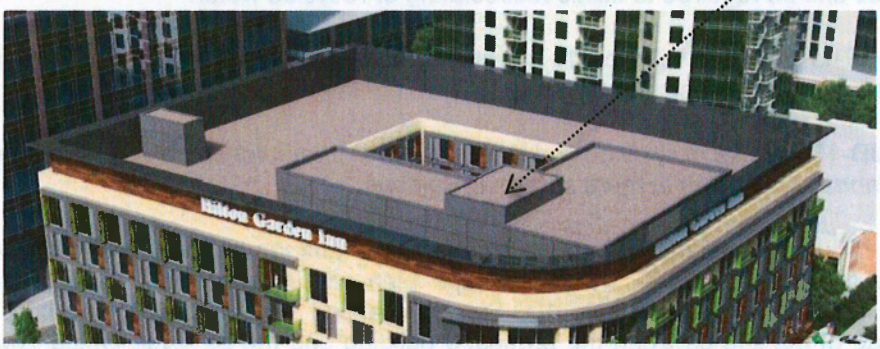
Finding: The proposal includes outdoor seating areas, one for the restaurant and one for the lounge area. The outdoor restaurant seating is located along 108th Avenue NE at the south eastern corner of the building. The outdoor seating for the lounge is located at the corner of 108th Avenue NE and NE 10th Street, activating the street corner. The proposal will also create an enhanced bus shelter at NE 10th Street with weather protection. Marquees will highlight both outdoor seating areas, as well as primary and secondary entrances to create a sense of enclosure and place.

Policy UD-8: *Design rooftop mechanical screening so that it is integral with building architecture. Consider the visual effects of technical advances such as satellite dishes, on building design.*

Finding: The proposal will include mechanical equipment that will be fully enclosed and wrapped to provide a cohesive aesthetic with the building's metal panels. From above the screening enclosure will provide an identical aesthetic quality as the remainder of the roof, providing for visual continuity and a reduced aesthetic impact of the mechanical equipment from above

See Section X.C for related conditions of approval.

Figure 11 – Mechanical Screening from Above



Policy UD-9: *Use site design, landscaping, and appropriate lighting to reduce the visual impact of parking lots to public areas.*

Finding: The proposal will include a landscape and water feature to screen the auto court located on the private drive, accessed from NE 10th Street. The screening will include vegetation at grade with glass panels and lighting extending from the soffit to the ground level. A water feature will be at the center of the auto court that will also include glass panels. The center auto court feature will assist in screening the pick-up and drop off activities to the neighboring residential property.

Policy UD-11: *Encourage architectural elements that provide for both rain cover and access to sunlight in pedestrian areas.*

Finding: The proposal will include marquees and canopies at the primary hotel entrance, the restaurant entrance and both outdoor seating locations. The canopies over the outdoor seating areas will be of a transparent material to allow sunlight to penetrate at street level. The marquee over the primary hotel entrance at 108th Avenue NE will employ a translucent green appearance, drawing upon the translucent green fins that highlight the elevations. The departure from a more clear material will create a unique and identifiable entrance. The marquee at the restaurant entrance will be of a solid material and reflective of its role as a secondary entrance to the hotel.

Figure 12 – Marquees and Canopies

Policy UD-12: *Place and design outdoor lighting around buildings, in parking lots, and along streets to prevent excessive glare into residential areas.*

Finding: Proposed building lighting features will be limited to the north, south, and east facades. The top of the building will include cove lighting and the staggered fins will include LED lighting features to create a unique aesthetic in the evening hours. The west façade will not include these lighting features to reduce the visual impact on the neighboring residential units. Lighting on the west façade will be limited to the auto court.

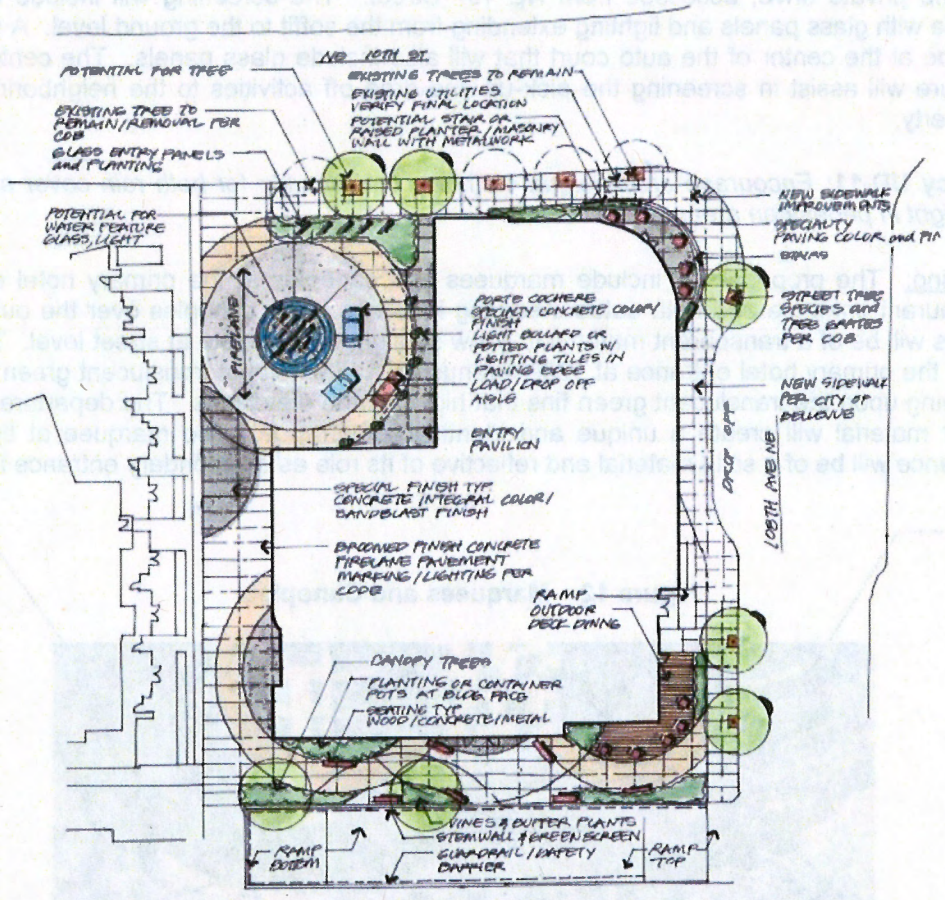
Policy UD-13: *Encourage water as an auditory and tactile design element in both the built and natural environment. In the built environment such features should be designed to minimize water loss and be required to utilize recirculating or recycled water.*

Finding: The proposal will include a water feature at the auto court to diminish the impact of noise from drop off and pick up activity.

Policy UD-15: *Use landscape design that is urban in character in more urban settings and use natural landscape design in more suburban settings.*

Finding: The proposal incorporates both hardscape and landscape features that respond to and enhance the urban setting. The landscape plan will include street trees, new and existing, abutting 108th Avenue NE and NE 10th Street. Planting strips and seating will be located on the south side of the site between the proposed building and the Bellevue Office Tower. Additional landscaping elements can be found on the building's edge near the outdoor seating, auto court and south west corner.

Figure 13 – Landscaping Plan



The proposal is also consistent with the following policies from the Downtown Sub-area of the Comprehensive Plan:

Policy S-DT-1: *Promotes Downtown livability, with provisions made for the needs, activities, and interests of Downtown residents, employees, shoppers, and visitors.*

Finding: The proposal will create additional street level activity with the inclusion of a restaurant and lounge area. Publicly accessible meeting rooms and fitness center will create additional amenities for those living and working in Downtown Bellevue.

Policy S-DT-2: *Encourage a variety of land uses to occur in mixed-use buildings or complexes where appropriate.*

Finding: The proposal is primarily a hotel, but incorporates a multitude of other publicly accessible uses. At street level, the restaurant and lounge area will create a publicly accessible space along 108th Avenue NE and NE 10th Street. The street level will also incorporate public meeting space on the west side of the facility. On the second level a publicly accessible fitness center will serve as a recreational amenity to the surrounding community.

Policy S-DT-3: *Develop Downtown as an aesthetically attractive area.*

Finding: The proposal will complement the aesthetic quality of the surrounding developments while serving as an anchor and hub of activity for the intersection of 108th Avenue NE and NE 10th Street. The proposal will improve the use of the existing parcel by increasing pedestrian activity through programming and amenity elements that will benefit the public. The overall quality of the decision is aesthetically responsive to the surrounding developments through a layering of high quality materials and forms. The building scale will serve as a human scaled transition from the low rise residential multi-family units at the base of Washington Square, and the high rise Bellevue Office Tower currently under construction.

Policy S-DT-4: *The highest intensity development shall be located in the core of Downtown, with diminishing intensities towards the edges of Downtown.*

Finding: The proposal replaces an existing underutilized parcel located at a key intersection in Downtown Bellevue. The building will create a pedestrian oriented environment with its street level programming, while creating a level of intensity in use that is supportive of the surrounding uses.

Policy S-DT-5: *Organize Downtown to provide complementary functional relationships between various land uses.*

Finding: The proposal creates uses and intensity that are complementary to the surrounding properties. The hotel component will be complementary with the neighboring office developments while serving as a compatible use to the surrounding residential uses as well. The street level activity generated by the hotel, restaurant, and lounge will serve as complimentary uses and a node of activity for downtown and the immediate community.

Policy S-DT-9: *Provide bonus incentives (related to permitted intensity, height, etc.) for private developments to accomplish the public objectives outlined in the Comprehensive Plan.*

Finding: The proposal will use the FAR Amenity incentive system to achieve its proposed height. See Section III.A Table 3 for details on the FAR incentives pursued.

See Section X.D for related conditions of approval.

Policy S-DT-10: *Require design review to ensure high quality, aesthetically pleasing Downtown development.*

Finding: Submittal of this application fulfills the design review requirement for this project.

Policy S-DT-35: *Create a pedestrian environment with a sense of activity, enclosure, and protection.*

Finding: The addition and retention of street trees will create a buffer for pedestrians between the sidewalk and the surrounding streets. Marquees, canopies, and additional streetscape vegetation will create a sense of enclosure along 108th Avenue NE and NE 10th Street. Outdoor seating at the restaurant as well as the lounge will bring a sense of activity and vibrancy to 108th Avenue NE and the intersection with NE 10th Street.

Policy S-DT-36: *Utilize development standards for building bulk, heights, setbacks, landscaping requirements, stepbacks, floor area ratios, open space requirements, and development incentives.*

Finding: The development follows dimensional requirements outlined in the Land Use Code. The proposal's FAR of 3.23 is within the allowable FAR for the current zoning under the Land Use Code. The building incorporates a vertical recess in the façade on 108th Avenue NE to minimize the rectilinear form as well as massing. The recess meets the requirements that allow an increase in the maximum floor plate size above 40' feet.

See Section X.D for related conditions of approval.

Policy S-DT-37: *Link building intensity to design guidelines relating to building appearance, amenities, pedestrian orientation and connections, impact on adjacent properties, and maintenance of view corridors. These guidelines will seek to enhance the appearance, image, and design character of the Downtown.*

Finding: The proposal will include pedestrian oriented frontage, improved sidewalks and vegetation to enhance the pedestrian experience. The reduced height of the building will create a thoughtful transition between the neighboring residential and office uses.

Policy S-DT-40: *Enhance the appearance of all types of streets and adjoining sidewalks with street trees, landscaping, water features, pedestrian scaled lighting, street furniture, paving treatments, medians, or other softening treatments as appropriate.*

Finding: The proposal will utilize a multitude of design features, materials, and vegetation to soften the urban hardscape and create a comfortable pedestrian environment. Street trees and vegetated screening will provide a buffer against 108th Avenue NE and NE 10th Street

See Section X.C for related conditions of approval

B. The proposal complies with the applicable requirements of this Code.

Finding: As conditioned by this decision, the proposal complies with the applicable requirements of the Land Use Code, as summarized in Section III of this report.

C. The proposal addresses all applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent.

Finding: As conditioned by this decision, the proposal complies with the applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent, as summarized in Section III of this report.

D. The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.

Finding: The proposed project is compatible with the scale and appearance of existing and proposed projects in the Downtown Core. The proposal will contribute to the pedestrian-oriented frontage of 108th Avenue NE and 10th Street NE envisioned by the Comprehensive Plan and

required by the Land Use Code. The on-site pedestrian spaces and connections shall include paving patterns/textures that support the pedestrian environment and help minimize potential conflicts between pedestrians and vehicles. Where possible, landscaping should be used to enhance the pedestrian experience.

E. The proposal will be served by adequate public facilities including streets, fire protection, and utilities.

Finding: The proposal will be served by adequate public facilities including streets, fire protection, and utilities, as discussed under Section V, Technical Review.

IX. DECISION

After conducting the various administrative reviews associated with the proposal, including applicable Land Use consistency, SEPA and City Code & Standard compliance reviews, the Development Services Director does hereby **APPROVE WITH CONDITIONS** the subject proposal.

X. CONDITIONS OF APPROVAL

The following conditions are imposed on the applicant under the authority referenced:

A. GENERAL CONDITIONS: The following conditions apply to all phases of development.

1. CITY CODES AND ORDINANCES

The project shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to the following:

Clearing & Grading Code – Bellevue City Code 23.76	Savina Uzunow,	425-452-7860
Construction Codes – Bellevue City Code Title 23	Bob Snyder,	425-452-4475
Fire Code – Bellevue City Code 23.11	Adrian Jones ,	425-452-6032
Land Use Code – Bellevue City Code Title 20	Bradley Calvert,	425-452-6930
Environmental Procedures Code – Bellevue City Code Title 22.02	Bradley Calvert,	425-452-6930
Noise Control – Bellevue City Code 9.18	Bradley Calvert,	425-452-6930
Right of Way Use Code – Bellevue City Code 14.30	Tim Stever,	425-452-4294
Sign Code – Bellevue City Code Title 22	Bradley Calvert,	425-452-6930
Transportation Code – Bellevue City Code 14.60	Abdy Farid,	425-452-7698
Transportation R.O.W. – Bellevue City Code 11.70, 14.30, 14.60	Tim Stever,	425-452-4294
Utility Code – Bellevue City Code Title 24	Mark Dewey,	425-452-6179

2. CONSTRUCTION HOURS

Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. Prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding residential properties during the proposed timeline for construction. In order to minimize detriment on residential uses in the immediate vicinity of the project, the Contractor shall not rely on City issuance of a blanket exemption from the Noise Control Code during the construction period. Allowances for short term work outside of normal construction hours shall be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect the surrounding uses and properties. Written requests for exemption from the Noise Control Code must be submitted two weeks prior to the scheduled onset of extended hour construction activity. Such request shall include a noise analysis prepared by a noise consultant, including recommendations for achieving the noise limitations of the Noise Ordinance for new residential construction.
Authority: Bellevue City Code 9.18.040

Reviewer: Bradley Calvert

3. **NOISE ABATEMENT DURING CONSTRUCTION**
The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.
Authority: Bellevue City Code 9.18.020.F
Reviewer: Bradley Calvert (425) 452-6930

4. **DEVELOPER EXTENSION AGREEMENT**
Utilities Department approval of the Design Review application (14-140942-LD) is based on the conceptual design only. Minor changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The review has no implied engineering approvals for water, sewer and storm drainage components of the project. A Utility Extension Agreement will be required for review and approval of the engineering utility design for storm, water and sewer. Submittal of the Utility Extension will coincide with future clearing and grading permit review. Final civil engineering may require minor changes to the site layout to accommodate the utilities. Certificate of Occupancy will not be granted until the utility improvements are accepted by the Utilities Department.
Authority: Bellevue City Code Title 24.02, 24.04, 24.06
Reviewer: Mark Dewey, (425) 452-6179, Utilities Department

5. **HOLIDAY CONSTRUCTION & TRAFFIC RESTRICTIONS**
Construction activities such as hauling and lane closures between November 15th and January 5th will be allowed only between the hours of 10:00 pm and 6:00 am due to holiday traffic. The Transportation Department will be monitoring traffic and may modify this restriction accordingly.
AUTHORITY: BCC 14.30.060
Reviewer: Tim Stever (425) 452-4294

6. **VEHICULAR ACCESS RESTRICTIONS**
Access to this site from NE 10th Street will continue to be restricted to right turn in and right turn out only.
AUTHORITY: BCC 14.60.150
Reviewer: Abdy Farid (425) 452-7688

7. **GENERAL PROVISIONS FOR LOADING AND TRUCK ACCESS**
The property owner shall provide an off-street loading space which can access a public street. The number and size of loading spaces must be equal to the maximum number and size of vehicles which would be simultaneously loaded or unloaded in connection with this proposal. No on-street loading, unloading, or garbage pickup will be allowed. The backing of trucks in any street or across any public sidewalk in order to access this site is prohibited.
AUTHORITY: LUC 20.20.590.K.4, BCC 14.60.150
Reviewer: Abdy Farid (425) 452-7698

8. **STREET TREES**
Any existing street trees damaged or removed during construction shall be replaced by the applicant with the same size and type, and planted as specified by Parks Department tree planting standards. All new street trees shall be automatically irrigated and planted per details provided by City of Bellevue Parks Department.
Authority: Land Use Code 20.25A.060.6.1-4
Reviewer: Bradley Calvert (425) 452-6930

9. **PEDESTRIAN SPACES/CONNECTIONS**
The on-site pedestrian spaces and connections shall include paving patterns/textures that support the pedestrian environment and help minimize potential conflicts between pedestrians and vehicles. Where possible, landscaping should be used to enhance the pedestrian experience.
Authority: Land Use Code 20.25A.110.A.1.d
Reviewer: Bradley Calvert (425) 452-6930

B. PRIOR TO ISSUANCE OF ANY CLEAR AND GRADE PERMIT

1. RIGHT-OF-WAY USE PERMIT

Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

a) Designated truck hauling routes.
b) Truck loading/unloading activities.
c) Location of construction fences.
d) Hours of construction and hauling.
e) Requirements for leasing of right of way or pedestrian easements.
f) Provisions for street sweeping, excavation and construction.
g) Location of construction signing and pedestrian detour routes.
h) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access. The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

AUTHORITY: BCC 11.70 & 14.30
Reviewer: Tim Stever (425) 452-4294

2. CIVIL ENGINEERING PLANS – TRANSPORTATION

Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Requirements for the engineering plans include, but are not limited to:

a) Traffic signs, markings, c-curb, and other features required to control traffic movements.
b) Curb, gutter, sidewalk, and driveway approach design. (The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.)
c) All engineering details for handicapped ramps, crosswalk revisions, and crosswalk equipment such as pushbuttons.
d) All engineering details for installation or relocation of streetlights and related equipment, as well as the location of street trees.
e) Sight distance. Show the required sight triangles and include any sight obstructions, including those off-site.
f) Location or relocation of fixed objects in the sidewalk or near a driveway approach.
g) Trench restoration within any right of way or access easement.
h) Transformers and utility vaults to serve the development shall be placed inside the building or below grade, and not in the main walking path of sidewalks to the extent feasible.
i) Any damage to the site's frontage during the construction must be repaired or replaced as directed by the Transportation Department Construction Inspector.
j) Any damage to the existing driveway on 108th Avenue NE will necessitate the construction of a new driveway in accordance with Transportation Department Design Manual Standard DEV-7A.
k) The property owner is responsible for the maintenance of the site's frontage landscaping area unless accepted by the city.
l) Landings on sloping approaches are not to exceed a 7% slope for a distance of 30 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.

m) Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.

Specific requirements are detailed below.

a) In conjunction with frontage improvements on 108th Avenue NE that include pavement widening (i.e., 28-foot wide half-roadway from centerline of ROW) and construction of a private curbside pullout, final engineering plans such as road plan with detailed roadway cross-sections, street lighting and street channelization markings and signage are required.
b) In conjunction the modification of the existing curb return at the intersection of NE 10th Street/ 108th Avenue NE (i.e., 35-foot radius), a detailed traffic signal plan that will show the new traffic signal poles and relocation of the traffic signal controller and service cabinets and the intersection wiring diagram is required.
c) Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.

AUTHORITY: BCC 14.60; Transportation Department Design Manual
Reviewer: Abdy Farid (425) 452-7698

3. STREET TREES & RIGHT-OF-WAY LANDSCAPING

Street trees must be installed per the approved landscape plans, applicable to all proposed new trees and any existing trees that require replacement.

Street Tree Species and Size:

a) The street tree to be used on 108th Avenue NE is Worplesdon Sweetgum
b) The street tree to be used on NE 10th Street is Marshall Seedless Maple
c) Prior to ordering any street tree, confirm cultivar with City of Bellevue Parks Department. Contacts are:
   - Tom Kuykendall, tkuykendall@bellevuewa.gov, 425-452-7924, or
   - Melissa Kerson, mkerson@bellevuewa.gov, 425-452-4100
d) Street Trees to have a 3" caliper at time of planting.

All street trees are required to be planted per the Parks Department Best Management Practices and Design Standards for Streetscape Planting and Irrigation in place at the time of planting with a minimum of 4x6-foot planting pits. The construction documents shall include details for all landscaping and irrigation within the right-of-way, including drip irrigation for all raised planters.

A Parks Department representative shall be on-site to inspect street trees **prior to planting** and **at the time of planting** to observe the installation. Contact Parks Department Resource Management at (425) 452-6855 at least 24 hours before planting to schedule the inspection.

Authority: Land Use Code 20.25A.060.B
Reviewer: Bradley Calvert (425) 452-6930
Abdy Farid (425) 452-7698

4. IRRIGATION

a) Right-of-Way:

The irrigation system for all street trees and landscaping within the right-of-way shall include a separate water meter and controller that can be accessed at all times by the City of Bellevue. Include automatic operation and rain sensors to override the automatic cycle if needed. No drip irrigation will be allowed in the planting strip adjacent to the curb, but may be used in any raised planters. Any existing irrigation systems within the right-of-way shall be protected and extended to all new planting areas in the right-of-way.

If the irrigated area exceeds 500 square feet then the landscape irrigation budgeting section of the Water Code applies.

Prior to building permit approval, the final irrigation plan must be reviewed and approved by the City of Bellevue Utilities and Parks Departments.

Electrical connections for lighting in tree wells or planter strips may be allowed, if installed in

compliance with the electrical code and subjected to an electrical inspection. As-built drawings shall be submitted to the City of Bellevue Parks Department and Land Use. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk.

b) On-Site:
A private irrigation service line is required for all on-site landscape areas. Where feasible, drip-irrigation should be used to reduce water loss due to over-spray and evaporation.
Authority: Land Use Code 20.25A.060.B, Bellevue City Code 24.02.205
Reviewer: Bradley Calvert (425) 452-6930

C. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT

1. TRANSPORTATION IMPACT FEE

Payment of the traffic impact fee will be required at the time of building permit issuance. This fee is subject to change and the fee schedule in effect at the time of building permit issuance for the above ground building permit will apply.
AUTHORITY: BCC 22.16
Reviewer: Abdy Farid (425) 452-7698

2. BUILDING AND SITE PLANS – TRANSPORTATION

The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans. During construction, city inspectors may require additional survey work at any time in order to confirm proper elevations. Building plans, landscaping plans, and architectural site plans must accommodate traffic signs, markings, hardware, sidewalk design, and driveway approach design as specified in the civil engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as required by city code and as shown on the engineering plans.
AUTHORITY: BCC 14.60.060, 110, 120, 150, 180, 181, 190, 240, 241
Reviewer: Abdy Farid (425) 452-7698

3. EXISTING EASEMENTS

There are utility easements contained on this site which are affected by this development. Any negative impact that this development has on those easements must be mitigated or easements relinquished.
AUTHORITY: BCC 14.60.100
Reviewer: Tim Stever (425) 452-4294

4. EASEMENTS FOR TRAFFIC SIGNAL, STREET LIGHT BOXES, AND VAULTS

The applicant shall provide easements to the City for location of traffic signal and street light facilities such as above-grade boxes and below-grade vaults between the building and sidewalk within the landscape area.
AUTHORITY: BCC 14.60.100
Reviewer: Abdy Farid (425) 452-7698

5. PEDESTRIAN and UTILITIES EASEMENTS

The applicant shall provide sidewalk and utility easements to the City as needed to encompass the required width of any public sidewalks located outside the city rights of way fronting this site. Documents granting such easements shall be signed by the property owner.
AUTHORITY: BCC 14.60.100
Reviewer: Abdy Farid (425) 452-7698

6. DEDICATION OF RIGHT OF WAY

The applicant shall dedicate right of way to the City along the property frontage such that street improvements to and including the back of curb are located within the public right of way. This includes the area along the curb return at the intersection of NE 10th Street/ 108th Avenue NE. The proposed hotel pullout will not be dedicated to the City.
AUTHORITY: BCC 14.60.090
Reviewer: Abdy Farid (425) 452-7698

7. HOTEL PULLOUT AGREEMENT

The applicant will sign and record an agreement acknowledging that the applicant is responsible for operation and maintenance of the colored concrete pullout. In addition, the agreement will provide for utilities easements under the area of the pullout.
AUTHORITY: BCC 14.60.090
Reviewer: Abdy Farid (425) 452-7698

8. SOIL NAILING and SHORING

Soil nailing will be allowed under a street right of way, sidewalk/utility easement, or vehicular easement only if an indemnification agreement that protects the city is completed prior to issuance of the shoring permit. Temporary shoring walls will be allowed under a sidewalk easement (but not under right of way) if the shoring wall and pilings will not interfere with existing or planned utilities, and if pilings under the sidewalk are cut off at least eight feet below grade.
AUTHORITY: BCC 14.30
Reviewer: Tim Stever, Transportation Department, 425-452-4294

9. EQUIPMENT BOXES

Power, telephone, traffic control, or other equipment shall not be located in above ground cabinets in sidewalk areas or on mid-block connections. Such equipment shall be located in underground vaults or in a building or substantially screened per the approval of Development Services.
Authority: Land Use Code 20.20.650, 20.25A.110.B, 20.20.730
Reviewer: Bradley Calvert (425) 452-6930
Abdy Farid (425) 452-7698

10. GARAGE SOFFIT VIEW

Sections submitted for building permit application shall provide finish for any soffits at second floor under slab insulation where it may be visible to public neighboring residential units. Any sections of soffit insulation that will be visible when garage door is open must be finished at entry in a manner consistent with design of building.
Authority: Land Use Code 20.25A.110.B.6.a
Reviewer: Bradley Calvert (425) 452-6930

11. EXTERIOR BUILDING LIGHTING

All exterior building lighting shall include cut-off shields that prevent light impacts to nearby developments. Exterior accent lighting shall be adjustable; applicant will work with planner at TCO to confirm appropriate lighting levels.
Authority: Land Use Code 20.25A.110.A.5
Reviewer: Bradley Calvert (425) 452-6930

12. ROOFTOP MECHANICAL SCREENING

Any proposed future changes must be approved by Land Use and uphold the intent and conditions of the original proposal to screen mechanical equipment from above and street level views.
Authority: Land Use Code 20.25A.11 0.A.3.c and 6.2.a
Reviewer: Bradley Calvert (425) 452-6930

13. VENTS FROM GARAGE

All garage exhaust vents shall be located and designed to minimize impacts to the pedestrian connection(s). A state-licensed acoustical consultant shall verify that the noise from the garage exhaust fans does not exceed 60 dBA. Second, the City's Mechanical Plans Examiner shall determine that the velocity and direction of airflow from these fans will not adversely affect the pedestrian experience.
Authority: Land Use Code 25A.110.A.1.c, 20.30F.145 and Bellevue City Code 9.18.030
Reviewer: Bradley Calvert (425) 452-6930

14. FIRE CODE

The design shall comply with all requirements of the IFC, including but not limited to the following:

a) Construction vehicle staging will not be allowed in the Fire Access Lane on the west side of the project as depicted on Sheet A-200.

b) A fire sprinkler system must be provided throughout the building designed per NFPA 13 under separate permit (IFC 903).
c) A fire alarm system must be provided throughout the building with the 520 MHz audible devices in the sleeping areas and designed per NFPA 72 under separate permit (IFC 907.2.8 & NFPA 72 18.4.5.3).
d) Install single and multiple station smoke alarms in the dwelling units (IFC 907.2.11.1).
e) Provide a smoke control system in the building meeting the requirements of Bellevue Amended IFC 909 Bellevue Fire Department Development Standards Chapter 11 under separate permit. The below grade building permit cannot be submitted until after the Smoke Control Concept report is approved. The Smoke Control Detailed report shall be submitted before issuance of the below grade building permit and approved before the above grade building permit is issued.
f) Demolition and construction shall conform to the requirements of the International Fire Code Chapter 33.
g) Building with enclosed interior courtyards shall have a straight/direct access corridor and/or stairway from the exterior to the courtyard at a location acceptable to the fire code official. If a stairway is used it shall comply with International Fire Code Section 1009 and a corridor shall comply with International Fire Code Section 1018. The access shall have a minimum width of 4 feet, (or as directed by the fire code official), and be large enough to carry a 35 foot long sectional ladder (minimum folded length of 20 feet) direct from the exterior to the courtyard without obstructions. The access door shall be marked at the street as "Direct Access to Courtyard."
h) Provide 2.5" hose connections at the intermediate landings in the stairways (IFC 9050.
i) Provide an elevator car sized to accommodate a 24 inch by 84 inch ambulance stretcher (IBC 3002.4).
j) An approved fire safety and evacuation plan shall be approved before Certificate of Occupancy will be issued (Washington State Amended IFC 404.2).
k) Provide a kitchen hood suppression system for the Type I hood in the kitchen under separate permit (IFC 609).

Authority: International Energy Code as amended by the State of Washington 2012, American National Standard Institute A117.1 Section 502.6 (2009)
Reviewer: Adrian Jones (425) 452-6032

15. BUILDING CODE

The design shall comply with all requirements of the IBC, including but not limited to the following:

a) Access for disable shall be in conformance with Chapter 11 of the IBC and the current edition of the ICC ANSI A117.1.
b) Van and standard accessible parking spaces should be designed and located as close as possible to the accessible building entrances.
c) Construction classification shall be in accordance with IBC Section 506 & Chapter 6. Calculations must be submitted to show that the construction type is acceptable for the proposed occupancies.
d) A NFPA 13 automatic sprinkler system is required throughout the buildings.
e) The maximum opening area in exterior walls is limited per IBC Table 705.8 and should be noted on the plans when applicable.
f) Ventilation shall be in accordance with IMC Chapter 4. Exterior hoods, vents, and other mechanical openings must comply with the IMC.
g) The number and type of plumbing fixtures required shall be in accordance with IBC Chapter 29 as amended by the State of Washington.
h) Applicant to secure all necessary easements prior to submitting for a Shoring Permit.
i) A soils report must be submitted for review.
j) A fence or guard is required to keep the public from entering the construction site.
k) A means of egress plan should be included with your building permit submittal to show compliance with IBC Chapter 10.
l) Per 504.3 Washington State Amendment, Group R-1 occupancies in buildings of VA construction equipped throughout with an approved automatic sprinkler system per 903.3 may increase the number of floors allowed in 504 by one floor provided the interior exit stairways and ramps are pressurized per 909.20 and 909.11
m) Four or more stories above or below level of exit discharge will require that at least one accessible means of egress shall be an elevator meeting the requirements of 1007.4.

n) A minimum of 2 exit stairways is required.
o) Stair and hoistway pressurization shall be provided with power from a secondary power source such as an emergency generator or secondary electrical service.
p) Smoke control is required, separate from building with one-hour fire barrier or exceptions of 404.6. Smoke control and pressurization design concept to be submitted and approved prior to submittal of parking garage permit application.
q) Building considered as separate and distinct building for the purpose of determining area limitations, continuity of fire walls, limitation of number of stories and type of construction where the following are met:
- 3 hours horizontal assembly separation
- Story below horizontal assembly limited to one story above grade plane
- Type IA construction below horizontal assembly
- Shaft, stairway, ramp and escalator special fire rating provision and opening protective
- Group A, B, M, R and S occupancies are allowed above horizontal assembly
- Maximum building height Section 503

D. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

1. STREET FRONTAGE IMPROVEMENTS

All street frontage improvements and other required transportation elements, including street light and traffic signal revisions, must be constructed by the applicant and accepted by the Transportation Department Inspector. All existing street light and traffic signal apparatus affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible. Bonding or other types of assurance devices will not be accepted in lieu of construction, unless the city requires a delay. Specific requirements include but are not limited to the following:

a) Driveway widths and approaches must be constructed in accordance with the approved civil engineering plans.

b) Landings on sloping approaches are not to exceed a grade of 7% for a distance of 30 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.

c) Streetlights shall be located per the approved streetlight plan and street trees shall have the required spacing from the streetlights in order to achieve the required on-street lighting levels.

d) Fixed objects shall be at least ten feet from any driveway edge, as defined by Point A in standard drawing DEV-7A, and at least three feet behind the face of curb, unless the Transportation Department approves less space.

e) Public sidewalks, ramps, and pedestrian pushbuttons shall be ADA compliant.

f) The frontage improvements on 108th Avenue NE such as sidewalk, curb and gutter must be constructed such that it will match with the existing development's roadway widening currently under construction, known as Bellevue Office Tower (permit number GD 13-135687). There must be seamless transition between the two subject property to complete the ultimate curb line on west side of 108th Avenue NE and the driveway currently under construction to the south.

g) Street and sidewalk improvements shall have an acceptable cross slope and shall have adequate provisions for drainage.

h) Any awning, marquee, balcony, etc. over a sidewalk or utility easement must be at least 16 feet above the sidewalk, or be removable (with an agreement regarding removal and replacement); and must have at least three feet horizontal clearance from any streetlight or traffic signal pole.

i) Required traffic signal poles and apparatuses, traffic signs, markings, c-curb and other traffic controls shall be installed.

j) Vehicle and pedestrian sight distance shall be provided per BCC 14.60.240 and 14.60.241. Vertical as well as horizontal line of sight and all fixed objects, structures, and mature landscaping must be considered when checking for sight distance.

AUTHORITY: BCC 14.60.090, 110, 120, 150, 181, 190, 200, 210, 240, 241; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings.
Reviewer: Abdy Farid (425) 452-7698

2. PAVEMENT RESTORATION

Pavement restoration associated with street frontage improvements, utility installation, or to repair damaged street surfaces shall be provided as follows. On 108th Avenue NE, any trenching or construction-related street damage will require half street or full street grind and overlay. The exact extent of the pavement restoration will be determined in the Right of Way Use Permit for the development. NE 10th Street surface is cement concrete pavement and designated as "No Cut" street. Should street cuts prove unavoidable or if the street surface is damaged in construction process, the entire 10 inch thick concrete panel or panels must be replaced.
AUTHORITY: BCC 14.60. 250; Design Manual Design Standard #23
Reviewer: Tim Stever (425) 452-4294

3. PEDESTRIAN-ORIENTED USES AGREEMENT

The applicant shall record an agreement with the King County Office of Records and Elections to provide pedestrian-oriented uses in the tenant space adjacent to 108th Avenue NE, for which pedestrian-oriented frontage amenity bonus points were granted.
Authority: Land Use Code 20.25A.030.C.1, Land Use Code 20.25A.115.A -C
Reviewer: Bradley Calvert (425) 452-6930

4. RECORDING

The applicant shall record this decision with King County and submit to the City of Bellevue.
Authority: Land Use Code 20.25A.030.D, Bellevue City Code 14.60.150 A and H
Reviewer: Bradley Calvert (425) 452-6930

5. SIGN PERMIT PACKAGE

The applicant shall submit a complete sign package and all sign permit applications for City review and approval. All signs shall be an integral part of the architectural design and scaled to the pedestrian. Signage to be provided at ingress/egress locations to minimize and prevent conflict between pedestrians and vehicular traffic. Signage shall also be provided to inform the public of the location of public spaces such as meeting rooms and fitness center.
Authority: Land Use Code 20.25A.115.B.7.a-c, Bellevue City Code Title 22, Sign Code
Reviewer: Bradley Calvert (425) 452-6930

6. EXTERIOR BUILDING LIGHTING

The applicant shall contact City of Bellevue staff to arrange a meeting regarding the lighting levels for all exterior accent lighting.
Authority: Land Use Code 20.25A.115.B.7.a-c, Bellevue City Code Title 22, Sign Code
Reviewer: Bradley Calvert (425) 452-6930

7. LANDSCAPE INSTALLATION ASSURANCE DEVICE

All site landscaping shall be 100% complete per the City-approved plan. Alternatively, the applicant may submit: 1) a red-marked plan identifying which landscape areas are incomplete; 2)

an estimate for the total cost to complete these areas; and 3) a notarized Assignment of Savings dedicated to the City for 150% of the estimated cost to complete these areas per the approved Plan. The performance device will be replaced with a maintenance device after the installation is inspected and approved.
Authority: Land Use Code 20.40.490
Reviewer: Bradley Calvert (425) 452-6930

8. LANDSCAPE MAINTENANCE ASSURANCE DEVICE
The applicant shall file with the Development Services Department, a landscape maintenance assurance device in the form of a bond or assignment of savings for 20% of the cost of labor and materials for all required landscaping.
Authority: Land Use Code 20.40.490
Reviewer: Bradley Calvert (425) 452-6930

9. MAINTENANCE AGREEMENT WITH THE CITY OF BELLEVUE
After one-year, the landscape shall be inspected by Land Use and the Parks Department. Prior to the release of the Landscape Maintenance Assurance Device, the applicant and the City of Bellevue shall enter into an agreement to determine future maintenance responsibilities for the streetscape and streetscape plantings.
Authority: Land Use Code 20.25A.060
Reviewer: Bradley Calvert (425) 452-6930

10. AUTO COURT ENHANCEMENTS
The approved water feature must be completed and in operation and landscaping must be installed prior to issuance of Certificate of Occupancy.
Authority: Land Use Code 20.25A.060
Reviewer: Bradley Calvert (425) 452-6930

11. SHARED PARKING AGREEMENT WITH BELLEVUE OFFICE TOWER
If modifications are made to the shared parking agreement the city shall be notified and an alternative agreement shall be obtained to provide the approved overflow parking conditions. A copy of the agreement has been included as an attachment with this report and included in the project file.
Authority: Land Use Code 20.25A.060
Reviewer: Bradley Calvert (425) 452-6930

12. WATER FEATURE
Prior to issuance of Certificate of Occupancy, the applicant shall provide documentation of $110,000 cost or appraised value of the water feature, as shown in Table 4, FAR Bonus Amenities.
Authority: Land Use Code 20.25A.060
Reviewer: Bradley Calvert (425) 452-6930

Attachment A

Project Plans and Drawings

Hilton Garden Inn at Washington Square

965 108th Ave NE Bellevue, Washington

VICINITY MAP

NARRATIVE:

The proposed project will be a hotel branded as a Hilton Garden Inn and will be developed on the DNTN- MU parcel at the SE corner of NE 10th and 108th Avenue NE on the Washington Square superblock. The hotel use is an approved use for this zoning and is in conformance with the City's comprehensive plan.
The project is in a D-R sidewalk designation and will have street level uses along both 108th Ave NE and NE 10th St. These uses will include the hotel lobby, lounge and restaurant. The project will have two levels of underground parking, 187 stalls, all which will be valet type parking. There will be parking stalls for ADA vehicles and electric vehicle charging stations. There is also an agreement to park 135 Δ 1 additional stalls in the adjacent parking garage at Washington Square.

The exterior materials are proposed to be stone, wood panels, metal panels, store-front windows at the ground floor and punched windows for the hotel guestrooms with a series of canopies covering the first floor walkways.

The specifics of the development include but are not limited to the following:

a.)	**Proposed Address:**	965 108th Avenue NE
b.)	**Lot Size:**	46,158 SF (1.05 ac)
c.)	**Zone:**	DNTN-MU
d.)	**Allowable Height:**	200'
e.)	**FAR**	Base = 2.0 – Maximum = 5.0
f.)	**Proposed Use:**	Residential – R1 occupancy (Hotel)
g.)	**Proposed Height:**	6 floors above grade, 2 levels below grade
h.)	**Type of Construction:**	Type VA (R-1) over Type IA podium / with a 3 hour lid (fully fire sprinklered)
i.)	**Building Area Above Grade:**	145,486 gsf Δ 2
j.)	**Building Area Below Grade:**	58,498 gsf Δ 2
k.)	**Total Building Area:**	203,984 gsf Δ 2
l.)	**Guest Rooms:**	254
m.)	**Parking: (Valet Park)**	150 onsite and with 135 offsite Δ 2

SHEET INDEX:

SHEET #	SHEET NAME	SUBMISSION DATE	REVISION DATE	REV #
	COVER SHEET	09-10-2014	02-23-2014	Δ 2
A-001	POSSIBLE FAR AMENITY STRATEGY	09-10-2014	02-23-2014	Δ 2
A-102	SITE &ZONING STUDY	09-10-2014		
A-103	SURROUNDING CONTEXT	09-10-2014		
A-104	URBANSCAPE	09-10-2014		
A-105	SITE VIEWS	09-10-2014		
1-1	LOT B BL A 08-133772-LW	09-10-2014		
C001	SITE PLAN B	09-10-2014	11-10-2014	Δ1
C100	TESC & DEMOLITION PLAN	09-10-2014	11-10-2014	Δ1
C-200	GRADING & DRAINAGAE PLAN	09-10-2014	11-10-2014	Δ1
C-300	ROAD IMPROVEMENT PLAN	09-10-2014	11-10-2014	Δ1
C-400	ROAD IMPROVEMENT PLAN	09-10-2014		
TS1	ROAD PLAN	09-10-2014	11-10-2014	Δ1
TS2	ILLUMINATION CALCULATIONS	09-10-2014	11-10-2014	Δ1
A-200	GROUND LEVEL	09-10-2014	02-23-2015	Δ2
A-201	LEVEL 2	09-10-2014	02-23-2015	Δ2
A-202	LEVEL 3- LEVEL 6	09-10-2014	02-23-2015	Δ2
A-203	UNDERGROUND PARKING 1	09-10-2014	02-23-2015	Δ2
A-204	UNDERGROUND PARKING 2	09-10-2014	02-23-2015	Δ2
A-205	ROOF PLAN	09-10-2014	02-23-2015	Δ2
A-300	BUILDING HEIGHT CALCULATION	09-10-2014		
A-301	EAST-WEST SECTION	09-10-2014		
A-302	SECTION THRU WASHINGTON SQUARE	09-10-2014		
A-400	EAST ELEVATION AT 108TH AVE NE	09-10-2014	02-23-2015	Δ2
A-401	NORTH ELEVATION AT NE 10TH ST	09-10-2014		
A-402	WEST ELEVATION	09-10-2014		
A-403	SOUTH ELEVATION	09-10-2014		
A-404	COLOR+MATERIAL	09-10-2014		
A-405	DESIGN MODULE	09-10-2014	02-23-2015	Δ2
A-500	FACADE DETAIL	09-10-2014		
A-501	FACADE DETAIL	09-10-2014		
A-502	ENLARGED EAST GROUND LVL ELEV.	09-10-2014	11-10-2014	Δ1
A-503	ENLARGED NORTH GROUND LVL ELEV	09-10-2014	11-10-2014	Δ1
A-504	ENLARGED WEST GROUND LVL ELEV.	09-10-2014	11-10-2014	Δ1
A-505	ENLARGED SOUTH GROUND LVL ELEV.	09-10-2014	11-10-2014	Δ1
A-508	NE 10TH ST RENDERING	09-10-2014		
A-509	NE 10TH ST RENDERING	09-10-2014	11-10-2014	Δ1
A-600	SIGNAGE MASTER PLAN	09-10-2014		
A-700	EXTERIOR LIGHTING PLAN	09-10-2014		
L-101	LANDSCAPE CALL OUT	09-10-2014	11-10-2014	Δ1
L-102	LANDSCAPE SITE PLAN	09-10-2014	11-10-2014	Δ1
L-103	IRRIGATION PLAN	09-10-2014	11-10-2014	Δ1
L1-04	LANDSCAPE CONCEPT	09-10-2014		
L-105	LANDSCAPE IMAGES	09-10-2014		

Received
FEB 24 2015
Permit Processing

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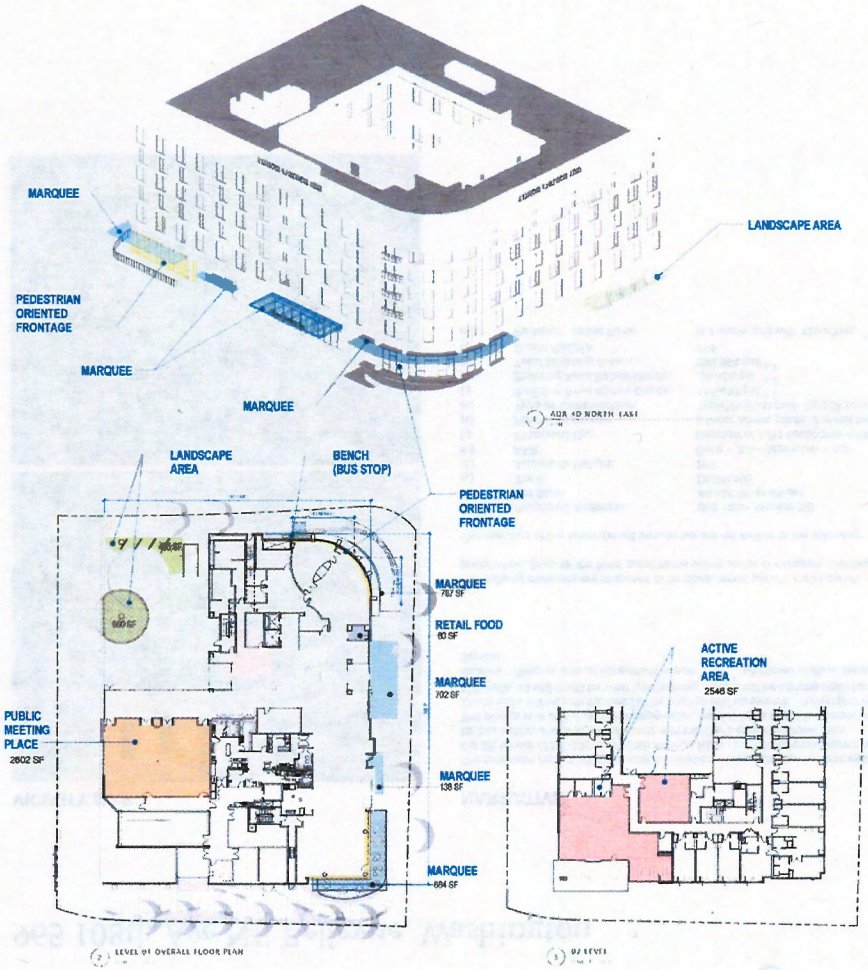
ADMINISTRATIVE DESIGN REVIEW



CITY OF BELLEVUE LAND USE CODE ANALYSIS, MU DISTRICT

FAR AMENITY INCENTIVE SYSTEM WORKSHEET, RESIDENTIAL

PROJECT NAME: Wa Sq Hilton Hotel — **District:** DNTN-MU — **Project Number:** 14-140942 LD
Location: 965 106th Ave NE — Residential/Non Residential: Residential — Date Prepared: 2015_0109
Lot Area (SF): 46,158 — Project Limits (Net On-Site Land Area) (SF): 46,158

FAR CALCULATIONS

	Basic		Maximum (Y)
Allowable Floor Area Ratio: Residential (FAR)	2.0		5.0
Allowable Floor Area	92,316		230,790
Minimum Basic Required Amenity Floor Area (.2 x .5 x Project Limit)		4,616	

AMENITIES (See LUC, Design Criteria, Pp 124-132)

BASIC REQUIRED AMENITIES	Unit of Measure	Bonus Per Unit	Maximum Points (B)	Area or Value	
Pedestrian Oriented Frontage*	1 lf	100.0	n/a	139	13,900
Pedestrian Oriented Frontage**	1 lf	50.0	n/a	0	0
Landscape Feature	1 sf	8.0	8,000	0	0
Landscape Feature off Intersection	1 sf	4.0	4,000	1,096	4,000
Arcade	1 sf	4.0	n/a	0	0
Arcade Level 2	1 sf	2.0	n/a	0	0
Marquee	1 sf	2.0	n/a	2,291	4,582
Awning	1 sf	0.5	n/a	0	0
Sculpture or Artwork	$100	5.0	n/a	$0	0
Water Feature	$100	8.0	n/a	$110,000	8,800
Earned Basic Amenity Points					31,282
MAJOR PUBLIC OPEN SPACE / PEDESTRIAN CORRIDOR BONUS					
Major Public Open Space	1 sf	16.0	n/a	0	0
Major Pedestrian Corridor Bonus	1 sf	16.0	n/a	0	0
					0
ADDITIONAL BONUS AMENITIES					
Exterior Plaza	1 sf	8.0	30,000	0	0
Enclosed Plaza	1 sf	4.0	n/a	0	0
Landscape Area	1 sf	1.0	n/a	0	0
Active Recreation Area	1 sf	1.0	n/a	2,546	2,546
Residential Uses***	1 sf	2.0	n/a	0	0
Underground Parking	1 sf	0.5	n/a	48,973	24,487
Above Grade Parking, Residential	1 sf	4.0	n/a	0	0
Public Meeting Rooms	1 sf	2.0	n/a	2,602	5,204
Child Care Services*	1 sf	8.0	n/a	0	0
Retail Food*	1 sf	2.0	80,000	80	160
Public Restrooms	1 sf	4.0	n/a	0	0
Performing Arts Space	1 sf	10.0	100,000	0	0
Space for Non-Profit Social Services	1 sf	4.0	20,000	0	0
Park Property Donation	1 sf	4.0	n/a	0	0
Residential Entry Courtyard	1 sf	4.0	5,000	0	0
TOTAL EARNED ADDITIONAL AMENITY BONUS POINTS					32,397
TOTAL EARNED AMENITY POINTS					63,679

PROJECT PROGRAM

Proposed Building Gross Floor Area	203,984	
Floor Area Exempt from FAR	66,632	
Gross Floor Area for FAR Calculation	137,352	
Maximum Allowable Building Floor Area		230,790

ANALYSIS OF AMENITY BONUS POINTS

Earned Basic Amenity Points	31,282
Required Basic Amenity Points	4,616
Surplus Basic Amenity Points	26,666
Earned Public Open Space / Pedestrian Corridor Points	0
Earned Additional Amenity Points	32,397
Total Bonus Points Provided (Surplus Basic + Earned Additonal)	59,063
Bonus Points Required (GFA - Basic Allowable Floor Area)	45,036
Total Surplus Amenity Bonus Points	14,027

Transferable Bonus Points Available

MPOS Points Available for Transfer after fulfilling Basic Requirements	0
Major Pedestrian Corridor Points Available for Transfer	0
Additional Bonus Amenities Available for Transfer	14,027
Total Amenity Bonus Points for Transfer	14,027

FAR for Project: 2.98

* POF Located on the ground level or upper level within the City Center District
** POF located at the upper level outside the City Center District
*** See LUC 20.25A.090 E.7 for special bonus provisions for Perimeter Design District Subdistrict C

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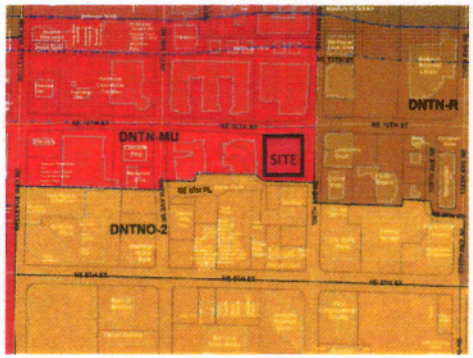
1. HYATT REGENCY HOTEL
2. BELLEVUE PLACE
3. FUTURE PERFORMANCE ARTS CENTER
4. CHASE BANK
5. U.S. BANK
6. APARTMENT
7. BELCARRA APARTMENT
8. ASHTON BELLEVUE APARTMENTS
9. ASHTON BELLEVUE APARTMENTS
10. BELLEVUE LIBRARY
11. WASHINGTON SQUARE APARTMENTS
12. FUTURE OFFICE TOWER
13. FUTURE OFFICE TOWER
14. FUTURE PARKING GARAGE
15. RESIDENTIAL EXTENDED STAY HOTEL
16. SYMETRA FINANCIAL CENTER

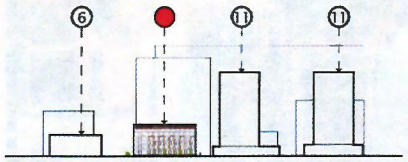


Zoning
- Single Family
- Multi Family
- Office
- Commercial
- Medical Institution

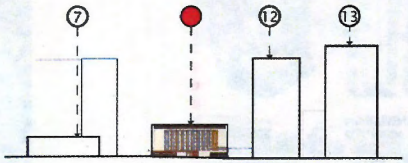
Design Districts
- Subdistrict A
- Subdistrict B
- Subdistrict C
- Downtown Core
- Downtown Subarea
- Buildings

Perimeter Design Districts
Adopted October 1985
Ordinance 4268

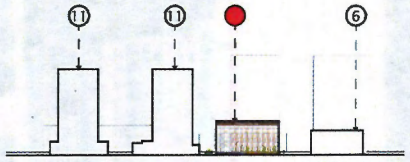
Core Design District
Adopted August 1981
Amended November 1986
Ordinance 3723



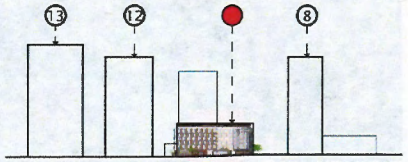
NORTH - NE 10TH ST



WEST - ALLEY



SOUTH - ALLEY



EAST - 108TH AVE NE

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WEST 77 PARTNERS

ADMINISTRATIVE DESIGN REVIEW

J|f

NEIGHBORING TO THE WEST: HIGH-END RESIDENTIAL TOWER EXHIBITING A RICH COMBINATION OF MATERIALS. THE USE OF STONE, METAL PANELS AND GLASS FURTHER ACCENTUATE THE PODIUM. THE OVERALL MASSING IS CLEAR AND WELL DEFINED.

THE USE OF WARM, EARTH TONE COLORS WORKS WELL FOR THE ASHTON APARTMENTS. THE NEIGHBORING BELCARRA APARTMENTS EXHIBIT A WELL DEFINED MODULATION TO BREAK DOWN THE MASSING. THE DEEP OVERHANG AT THE TOP CREATES CHARACTER AND FUNCTIONALITY.

1 WEST: WASHINGTON SQUARE APARTMENT

2 NORTH: ASHTON/BELCARRA APARTMENT

3 EAST: LIMESTONE APARTMENT

4 SOUTH: TRAMMELL CROW OFFICE TOWER

THE LIMESTONE APARTMENTS OFFER FULL HEIGHT WINDOWS FOR IT'S RESIDENTS ALONG WITH BALCONIES THAT PROVIDE INDOOR/ OUTDOOR SPACES THROUGHTOUT THE FAÇADE.

THE TRAMMELL CROW FUTURE OFFICE TOWER WILL BE BORDERING THE SOUTH. THE PROJECT IS CURRENTLY WELL UNDER CONSTRUCTION.

WEST 77 PARTNERS

ADMINISTRATIVE DESIGN REVIEW

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NEIGHBORING STREETSCAPES ARE RICH WITH WELL-MAINTAINED LANDSCAPES AND ARE WELL EXECUTED WITH PEDESTRIAN ORIENTED ELEMENTS SUCH BENCHES, WATER FEATURES AND WEATHER PROTECTION.

URBAN PLAZA AT STREET CORNER FOSTERS PEDESTRIAN ACTIVITIES WITH OUTDOOR SEATING AND SHADES.

THE RECESSED ENTRANCES ARE WELCOMING AND WELL-DEFINED. THEY PROVIDE ADDED PEDESTRIAN SPACE AND GIVES THE BUILDING ARCHITECTURAL CHARACTER.

1 WASHINGTON SQUARE PLAZA

2 BELCARRA APARTMENT on NE 10th ST

3 U.S. BANK on 108th Ave NE

4 ASHTON APARTMENT on NE 10th ST

WEST 77 PARTNERS

ADMINISTRATIVE DESIGN REVIEW

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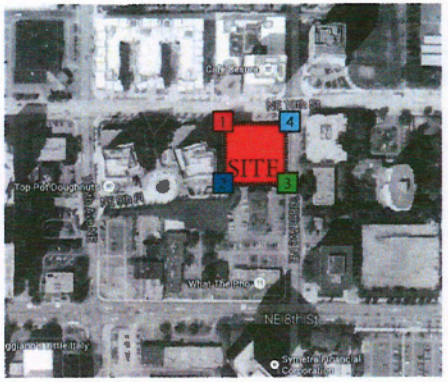
LOOKING EAST

LOOKING NORTH

LOOKING EAST

LOOKING NORTH



1 NW: NE 10th St & NE 9th St

2 SW: NE 9th St

3 SE: NE 9th St & 108th Ave NE

4 NE: 108th Ave NE & NE 10th St

WEST 77 PARTNERS

ADMINISTRATIVE DESIGN REVIEW

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J|f

PORTION OF SE 1/4, SW 1/4, SEC. 29, TWP. 25 N., RGE. 5 E., W.M.

LEGAL DESCRIPTION

LOT B, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NUMBER 08-133772-LW, RECORDED UNDER RECORDING NUMBER 20081119900001, IN KING COUNTY, WASHINGTON.

HORIZONTAL DATUM

NAD 83/91 (WASHINGTON STATE PLANE COORDINATE SYSTEM – WA NORTH)

VERTICAL DATUM

NAVD 88 – AS EXTENDED BY THE CITY OF BELLEVUE

GENERAL NOTES

1.) BOUNDARY LINES SHOWN ARE BASED ON CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NUMBER 08-133772-LW, RECORDED UNDER RECORDING NUMBER 20081119900001.

2.) INSTRUMENTATION FOR THIS SURVEY WAS A LEICA TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

3.) PORTIONS OF INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON FEBRUARY 25, 2011 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.

4.) STREET SURFACE FEATURES AND UTILITIES SHOWN IN SCRIBED BACK LINE WIDTHS BETWEEN STREET RIGHT-OF-WAY'S AND LOT B ARE PER SUPER BLOCK TOPOGRAPHIC SURVEY BY ENTRANCO DATED 05/13/08.

5.) UTILITY INFORMATION SHOWN ON STORM DRAINAGE AND SANITARY SEWER TABLE IS PER TRIAD ASSOCIATES. ALL OTHER STORM DRAINAGE AND SANITARY SEWER INFORMATION IS PER SUPER BLOCK TOPOGRAPHIC SURVEY BY ENTRANCO DATED 05/13/08.

6.) UTILITY LOCATIONS SHOWN ON THIS SURVEY DRAWING ARE BASED UPON FIELD LOCATION OF EXISTING UTILITY STRUCTURES, FIELD LOCATION OF CONDUCTIVE UNDERGROUND UTILITIES BASED ON PAINT MARKS OR OTHER MARKINGS ESTABLISHED BY A UTILITY LOCATE SERVICE AND UTILITY LOCATIONS BASED ON SUPER BLOCK TOPOGRAPHIC SURVEY BY ENTRANCO DATED 5/13/08. OTHER UNDERGROUND UTILITIES MAY EXIST. NO SUB-SURFACE EXPLORATORY WAS DONE TO VERIFY UTILITY ROUTINGS. THE ROUTING OF ALL BURIED UTILITIES SHOULD BE CONFIRMED WITH THE UTILITY PURVEYOR AND EXPOSED IN AREAS CRITICAL TO DESIGN.

7.) NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY TITLE REPORT ARE SHOWN.

SYMBOL LEGEND

	CB	CATCH BASIN (TYP I)
	SDMH	STORM DRAIN MANHOLE (TYP II)
	SDCO	STORM DRAIN CLEANOUT
	SSMH	SANITARY SEWER MANHOLE
	SSCO	SANITARY SEWER CLEANOUT
	FDC	FIRE DEPT. CONNECTION
	FH	FIRE HYDRANT
	WM	WATER METER
	WV	WATER VALVE
	PIV	POST INDICATOR VALVE
	WV	WATER VAULT
	WMH	WATER MANHOLE
	MW	MONITORING WELL
	GV	GAS VALVE
	GM	GAS METER
	CJB	ELECTRICAL JUNCTION BOX
	PM	POWER METER
	PMH	POWER MANHOLE
P	PV	POWER VAULT
A	XFMR	POWER TRANSFORMER
	HVAC	HEATING/AIR CONDITIONING UNIT
	YL	YARD LIGHT
	LS	LIGHT STANDARD (PARKING LOT)
	PLL	PARKING LOT LIGHT
	PP	POWER POLE
	GUY	GUY ANCHOR
TSB	TSB	TRAFFIC SIGNAL BOX
	TS	TRAFFIC POLE
	TMH	TELEPHONE MANHOLE
	TE	TELEPHONE ACT. RISER
T	TT	TELEPHONE VAULT
	BOL	BOLLARD
	SGN	SIGN
	WCR	WHEELCHAIR RAMP
	DW	DRIVEWAY

LINE LEGEND

SS	SANITARY SEWER LINE
SD	STORM DRAIN
W	WATER LINE
P	POWER BURIED
T	TELEPHONE BURIED
G	GAS LINE
X X	FENCE LINE

HATCH LEGEND

	GRAVEL
	CONCRETE
	ASPHALT PAVEMENT
	EXISTING BUILDING

TREE LEGEND

	CONIFER TREE
C	CEDAR
F	FIR
	DECIDUOUS TREE
M	MAPLE
DEC	DECIDUOUS

STORM DRAINAGE TABLE

CB #9230
TOP 178.83
STORM WATER FILTER
18" PVC IE 175.98 (IN-NE, OUT-E)

CB #9240
TYPE I
TOP 181.35
12" PVC IE 178.74 (OUT-SW)

CB #9241
TYPE I
TOP 181.18
12" PVC IE 178.58 (IN-NE)
12" PVC IE 178.62 (OUT-SW)

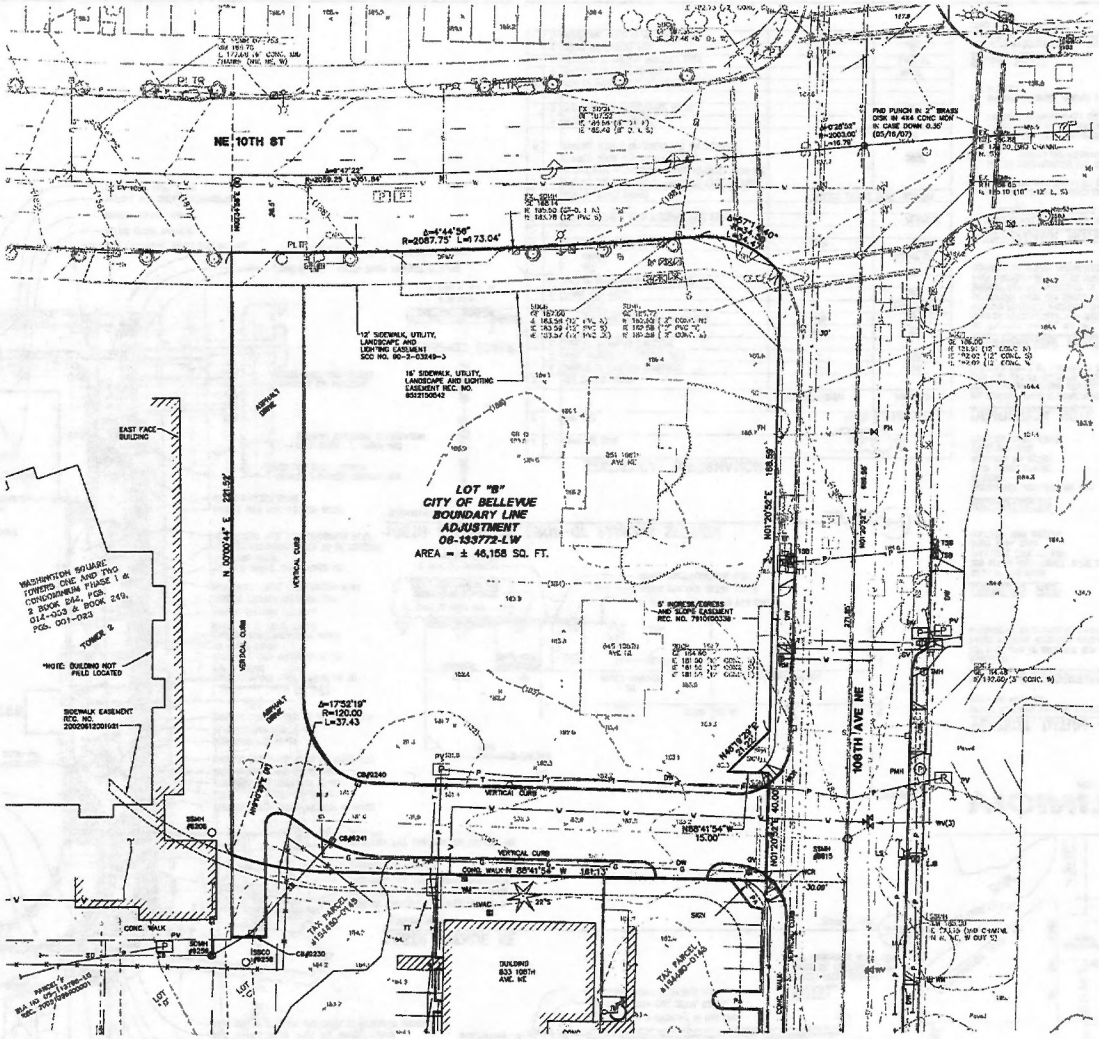
SDMH #9250
TYPE I
TOP 180.49
12" PVC IE 174.19 (IN-NE)
12" PVC IE 180.38 (OUT-N)
12" PVC IE 174.31 (IN-N)

SANITARY SEWER TABLE

SSMH #9205 (ABANDONED TO EAST)
MANHOLE HAS "DRAIN" LID
RIM 182.08
NH FILLED W/CONC
14" CAPPED PVC STANDPIPE
TOP CAP ELEV. 182.38
CONC ELEV. 181.08

SSMH #9015
RIM 185.03
8"CONC (IN-NE)
8"CONC (IN-N)
8"CONC (IN-W)
8" CONC (OUT-S)
CTR. CHANNEL 173.20

SSCO #9250
RIM 181.01
NH FILLED W/CONC
14" CAPPED PVC STANDPIPE
TOP CAP ELEV. 180.58
CONC ELEV. 179.81



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www.triadassociates.net

TOPOGRAPHIC EXHIBIT FOR

LOT B BLA 08-133772-LW

CITY OF BELLEVUE, WASHINGTON

DATE	DESCRIPTION	BY	CK
06/14/11	REVISED SHEETS AND ADDED SIGNING PROPOSAL	PAJ	GT

Gordon T. Greenan, P.E.
PROJECT MANAGER
Gordon T. Greenan, P.E.
PROJECT SUPERVISOR
PROJECT ENGINEER
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 6/22/11
SCALE: HORZ: 1"= VERT: 2' CONT.

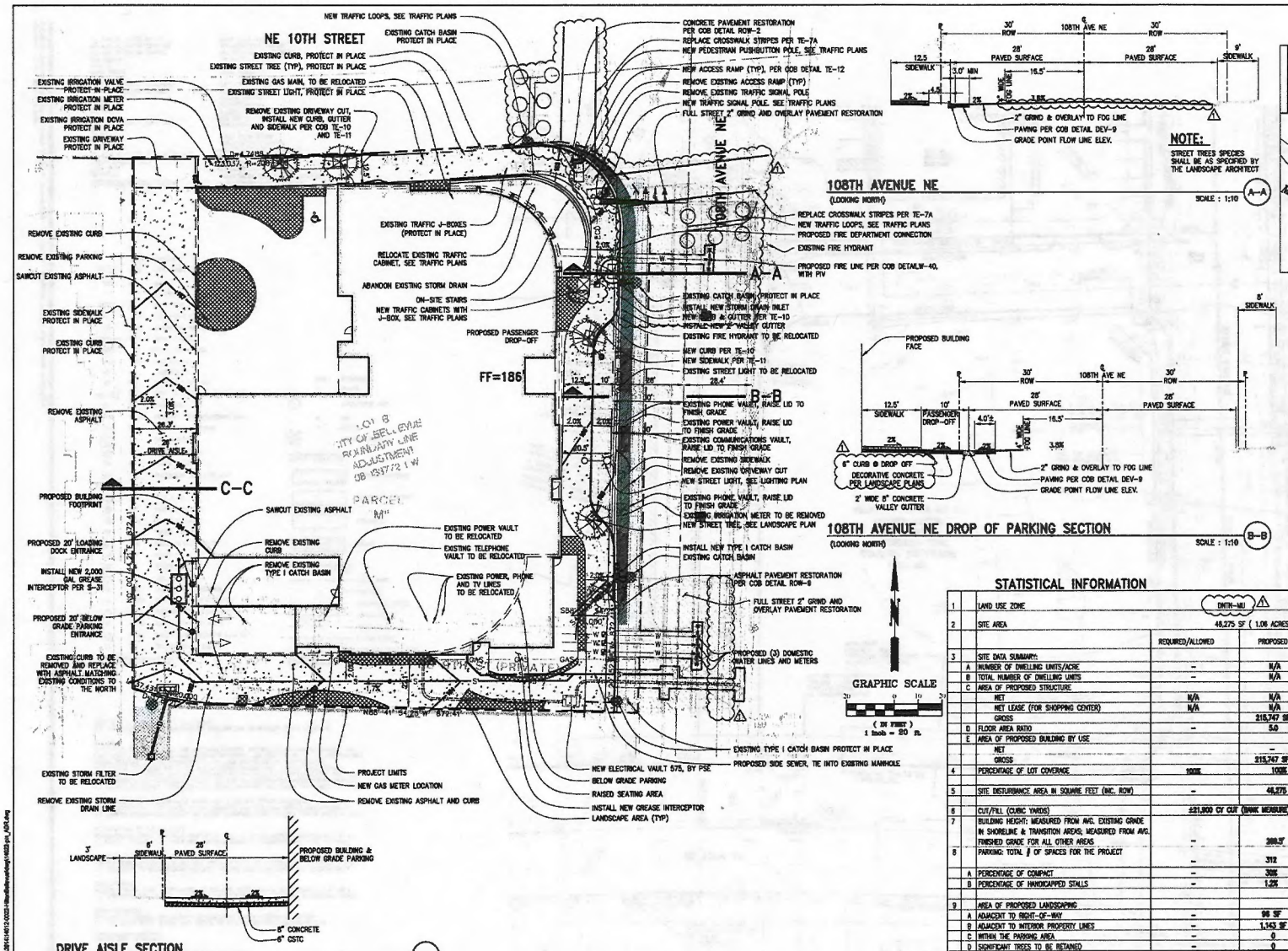
1/8/12

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 07-032

SHEET NO. 1 of 1

Unknown, Jun 03, 2013 - 4:40pm
S:\PROJECTS\PROJECTS\07032\07032PO_LOT B.dwg, 12PO-ANSI-B, DWG2RASTER, gtgreenan GREY.ctb version 1.1 base BALLER.jpg



108TH AVENUE NE

(LOOKING NORTH)

SCALE : 1:10 (A-A)

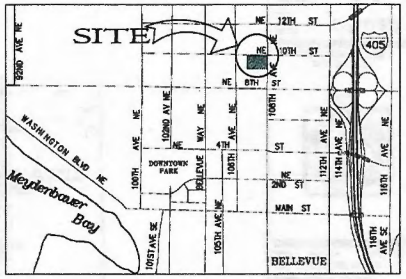
NOTE:

STREET TREES SPECIES SHALL BE AS SPECIFIED BY THE LANDSCAPE ARCHITECT

108TH AVENUE NE DROP OF PARKING SECTION

(LOOKING NORTH)

SCALE : 1:10 (B-B)



VICINITY MAP

NOT TO SCALE

VERTICAL DATUM – BASIS OF ELEVATION

NORTH AMERICAN VERTICAL DATUM OF 1988 AS ADOPTED BY THE CITY OF BELLEVUE NAVD 88.

LEGAL DESCRIPTION

PARCEL M:
LOT B OF CITY OF BELLEVUE BLA NO. 08-133772-LW, VOL. 258 OF SURVEYS PAGES 147-148, RECORDED UNDER AUDITOR'S FILE NUMBER 20081119900001, RECORDS OF KING COUNTY, WASHINGTON.

OWNERS REP

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SALT LAKE CITY, UT 8411
(425) 974- 7078
CONTACT: MIKE NELSON

CIVIL ENGINEER

DCI ENGINEERS
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SEATTLE, WA 98101
(206) 332-1900
CONTACT: DARREN SIMPSON

ARCHITECTS

JOHSON/FEY ARCHITECTURE AND PLANNING
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REDMOND, WA 98052
(425) 216-0318
CONTACT: KURT JENSON

SURVEYOR

TRIAD ASSOCIATES
12112 115TH AVE NE
KIRKLAND, WA 98034
(425) 821-8448
CONTACT: BRAD FREEMAN

DEMOLITION NOTE

ALL EXISTING ON-SITE IMPROVEMENTS WILL BE REMOVED FOR THE PROPOSED CONSTRUCTION. EXISTING UTILITIES SHALL BE ABANDONED IN ACCORDANCE WITH THE CITY OF BELLEVUE ENGINEERING STANDARDS. EXISTING SERVICE LATERALS SHALL BE CAPPED AT THE MAIN.

CONTRACTOR NOTE

ALL EXISTING UTILITIES, WHETHER SHOWN ON PLANS OR NOT, ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEY FURNISHED BY OTHERS. DCI ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEY. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION CONTACT THE UTILITY OWNER/AGENCY.

CONTRACTOR NOTES:

1. CONTRACTOR SHALL SWEEP THE CITY STREETS IMMEDIATELY WHEN DIRT OR OTHER CONSTRUCTION SITE DEBRIS IS DEPOSITED ONTO THE ASPHALT.
2. ANY PART OF THE SHORED EXCAVATION LEFT EXPOSED MUST NOT INTRUDE INTO THE RIGHT-OF-WAY AND MUST BE PROTECTED FROM EROSION.
3. DURING CONSTRUCTION THE CONTRACTOR SHALL CEASE TRAFFIC GOING ON & OFF THE SITE DURING AND IMMEDIATELY FOLLOWING PERIODS OF MEASURABLE RAINFALL.
4. PROVIDE ON-SITE STORMWATER CONTROLS TO PREVENT SEDIMENT LADEN WATER FROM LEAVING THE SITE. STORMWATER CALCULATIONS INDICATE THE 2 YEAR EVENT WILL PRODUCE APPROXIMATELY XX,XXX GALLONS OF RUNOFF IN A 24 HOUR EVENT.
5. OPERATIONS SHALL COMPLY WITH CSWPPP PREPARED BY XXXXX XX/XX/2014 AND ANY UPDATES.

PLAN NOTE

THIS PLAN IS INCLUDED AS A REGULATORY REQUIREMENT. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

STATISTICAL INFORMATION

			REQUIRED/ALLOWED	PROPOSED
1		LAND USE ZONE	DNTN-MU	
2		SITE AREA	48,275 SF (1.06 ACRES)	
3		SITE DATA SUMMARY:		
	A	NUMBER OF DWELLING UNITS/ACRE	–	N/A
	B	TOTAL NUMBER OF DWELLING UNITS	–	N/A
	C	AREA OF PROPOSED STRUCTURE		
		NET	N/A	N/A
		NET LEASE (FOR SHOPPING CENTER)	N/A	N/A
		GROSS		215,747 SF
	D	FLOOR AREA RATIO	–	5.0
	E	AREA OF PROPOSED BUILDING BY USE		
		NET		–
		GROSS		215,747 SF
4		PERCENTAGE OF LOT COVERAGE	100%	100%
5		SITE DISTURBANCE AREA IN SQUARE FEET (INC. ROW)	–	46,275 SF
6		CUT/FILL (CUBIC YARDS)	±21,900 CY CUT (BANK MEASURE)	
7		BUILDING HEIGHT: MEASURED FROM AVG. EXISTING GRADE IN SHORELINE & TRANSITION AREAS; MEASURED FROM AVG. FINISHED GRADE FOR ALL OTHER AREAS	–	289.5'
8		PARKING: TOTAL # OF SPACES FOR THE PROJECT	–	312
	A	PERCENTAGE OF COMPACT	–	30%
	B	PERCENTAGE OF HANDICAPPED STALLS	–	1.2%
9		AREA OF PROPOSED LANDSCAPING		
	A	ADJACENT TO RIGHT-OF-WAY	–	96 SF
	B	ADJACENT TO INTERIOR PROPERTY LINES	–	1,143 SF
	C	WITHIN THE PARKING AREA	–	0
	D	SIGNIFICANT TREES TO BE RETAINED	–	0

NO	DATE	BY	APPR	REVISIONS
1	1/10/14	RH	DAS	ADR COMMENTS

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818 STEWART STREET • SUITE 1000
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DARREN A. SIMPSON — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER — 11/10/14

DAS — PROJECT MANAGER
RH — DRAWN BY
DAS — CHECKED BY
14012-0022 — JOB NUMBER

BELLEVUE HOTEL

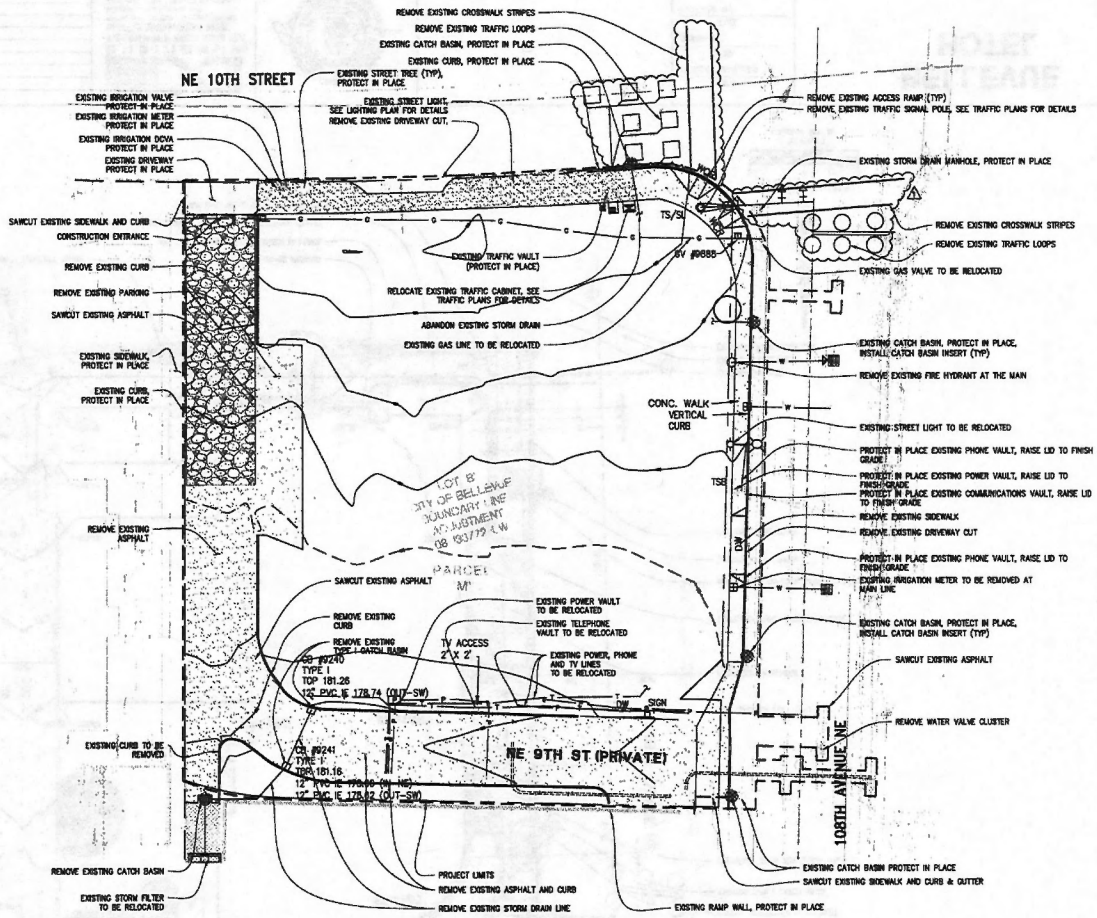
BELLEVUE WASHINGTON

DRAINAGE MAP # E-6
WATER GRID # E-6
SEWER GRID # E-6

SITE PLAN B

SEC 29 TWP 25N RGE 5E | SHT C001 OF 4

Plot Date: 2014-11-06 File Location: C:\DCI-CAD\2014\14012-0022\Revit\Bellevue\Hotel\14012-plot_A101.dwg



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NO	DATE	BY	APPR	REVISIONS
1	1/16/14	RH	DAS	ADR COMMENTS

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DARRON A. SIMPSON
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
8/22/14

PROJECT MANAGER	DAS
DRAWN BY	RH
CHECKED BY	DAS
JOB NUMBER	14012-0022

BELLEVUE HOTEL

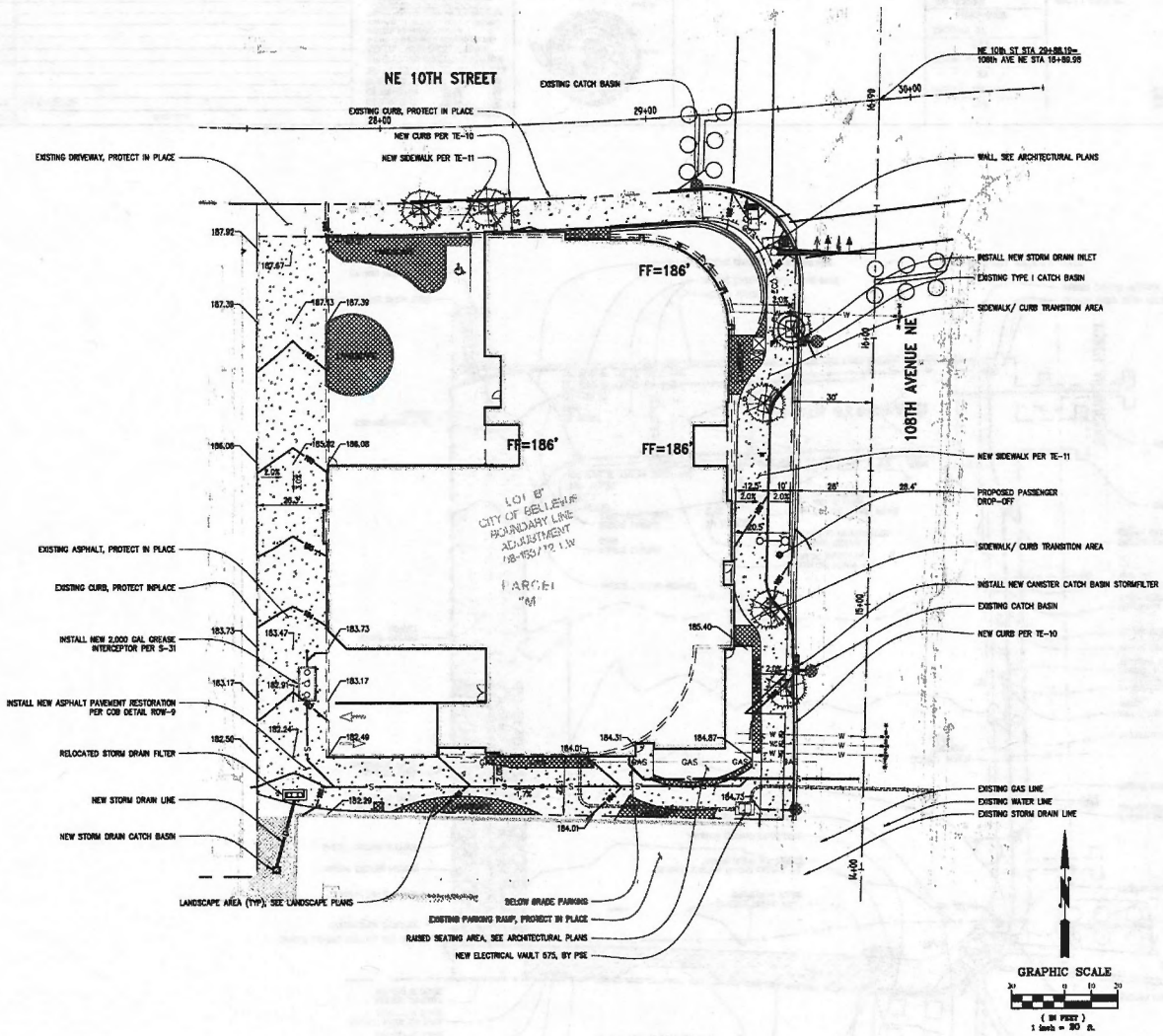
BELLEVUE WASHINGTON

DRAINAGE MAP # K-8
WATER GRID # K-8
SEWER GRID # K-8

TESC & DEMOLITION PLAN

SEC 29 TWP 25N RGE 5E | SHT C100 OF 4

Plot Date 2014-1-08 File Location C:\DCI-CAD\2014\14012\14012-0022\14012-0022-TESC-DEMO.dwg



CLEARING AND GRADING STANDARD NOTES

1. ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING & GRADING CODE, CLEARING & GRADING EROSION CONTROL STANDARD DETAILS (EC-1 THROUGH EC-23), DEVELOPMENT STANDARDS, LAND USE CODE, UNIFORM BUILDING CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF BELLEVUE DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT (PCD) PRIOR TO CONSTRUCTION.

   IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE COB. ALL DETAILS FOR STRUCTURAL WALLS, ROCKERIES OVER FOUR FEET IN HEIGHT, GEOGRID REINFORCED ROCKERIES, AND GEOGRID REINFORCED MODULAR BLOCK WALLS, MUST BE STAMPED BY A PROFESSIONAL ENGINEER.

2. A COPY OF THE APPROVED PLANS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.

3. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

4. THE AREA TO BE CLEARED AND GRADED MUST BE FLAGGED BY THE CONTRACTOR AND APPROVED BY THE CLEARING AND GRADING INSPECTOR PRIOR TO BEGINNING ANY WORK ON THE SITE.

5. A REINFORCED SILT FENCE MUST BE INSTALLED IN ACCORDANCE WITH COB EC-5 AND LOCATED AS SHOWN ON THE APPROVED PLANS OR PER THE CLEARING & GRADING INSPECTOR, ALONG SLOPE CONTOURS AND DOWN SLOPE FROM THE BUILDING SITE.

6. A HARD-SURFACE CONSTRUCTION ACCESS PAD IS REQUIRED PER CLEARING & GRADING STANDARD DETAIL EC-1 OR EC-2. THIS PAD MUST REMAIN IN PLACE UNTIL PAVING IS INSTALLED.

7. CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1ST THROUGH APRIL 30TH. FROM MAY 1ST THROUGH SEPTEMBER 30TH, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND ALSO AT THE THREAT OF RAIN.

8. ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING & GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE CLEARING & GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY STOCKPILING.

9. TO REDUCE THE POTENTIAL FOR EROSION OF EXPOSED SOILS, OR WHEN RAINY SEASON CONSTRUCTION IS PERMITTED, THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPS) ARE REQUIRED:

   - PRESERVE NATURAL VEGETATION FOR AS LONG AS POSSIBLE OR AS REQUIRED BY THE CLEARING & GRADING INSPECTOR.
   - PROTECT EXPOSED SOIL USING PLASTIC (EC-14), EROSION CONTROL BLANKETS, STRAW OR MULCH (COB GUIDE TO MULCH MATERIALS, RATES, AND USE CHART), OR AS DIRECTED BY THE CLEARING & GRADING INSPECTOR.
   - INSTALL CATCH BASIN INSERTS AS REQUIRED BY THE CLEARING & GRADING INSPECTOR OR PERMIT CONDITIONS OF APPROVAL.
   - INSTALL A TEMPORARY SEDIMENT POND, A SERIES OF SEDIMENTATION TANKS, TEMPORARY FILTER VAULTS, OR OTHER SEDIMENT CONTROL FACILITIES. INSTALLATION OF EXPOSED AGGREGATE SURFACES REQUIRES A SEPARATE EFFLUENT COLLECTION POND ONSITE.

10. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 2% SLOPE, PER THE UNIFORM BUILDING CODE.

11. THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.

12. TURBIDITY MONITORING MAY BE REQUIRED AS A CONDITION OF CLEARING & GRADING PERMIT APPROVAL. IF REQUIRED, TURBIDITY MONITORING MUST BE PERFORMED IN ACCORDANCE WITH THE APPROVED TURBIDITY MONITORING PLAN AND AS DIRECTED BY THE CLEARING & GRADING INSPECTOR. MONITORING MUST CONTINUE DURING SITE (EARTHWORK) CONSTRUCTION UNTIL THE FINAL SIGN-OFF BY THE CLEARING & GRADING INSPECTOR.

13. ANY PROJECT THAT IS SUBJECT TO RAINY SEASON RESTRICTIONS WILL NOT BE ALLOWED TO PERFORM CLEARING & GRADING ACTIVITIES WITHOUT WRITTEN APPROVAL FROM THE PCD DIRECTOR. THE RAINY SEASON EXTENDS FROM NOVEMBER 1ST THROUGH APRIL 30TH, AS DEFINED IN SECTION 23.76.085A OF THE CLEARING AND GRADING CODE.

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

NO	DATE	BY	APPR	REVISIONS

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DARREN A. SIMPSON — STATE OF WASHINGTON — 37866 — REGISTERED PROFESSIONAL ENGINEER
10/20/14

DAS — PROJECT MANAGER
RH — DRAWN BY
DAS — CHECKED BY
14012-0022 — JOB NUMBER

BELLEVUE HOTEL

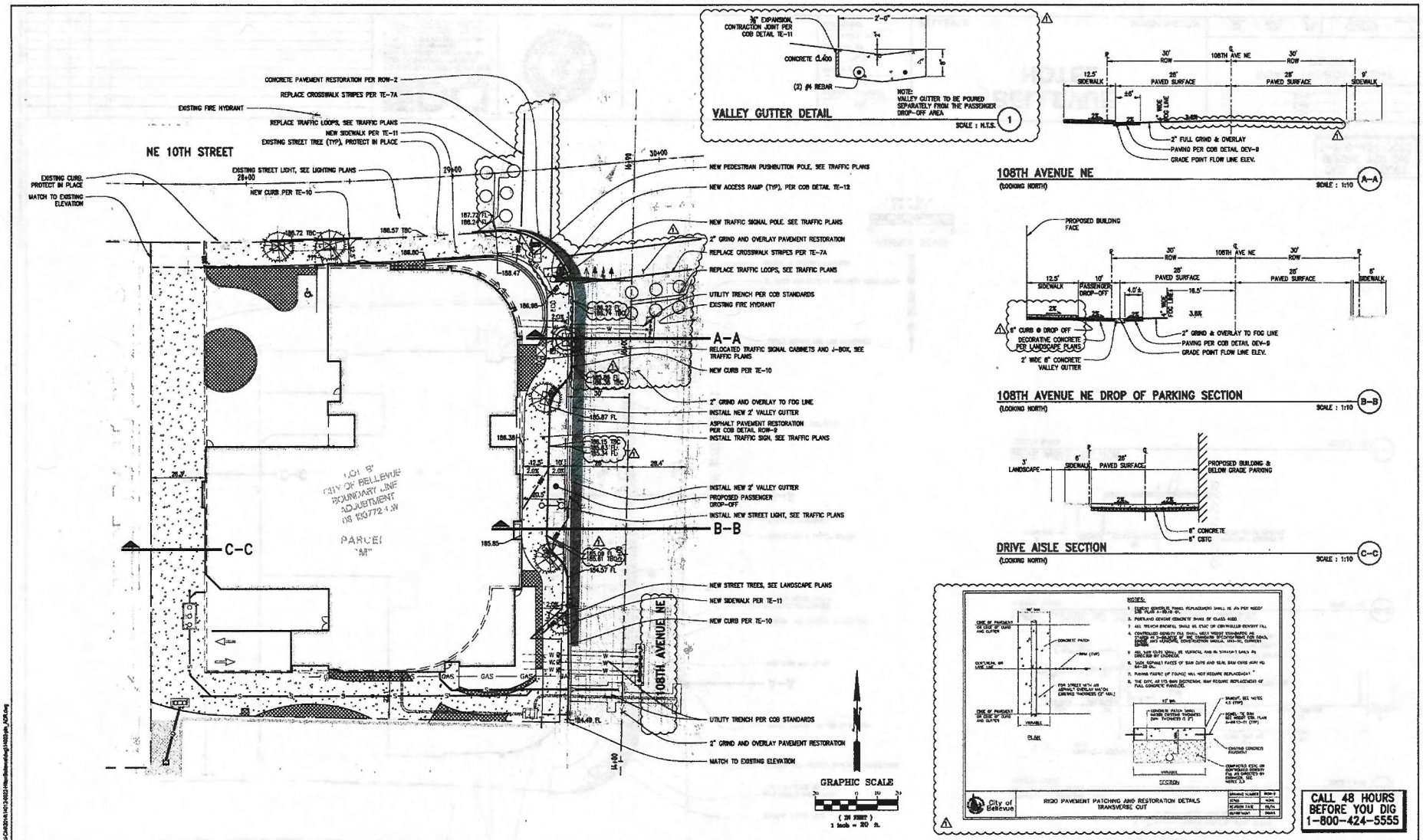
BELLEVUE WASHINGTON

DRAINAGE MAP # E-6
WATER GRID # E-6
SEWER GRID # E-6

GRADING & DRAINAGE PLAN

SEC 29 TWP 25N RGE 5E SHT C200 OF 4

File Location: C:\DCI-CAD\01410\12-0022-Bellevue Hotel\dwg\14012-p1_ASR.dwg
Plot Date: 2014-11-06



VALLEY GUTTER DETAIL

108TH AVENUE NE
(LOOKING NORTH)
SCALE : 1:10

108TH AVENUE NE DROP OF PARKING SECTION
(LOOKING NORTH)
SCALE : 1:10

DRIVE AISLE SECTION
(LOOKING NORTH)
SCALE : 1:10

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NO	DATE	BY	APPR	REVISIONS
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DARREN A. SIMPSON
STATE OF WASHINGTON
38808
REGISTERED PROFESSIONAL ENGINEER
11/20/14

DAS
PROJECT MANAGER
RH
DRAWN BY
DAS
CHECKED BY
14012-0022
JOB NUMBER

BELLEVUE HOTEL

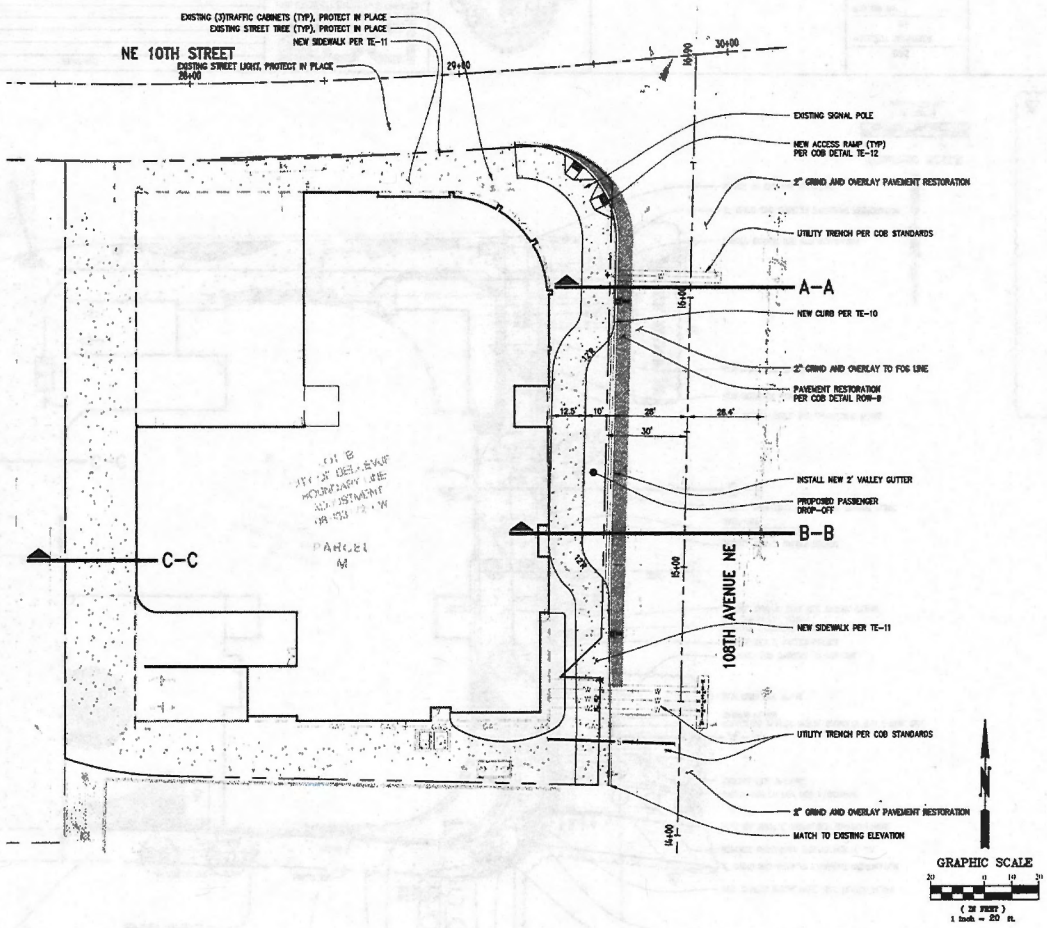
BELLEVUE WASHINGTON

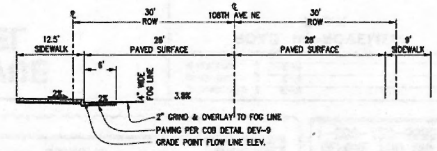
DRAINAGE MAP # C-6
WATER GRID # C-6
SEWER GRID # C-6

ROAD IMPROVEMENT PLAN

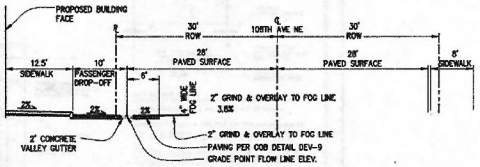
SEC 29 TWP 25N RGE 5E | SHT C300 OF 4

File Location: O:\DCI\2014\14012\2022\Files\Bellevue\dg\14012-plb_ADR.dwg
Plot Date: 2014-11-06

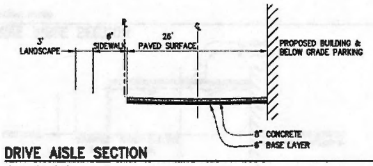




108TH AVENUE NE (LOOKING NORTH) SCALE : 1:10 (A-A)



108TH AVENUE NE DROP OF PARKING SECTION (LOOKING NORTH) SCALE : 1:10 (B-B)



DRIVE AISLE SECTION (LOOKING NORTH) SCALE : 1:10 (C-C)

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NO.	DATE	BY	REV	REVISION

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DARREN A. SIMPSON — STATE OF WASHINGTON — PROFESSIONAL ENGINEER
05/05/14

DAS	PROJECT MANAGER
RH	DRAWN BY
DAS	CHECKED BY
14012-0022	JOB NUMBER

BELLEVUE HOTEL

BELLEVUE WASHINGTON

STRUCTURAL SHT # K-6
WATER SHT # K-6
SEWER SHT # K-6

ROAD IMPROVEMENT PLAN

SEC. 29 TWP. 25N RGE. 5E SHT. C400 OF 1

Plot Date: 2014-05-05 File Location: O:\DCI-CAD\2014\14012-0022\14012-0022-14-C400.dwg

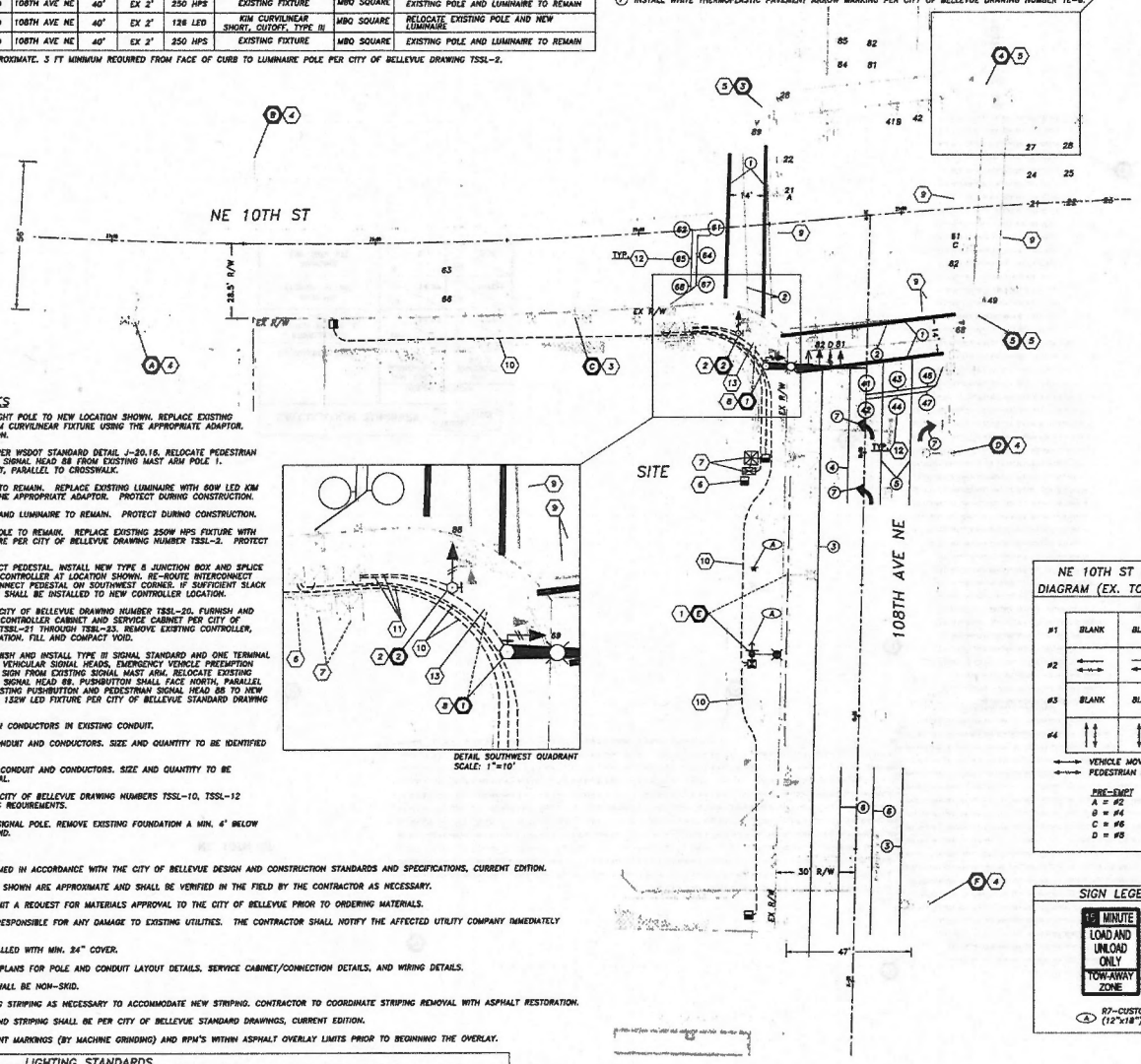
ILLUMINATION POLE SCHEDULE

COB POLE NO.*	LUM. POLE NO.	STREET	MOUNT. HEIGHT	ARM LENGTH	WATTAGE /TYPE	LUMINAIRE TYPE - DISTRIBUTION	POLE TYPE	COMMENT
	A	NE 10TH ST	40'	EX 2'	250 HPS	EXISTING FIXTURE	MBO SQUARE	EXISTING POLE AND LUMINAIRE TO REMAIN
	B	NE 10TH ST	40'	EX 2'	250 HPS	EXISTING FIXTURE	MBO SQUARE	EXISTING POLE AND LUMINAIRE TO REMAIN
	C	NE 10TH ST	40'	EX 2'	60 LED	KIM CURVILINEAR SHORT, CUTOFF, TYPE III	MBO SQUARE	EXISTING POLE AND NEW LUMIMAIRE
	D	108TH AVE NE	40'	EX 2'	250 HPS	EXISTING FIXTURE	MBO SQUARE	EXISTING POLE AND LUMINAIRE TO REMAIN
	E	108TH AVE NE	40'	EX 2'	126 LED	KIM CURVILINEAR SHORT, CUTOFF, TYPE III	MBO SQUARE	RELOCATE EXISTING POLE AND NEW LUMINAIRE
	F	108TH AVE NE	40'	EX 2'	250 HPS	EXISTING FIXTURE	MBO SQUARE	EXISTING POLE AND LUMINAIRE TO REMAIN

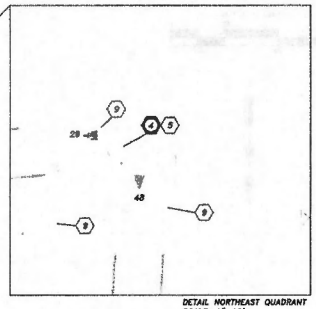
*OFFSETS ARE APPROXIMATE. 3 FT MINIMUM REQUIRED FROM FACE OF CURB TO LUMINAIRE POLE PER CITY OF BELLEVUE DRAWING TSSL-2.

PAVEMENT MARKING NOTES

1. INSTALL WHITE THERMOPLASTIC PARALLEL BAR TYPE CROSSWALK PER CITY OF BELLEVUE DRAWING NUMBER TE-7A.
2. REMOVE EXISTING CROSSWALK STRIPING.
3. INSTALL WHITE PAINTED EDGE LINE PER WSDOT STANDARD PLAN M-20.10.
4. INSTALL YELLOW RPM TYPE DOUBLE CENTER LINE PER CITY OF BELLEVUE DRAWING NUMBER TE-4A.
5. INSTALL WHITE RPM TYPE SOLID LANE LINE PER CITY OF BELLEVUE DRAWING NUMBER TE-4A.
6. INSTALL YELLOW RPM TYPE TWLT LINE PER CITY OF BELLEVUE DRAWING NUMBER TE-4A.
7. INSTALL WHITE THERMOPLASTIC PAVEMENT ARROW MARKING PER CITY OF BELLEVUE DRAWING NUMBER TE-6.



DETAIL SOUTHWEST QUADRANT
SCALE: 1"=10'



DETAIL NORTHEAST QUADRANT
SCALE: 1"=10'

CONSTRUCTION NOTES

1. RELOCATE EXISTING STREET LIGHT POLE TO NEW LOCATION SHOWN. REPLACE EXISTING LUMINAIRE WITH 126W LED KIM CURVILINEAR FIXTURE USING THE APPROPRIATE ADAPTOR. PROTECT DURING CONSTRUCTION.
2. INSTALL NEW TYPE PS POLE PER WSDOT STANDARD DETAIL J-20.16. RELOCATE PEDESTRIAN PUSHBUTTON AND PEDESTRIAN SIGNAL HEAD 88 FROM EXISTING MAST ARM POLE 1. PUSHBUTTON SHALL FACE EAST, PARALLEL TO CROSSWALK.
3. EXISTING STREET LIGHT POLE TO REMAIN. REPLACE EXISTING LUMINAIRE WITH 60W LED KIM CURVILINEAR FIXTURE USING THE APPROPRIATE ADAPTOR. PROTECT DURING CONSTRUCTION.
4. EXISTING STREET LIGHT POLE AND LUMINAIRE TO REMAIN. PROTECT DURING CONSTRUCTION.
5. EXISTING MAST ARM SIGNAL POLE TO REMAIN. REPLACE EXISTING 250W HPS FIXTURE WITH NEW LEOTEK 132W LED FIXTURE PER CITY OF BELLEVUE DRAWING NUMBER TSSL-2. PROTECT DURING CONSTRUCTION.
6. REMOVE EXISTING INTERCONNECT PEDESTAL. INSTALL NEW TYPE 8 JUNCTION BOX AND SPLICE KIT ADJACENT TO RELOCATED CONTROLLER AT LOCATION SHOWN. RE-ROUTE INTERCONNECT FIBER FROM EXISTING INTERCONNECT PEDESTAL ON SOUTHWEST CORNER. IF SUFFICIENT SLACK IS NOT AVAILABLE, NEW FIBER SHALL BE INSTALLED TO NEW CONTROLLER LOCATION.
7. CONSTRUCT FOUNDATION PER CITY OF BELLEVUE DRAWING NUMBER TSSL-20. FURNISH AND INSTALL NEW TRAFFIC SIGNAL CONTROLLER CABINET AND SERVICE CABINET PER CITY OF BELLEVUE DRAWING NUMBERS TSSL-21 THROUGH TSSL-23. REMOVE EXISTING CONTROLLER, SERVICE CABINET, AND FOUNDATION. FILL AND COMPACT VOID.
8. CONSTRUCT FOUNDATION. FURNISH AND INSTALL TYPE III SIGNAL STANDARD AND ONE TERMINAL CABINET. RELOCATE EXISTING VEHICULAR SIGNAL HEADS, EMERGENCY VEHICLE PREEMPTION DETECTOR, AND STREET NAME SIGN FROM EXISTING SIGNAL MAST ARM. RELOCATE EXISTING PUSHBUTTON AND PEDESTRIAN SIGNAL HEAD 88. PUSHBUTTON SHALL FACE NORTH, PARALLEL TO CROSSWALK. RELOCATE EXISTING PUSHBUTTON AND PEDESTRIAN SIGNAL HEAD 88 TO NEW POLE 2. INSTALL NEW LEOTEK 132W LED FIXTURE PER CITY OF BELLEVUE STANDARD DRAWING NUMBER TSSL-2.
9. NEW SIGNAL AND ILLUMINATION CONDUCTORS IN EXISTING CONDUIT.
10. INSTALL NEW ILLUMINATION CONDUIT AND CONDUCTORS. SIZE AND QUANTITY TO BE IDENTIFIED IN PERMIT SUBMITTAL.
11. INSTALL NEW TRAFFIC SIGNAL CONDUIT AND CONDUCTORS. SIZE AND QUANTITY TO BE IDENTIFIED IN PERMIT SUBMITTAL.
12. INSTALL LOOP DETECTOR PER CITY OF BELLEVUE DRAWING NUMBERS TSSL-10, TSSL-12 THROUGH TSSL-15 AND SCATS REQUIREMENTS.
13. REMOVE EXISTING MAST ARM SIGNAL POLE. REMOVE EXISTING FOUNDATION A MIN. 4' BELOW GRADE. FILL AND COMPACT VOID.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BELLEVUE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS, CURRENT EDITION.
2. THE LOCATIONS OF FEATURES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR AS NECESSARY.
3. THE CONTRACTOR SHALL SUBMIT A REQUEST FOR MATERIALS APPROVAL TO THE CITY OF BELLEVUE PRIOR TO ORDERING MATERIALS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANY IMMEDIATELY UPON DAMAGE.
5. ALL CONDUIT SHALL BE INSTALLED WITH MIN. 24" COVER.
6. SEE CITY OF BELLEVUE STD. PLANS FOR POLE AND CONDUIT LAYOUT DETAILS, SERVICE CABINET/CONNECTION DETAILS, AND WIRING DETAILS.
7. ALL NEW JUNCTION BOXES SHALL BE NON-SKID.
8. REMOVE EXISTING CONFLICTING STRIPING AS NECESSARY TO ACCOMMODATE NEW STRIPING. CONTRACTOR TO COORDINATE STRIPING REMOVAL WITH ASPHALT RESTORATION.
9. ALL ROAD CHANNELIZATION AND STRIPING SHALL BE PER CITY OF BELLEVUE STANDARD DRAWINGS, CURRENT EDITION.
10. REMOVE ALL PLASTIC PAVEMENT MARKINGS (BY MACHINE GRINDING) AND RPM'S WITHIN ASPHALT OVERLAY LIMITS PRIOR TO BEGINNING THE OVERLAY.

LIGHTING STANDARDS

ROAD: INTERSECTION (108TH AVE NE & NE 10TH ST)		ROAD: MAINLINE (108TH AVE NE)		ROAD: MAINLINE (NE 10TH ST)	
ROADWAY CLASSIFICATION:	MAJOR-MAJOR	ROADWAY CLASSIFICATION:	MAJOR	ROADWAY CLASSIFICATION:	MAJOR
AVERAGE LIGHT LEVEL:	18 LUX	AVERAGE LIGHT LEVEL:	13 LUX	AVERAGE LIGHT LEVEL:	9 LUX
UNIFORMITY:	3:1	UNIFORMITY:	3:1	UNIFORMITY:	3:1

NE 10TH ST SIGNAL DISPLAYS

HEAD NO.
EXIST. :21,22,41,42
:61,62
RELOCATE :61,22

HEAD NO.
EXIST. :28,29,48,49
:68,89
RELOCATE :69,88

ALL VEHICLE HEADS SHALL HAVE BACKPLATES, 12" LENSES AND TYPE M MOUNTS UNLESS OTHERWISE NOTED. ALL VEHICLE HEADS, BACK PLATES AND VISORS SHALL BE ALUMINUM.

LIGHT EMITTING DIODE (LED) LIGHT SOURCES ARE REQUIRED FOR ALL VEHICLE DISPLAYS.

ALL PEDESTRIAN HEADS SHALL BE COUNTDOWN-TYPE.

RELOCATED PEDESTRIAN SIGNAL HEADS SHALL USE NEW HOUSINGS.

NE 10TH ST PHASE DIAGRAM (EX. TO REMAIN)

#1	BLANK	BLANK	#5
#2			#6
#3	BLANK	BLANK	#7
#4			#8

VEHICLE MOVEMENT
PEDESTRIAN MOVEMENT

PRE-EMPT
A = #2
B = #4
C = #6
D = #8

SIGN LEGEND

15 MINUTE
LOAD AND UNLOAD ONLY
TOW-AWAY ZONE

(A) R7-CUSTOM* (12"x18")

LEGEND

EXIST.	NEW/RELOCATED	DESCRIPTION
		JUNCTION BOX TYPE 1,2,8 (NEW JB'S SHALL HAVE SKID-RESISTANT LIDS)
		VEHICLE SIGNAL HEAD
		PEDESTRIAN SIGNAL HEAD
		PS POLE
		SIGNAL POLE TYPE III
		LOOP DETECTOR
		MAST ARM MOUNTED SIGN
		EMERGENCY PRE-EMPTION DETECTOR
		LIGHT STANDARD
		CONDUIT/CONDUCTOR
		CONTROLLER CABINET
		SERVICE CABINET
		INTERCONNECT CABINET
		CONSTRUCTION NOTE
		SIGNAL/LUM. POLE NUMBER
		PAVEMENT MARKING NOTE
		POST MOUNTED SIGN
		LUMINAIRE POLE MOUNTED SIGN

N

0 20 40 60
SCALE IN FEET

PRELIMINARY

MARK	DATE	DESCRIPTION
	11/06/2014	SECOND AGR SUBMITTAL

DRAWN: TTT
CHECKED: CTB
JOB NO: 4919

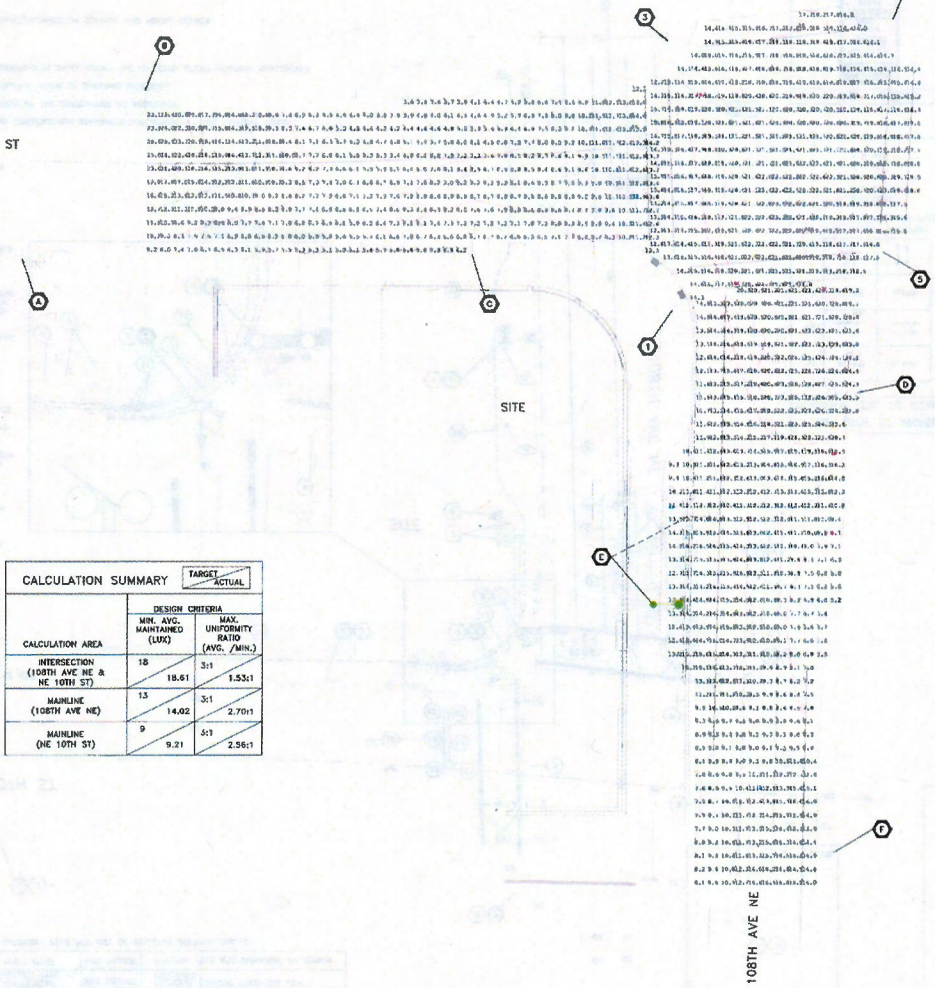
TENW
Transportation Engineering Northwest

BELLEVUE HILTON GARDEN INN
999 108th AVE. NE
BELLEVUE, WASHINGTON

ROAD PLAN

SHEET:
TS1

OF: 2 SHEETS



CALCULATION SUMMARY	TARGET / ACTUAL	
	DESIGN CRITERIA	
CALCULATION AREA	MIN. AVG. MAINTAINED (LUX)	MAX. UNIFORMITY RATIO (AVG. /MIN.)
INTERSECTION (108TH AVE NE & NE 10TH ST)	18 / 18.61	3:1 / 1.53:1
MAINLINE (108TH AVE NE)	13 / 14.02	3:1 / 2.70:1
MAINLINE (NE 10TH ST)	9 / 9.21	3:1 / 2.56:1

N

0 10 20 40 60
SCALE IN FEET

PRELIMINARY

MARK	DATE	DESCRIPTION
	11/06/2014	SECOND ADR SUBMITTAL

DRAWN: TTT
CHECKED: CTB
JOB NO: 4919

TENW
Transportation Engineering Northwest

BELLEVUE HILTON GARDEN INN
999 108th AVE. NE
BELLEVUE, WASHINGTON

ILLUMINATION CALCULATIONS

SHEET
TS2
OF 7 SHEETS

STATISTICAL INFORMATION SHEET

	REQ'D/ ALLOWED	PROPOSED
1. LAND USE ZONE	DNTM-MN	
2. SITE AREA, IN SQUARE FEET AND ACRES	46,155 SF (1.05 AC)	
3. SITE DATA SUMMARY		
A. NUMBER OF DWELLING UNITS PER ACRE	--	N/A
B. TOTAL NUMBER OF DWELLING UNITS	--	N/A
C. AREA OF EACH PROPOSED STRUCTURE		
- NET	N/A	N/A
- NET LEASABLE (FOR SHOPPING CENTER)	N/A	N/A
- GROSS	--	
D. FLOOR AREA RATIO (F.A.R.)	--	5.0
E. AREA OF PROPOSED BUILDING BY USE		
- NET	--	--
- GROSS	--	203,984 SF
4. PERCENTAGE OF LOT COVERAGE	100%	100%
5. AMOUNT OF IMPERVIOUS AREA IN SQUARE FEET	--	46,155 SF
6. CUT/FILL (CUBIC YARDS)	--	21,900 cut
7. BUILDING HEIGHT: MEASURE FROM AVG. EXISTING GRADE IN SHORELINE & TRANSITION AREAS; MEASURED FROM AVERAGE FINISHED GRADE FOR ALL OTHER AREAS.	--	269.5'
8. PARKING: TOTAL # OF SPACES FOR THE PROJECT.	--	285 stalls
A. # OF SPACES BY EACH PROPOSED USE	--	285 stalls
B. THE PERCENTAGE OF COMPACT STALLS	--	44%
C. THE PERCENTAGE OF HANDICAPPED STALLS	--	2%
9. AREA OF PORPOSED LANDSCAPING OR MITIGATION		
A. ADJACENT TO RIGHT-OF-WAY	--	388 sf
B. ADJACENT TO INTERIOR PROPERTY LINES	--	2450 sf
C. WITHIN THE PARKING AREA	--	0
D. SIGNIFICANT TREES TO BE RETAINED	--	0
10. WASTE AND RECYCLING PER LUC 20.20.725 254 DWELLING UNITS X 1.5 = 381 SF 20,000SF OF RETAIL WHICH CONSISTS OF HOTEL LOBBY, RESTAURANT, KITCHEN, MEETING ROOMS, POOL & EXERCISE ROOM (5 SF PER 1,000SF)= 100 SF 1,000 SF OF OFFICE (2SF PER 1,000 SF) = 2SF	483	530 sf

LEVEL 1:

GROSS AREA SUMMARY:

PUBLIC AREA	10,300
VERTICAL CIRCULATION	800
PUBLIC RESTROOMS	798
MEETING	2,996
SERVICE	5,742
CORRIDORS	1,397
SHAFTS	128
GRAND TOTAL GROSS AREA	22,161

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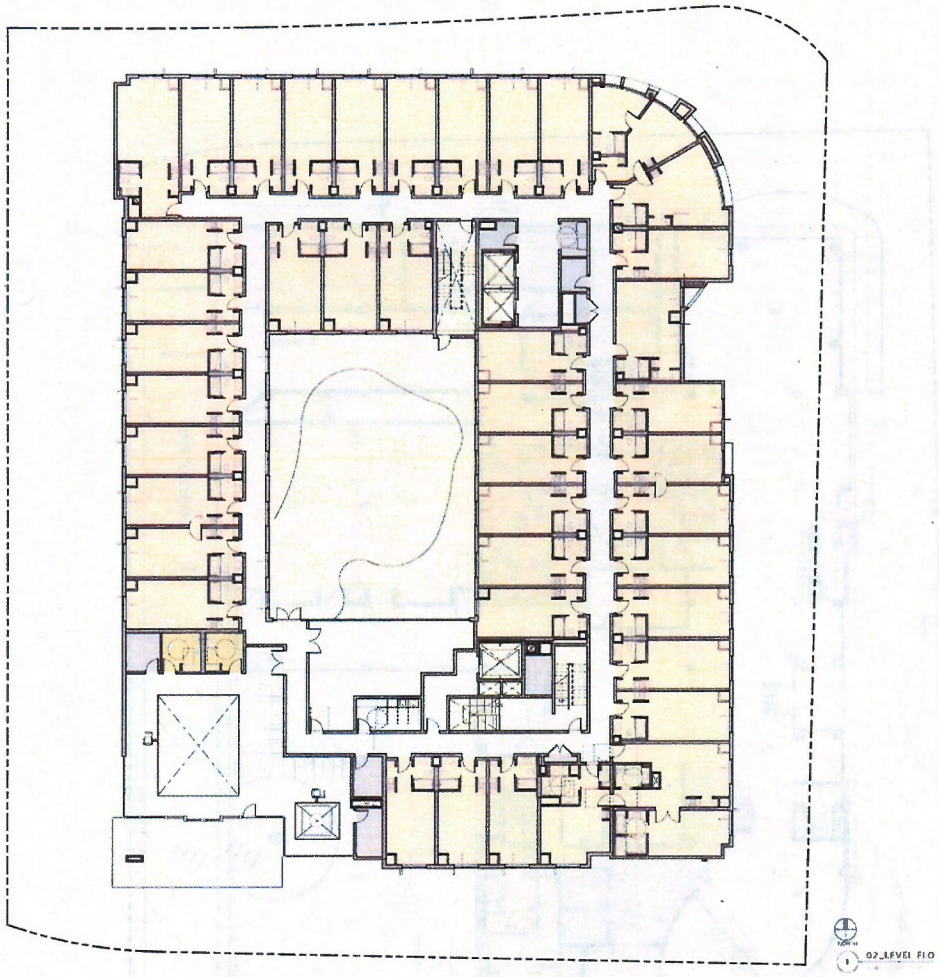

LEVEL 2:

GROSS AREA SUMMARY:

GUESTROOMS	16,138
VERTICAL CIRCULATION	1,087
PUBLIC AREAS	3,627
PUBLIC RESTROOMS	210
SERVICE	703
CORRIDORS	2,965
SHAFTS	159
GRAND TOTAL GROSS AREA	24,889
COURTYARD	3,568

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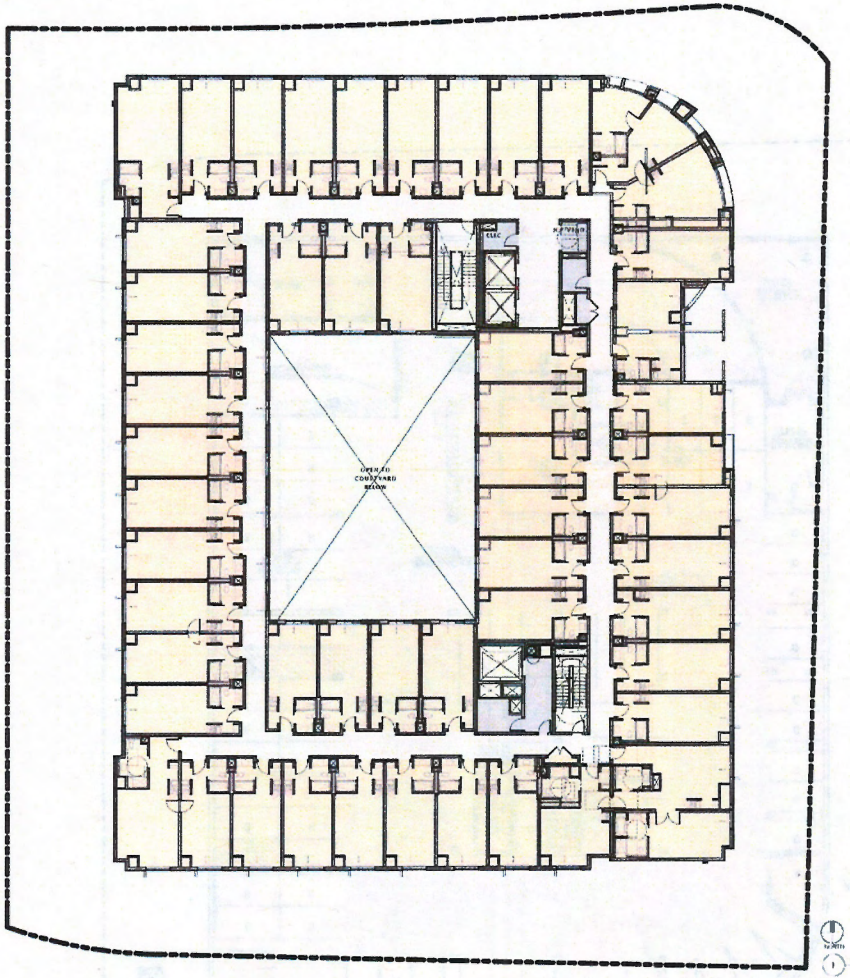

03 - 06 LEVELS

LEVEL 3– LEVEL 6:

GROSS AREA SUMMARY PER FLOOR:

GUESTROOMS	20,156
VERTICAL CIRCULATION	813
SERVICE	467
CORRIDORS	2,957
SHAFTS	216
GRAND TOTALGROSS AREA (PER FLOOR)	24,609
COURTYARD	3,568

TOTAL GROSS FLOOR AREA FOR = (24,609 X 4) = 98,436 SQFT
LEVEL 3– LEVEL 6

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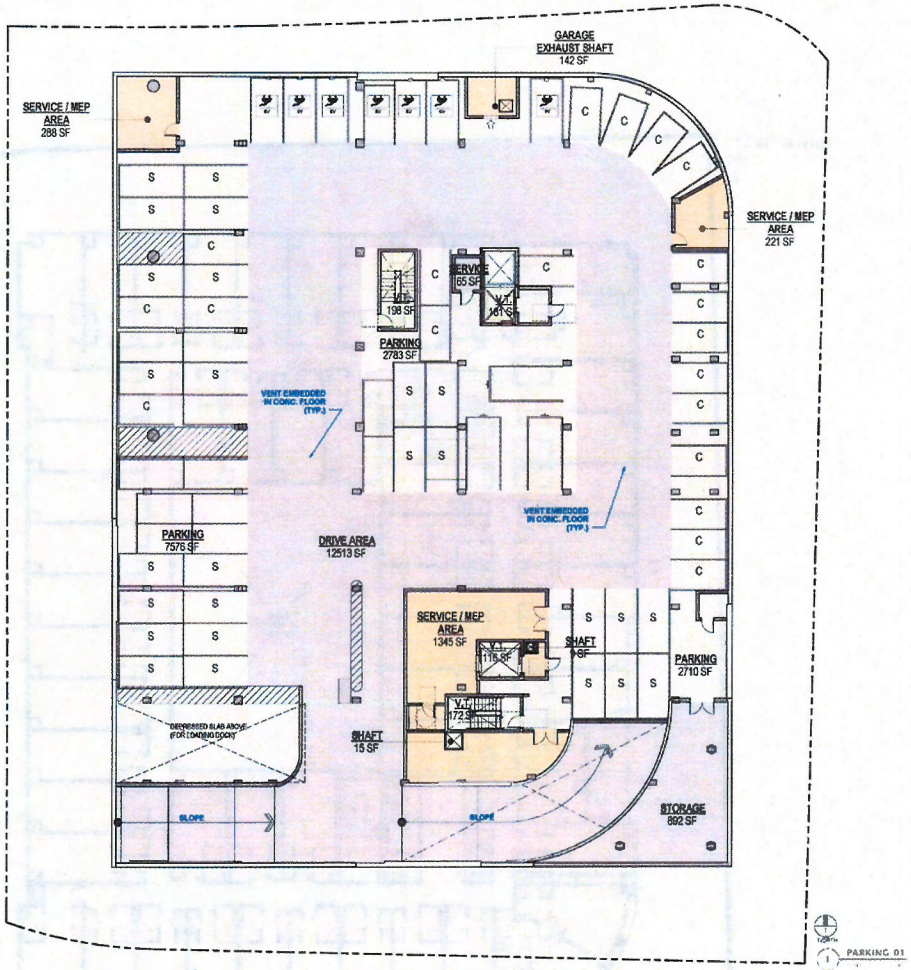

PARKING P1:

GROSS AREA SUMMARY:

SERVICE/MEP AREAS	2,061
VERTICAL CIRCULATION	667
STORAGE	892
SHAFTS	24
DRIVE AREA	12,526
PARKING STALL AREA	13,079
GRAND TOTALGROSS AREA	29,249

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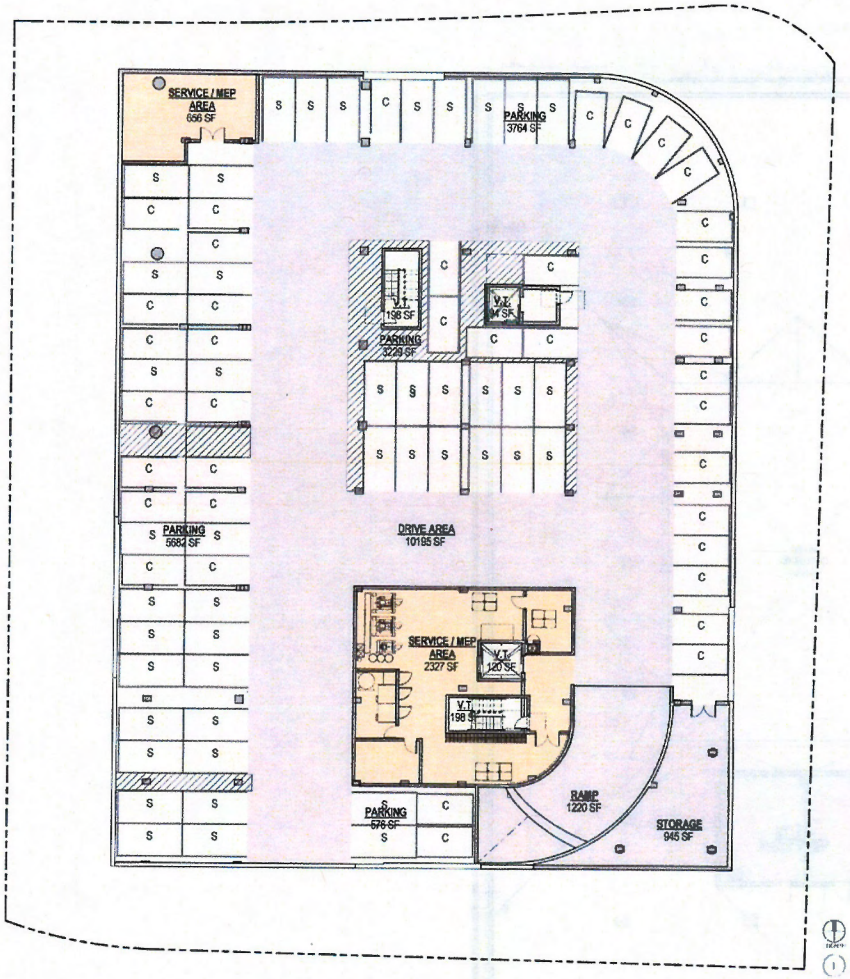

1 PARKING 0.

PARKING P2:

GROSS AREA SUMMARY:

SERVICE/MEP AREAS	2,983
VERTICAL CIRCULATION	610
STORAGE	990
RAMP	1220
DRIVE AREA	10195
PARKING STALL AREA	13251
GRAND TOTALGROSS AREA	29,249

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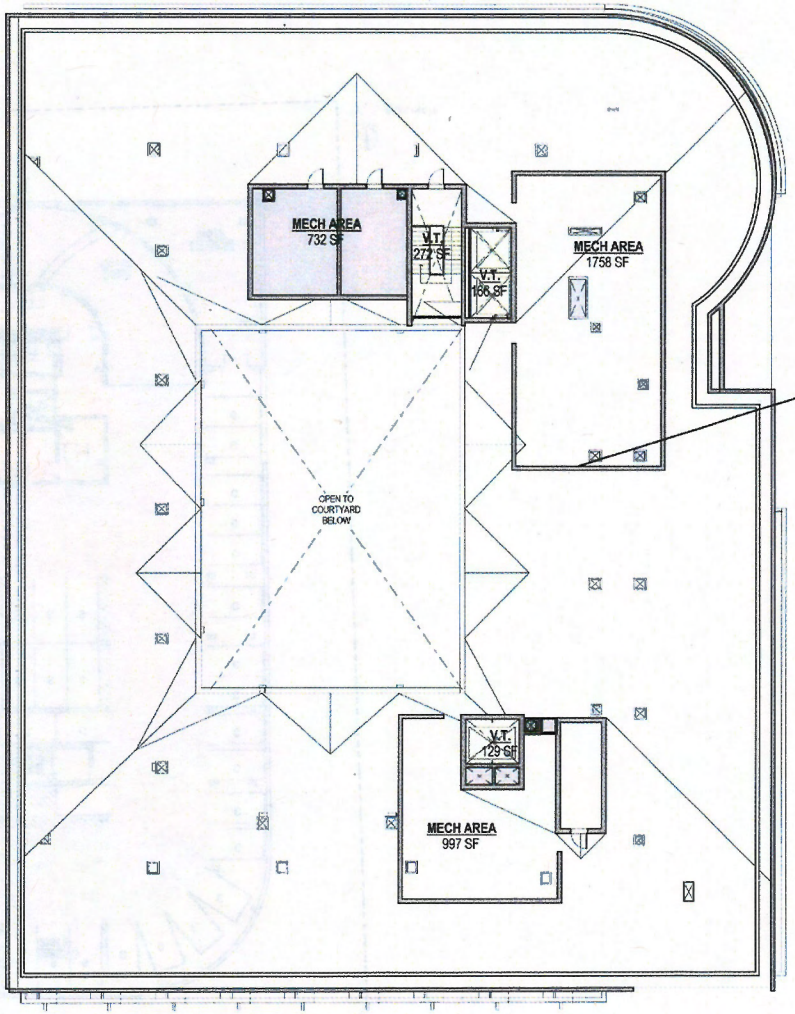

ROOF TOP EQUIPMENT SCREENING SHALL NOT EXCEED 15' ABOVE ROOF AND WILL BE SUSPENDED ON ALL SIDES AND ABOVE AND WILL COMPLY WITH LUC 20.20.525

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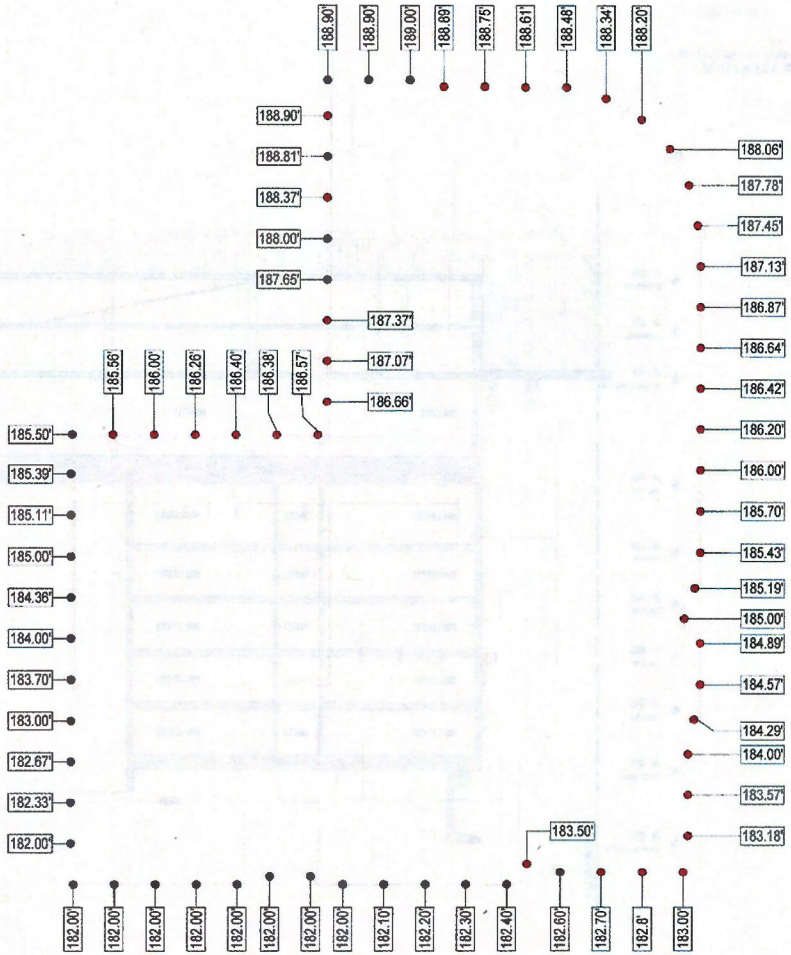
SITE ELEVATION
@ EVERY 10'

188.90	182.20
188.90	182.10
189.00	182.00
188.89	182.00
188.75	182.00
188.61	182.00
188.48	182.00
188.34	182.00
188.20	182.00
188.06	182.00
187.78	182.00
187.45	182.33
187.13	182.67
186.87	183.00
186.64	183.70
186.42	184.00
186.20	184.36
186.00	185.00
185.70	185.11
185.43	185.39
185.19	185.50
185.00	185.56
184.89	186.00
184.57	186.26
184.29	186.40
184.00	186.38
183.57	186.57
183.18	186.66
183.00	187.07
182.80	187.37
182.70	187.65
182.60	188.00
183.50	188.37
182.40	188.81
182.30	188.90

GRAND TOTAL 12969.10
TOTAL POINT ELEVS. /70
AVERAGE ELEVATION 184.84'

ZONING: DT-MU
ALLOWABLE BLDG HEIGHT: 200' MAX.
PROPOSED BLDG HEIGHT: 83.5'



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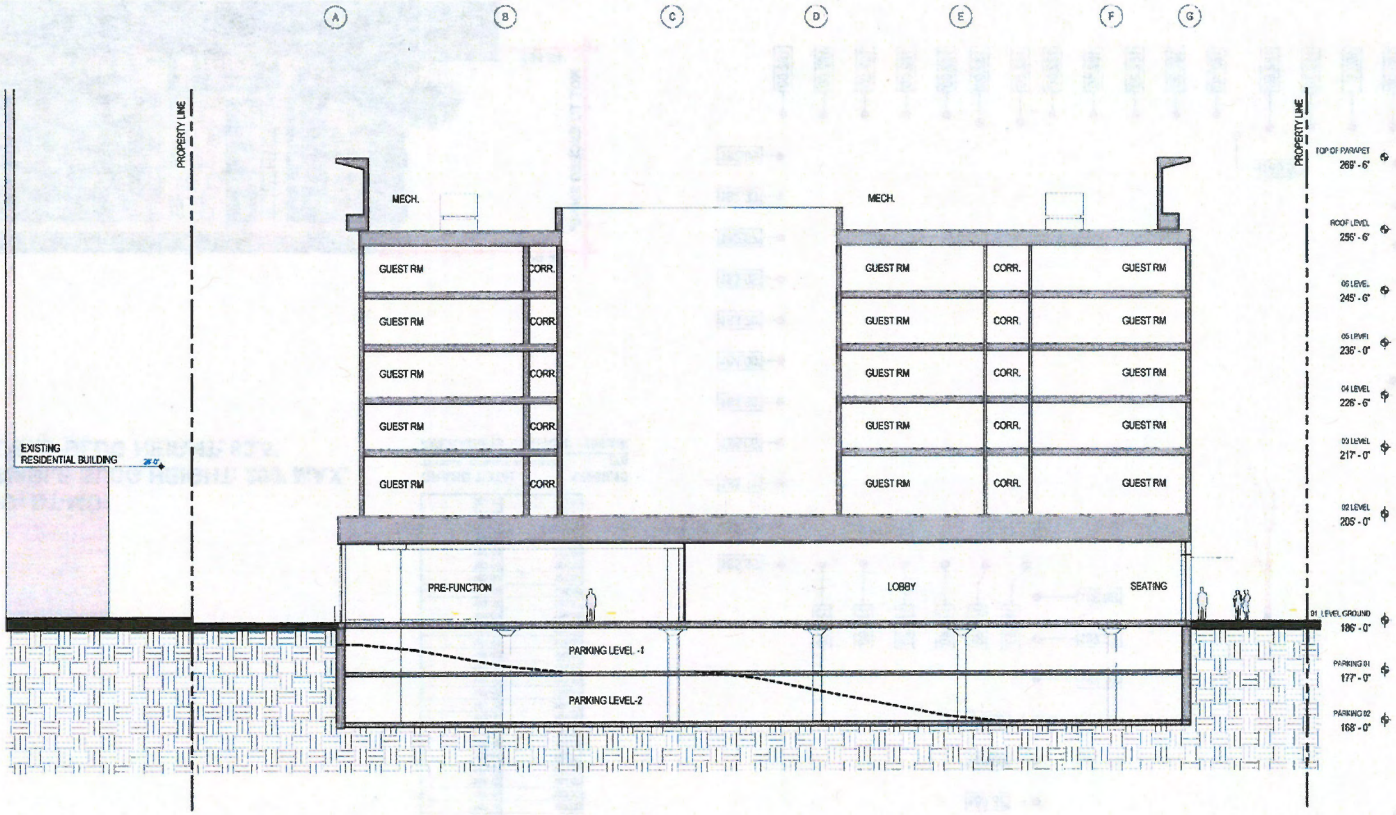

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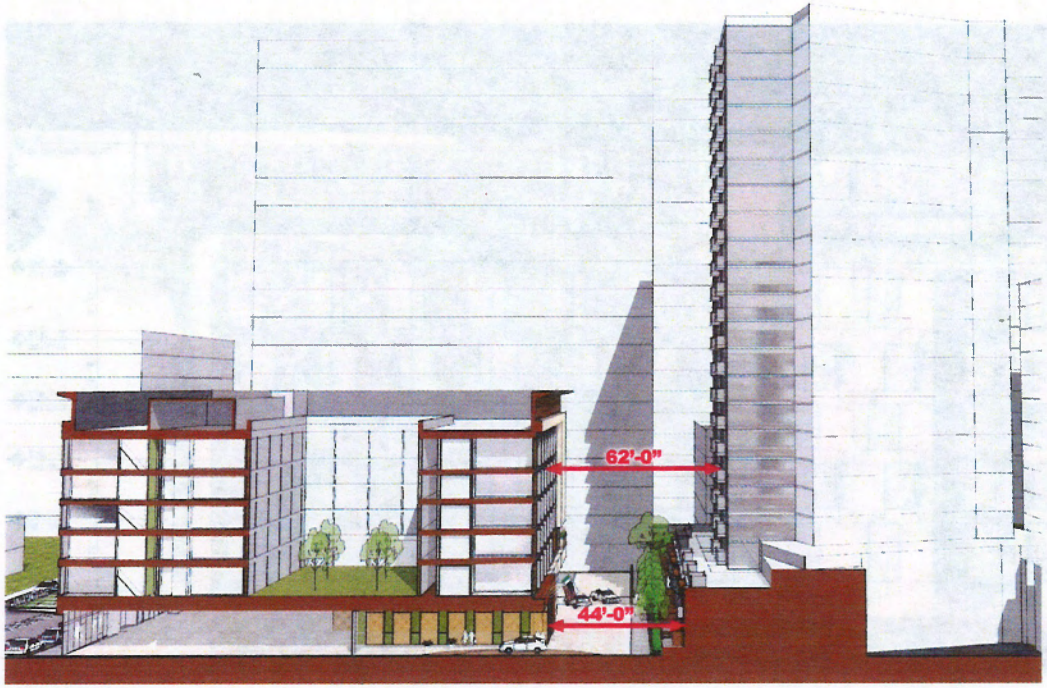

SECTIONAL STUDY SHOWING PROXIMITY RELATIONSHIP TO NEIGHBORING RESIDENTIAL TOWER TO THE WEST. AT THE GROUND LEVEL THE PROPOSED HOTEL AND EXISTING TOWNHOME-STYLE BASE ARE SPACED ABOUT 44' APART. HOWEVER, THE COMFORT GAP INCREASES AS THE BUILDINGS RISE. THE TOWER PORTION OF THE EXISTING RESIDENTIAL TOWER NOW STANDS OVER 60' APART FROM THE PROPOSED HOTEL.

PEDESTRIAN/ VEHICULAR CORRIDOR
11'-0" VERTICAL SCREEN IS PROPOSED AT SERVICE AND RAMP LOCATION.

PROPOSING LUSH LANDSCAPE AT HOTEL ARRIVAL TO MINIMIZE HARSH AND ABRUPT EDGE AGAINST EXISTING RESIDENTIAL CONTEXT.

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ADMINISTRATIVE DESIGN REVIEW

WEST 77 PARTNERS

Nov 18, 2014

1 FIELD TILE - MOSAIC PATTERN

3 LIGHT GRAY TINTED GLASS

5 PERFORATED METAL - DARK GRAY (COLOR TO MATCH METAL PANELS)

7 PORCELAIN TILE - WOOD GRAIN PATTERN (COLOR TO MATCH IPE WOOD)

2 DARK GRAY METAL PANEL

4 STAINED IPE WOOD SIDING

6 3 FORM RESIN PANEL - LAWN

Color + Materials

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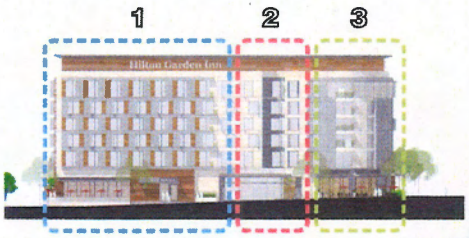
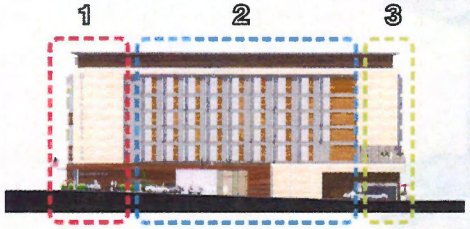
SEPT. 30, 2014

HORIZONTAL FACADE MODULATION
(LUC 20.25A.115)



EAST FACADE

NORTH FACADE



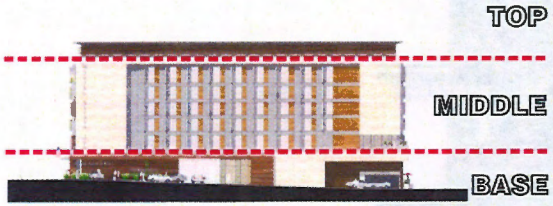
WEST FACADE

SOUTH FACADE

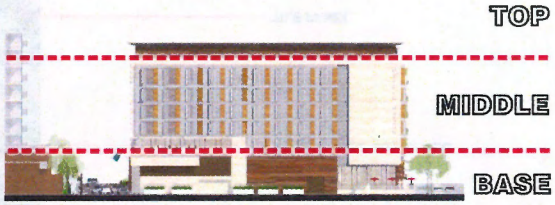
VERTICAL FACADE MODULE
(LUC 20.25A.115)

EAST FACADE

NORTH FACADE



WEST FACADE



SOUTH FACADE

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EAST FACADE

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WEST 77 PARTNERS

ADMINISTRATIVE DESIGN REVIEW

TOP

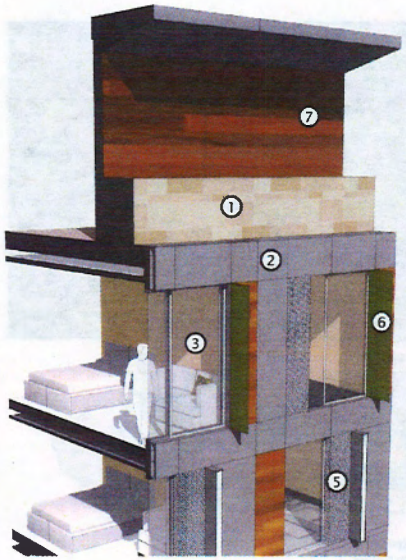
Architecturally integrated roof top acts as a mechanical screen for a holistic design.

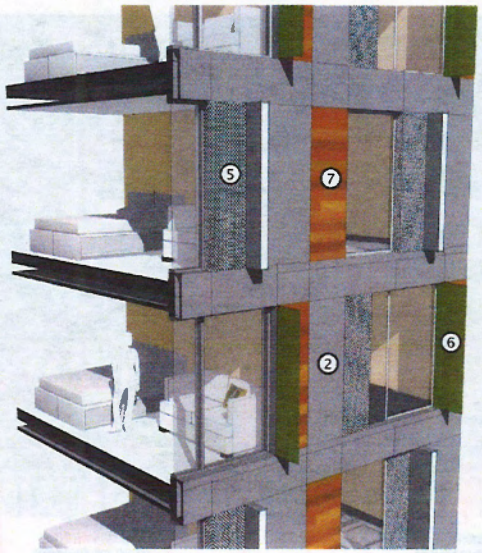
MIDDLE

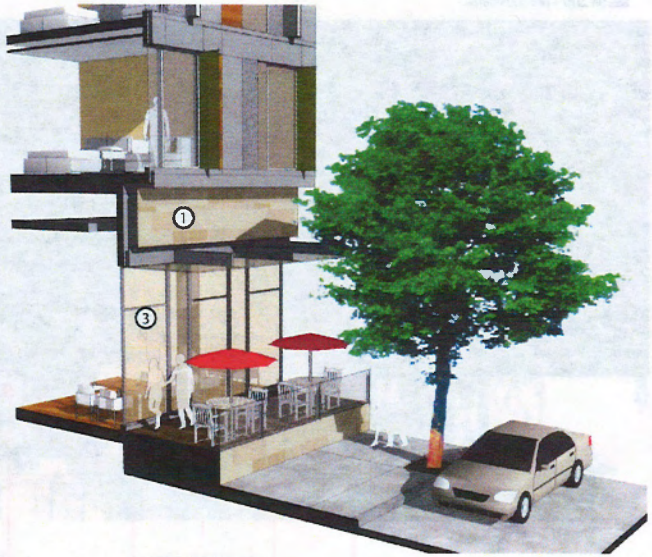
The placement of window's alternate between floors to avoid the uninspiring 'punch open window.' The use of multiple materials further breaks down the façade.

BASE

Traditional materials such as stone, glass and metal are used at the pedestrian level.







1 FIELD TILE - MOSAIC PATTERN

3 LIGHT GRAY TINTED GLASS

5 PERFORATED METAL - DARK GRAY (COLOR TO MATCH METAL PANELS)

7 PORCELAIN TILE - WOOD GRAIN PATTERN (COLOR TO MATCH IPE WOOD)

2 DARK GRAY METAL PANEL

4 STAINED IPE WOOD SIDING

6 3 FORM RESIN PANEL LAWN

WEST 77 PARTNERS

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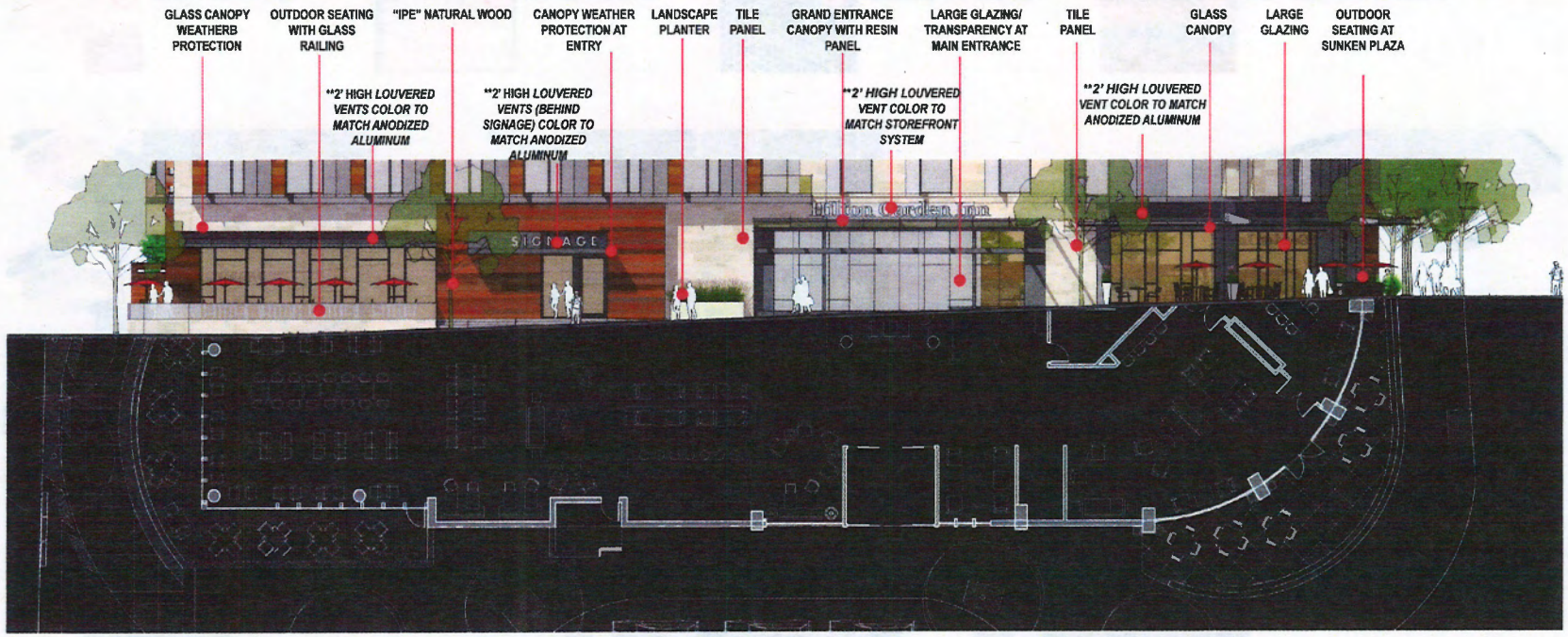

**UPDATED CALL OUT NOTES

WEST 77 PARTNERS

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NOV 10, 2014

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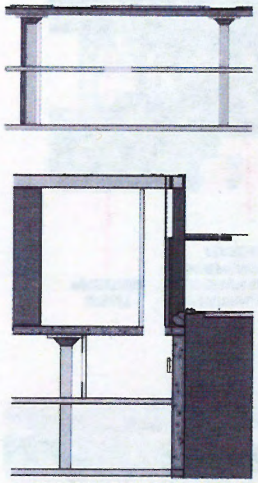
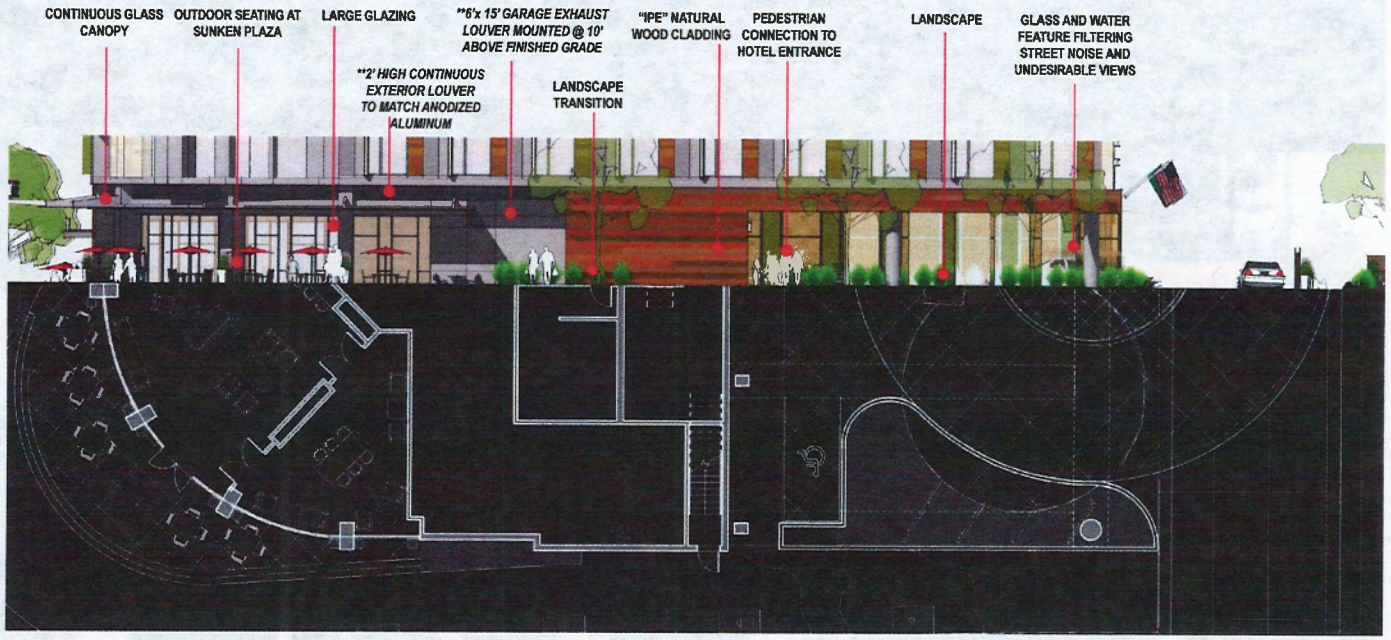


**SECTION AT GARAGE EXHAUST



**UPDATED CALL OUT NOTES

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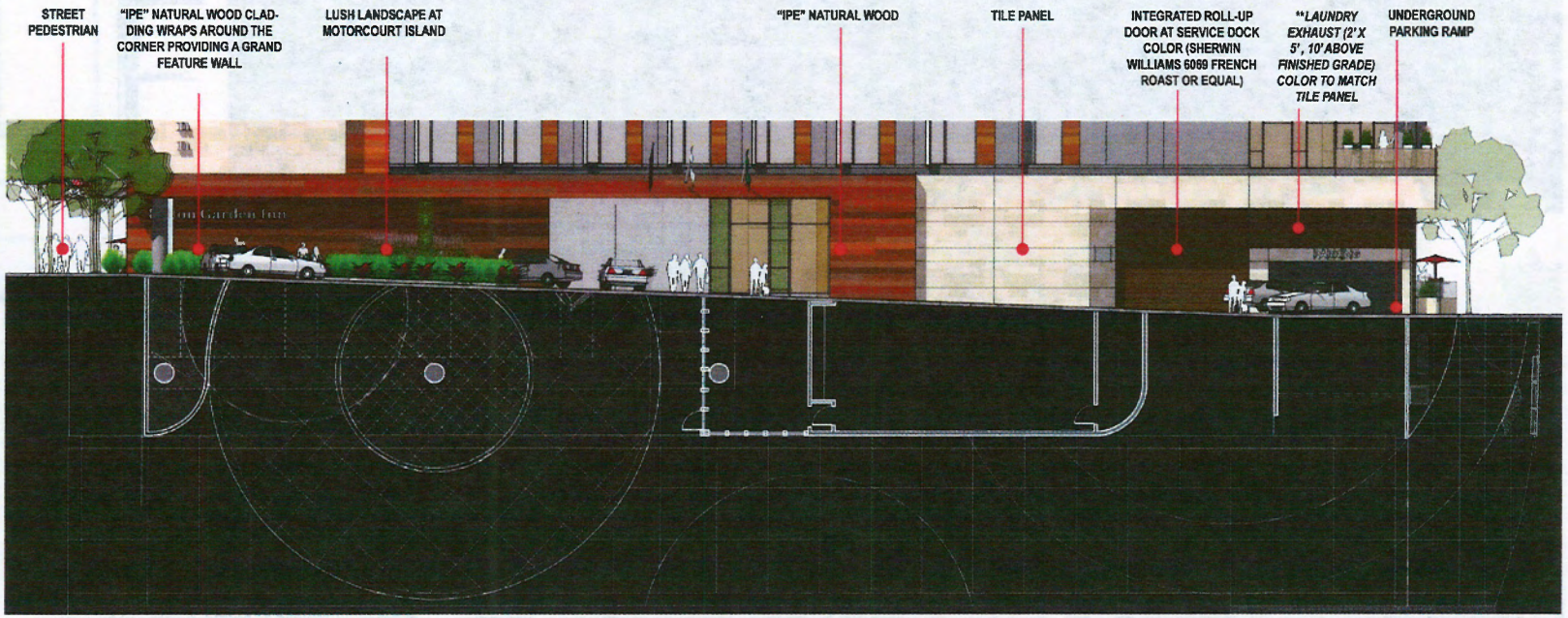
WEST 77 PARTNERS

ADMINISTRATIVE DESIGN REVIEW



**UPDATED CALL OUT NOTES

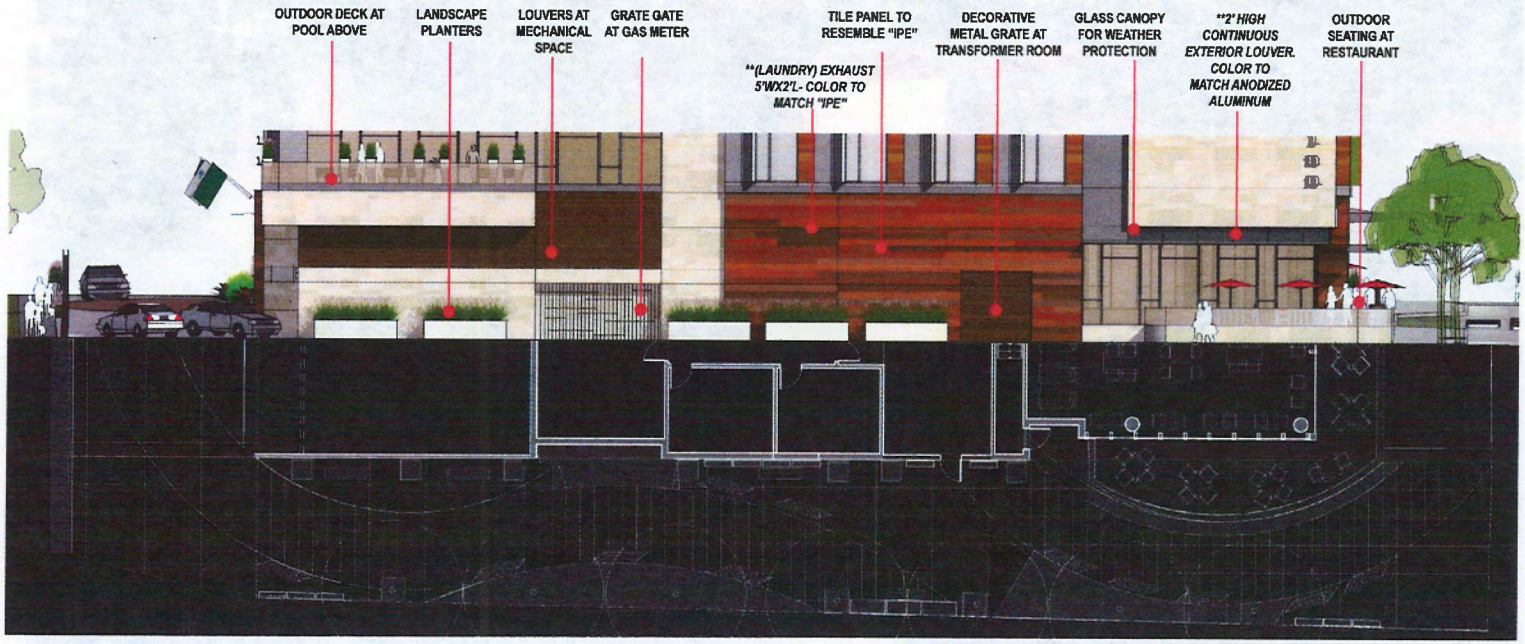
JENSEN FEY ARCHITECTS
7730 LEARY WAY NE REDMOND WA 98052
www.jenseyfey.com
425 216 0318 425 216 0329

A1

WEST 77 PARTNERS

ADMINISTRATIVE DESIGN REVIEW

J|f



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ADMINISTRATIVE DESIGN REVIEW

WEST 77 PARTNERS

J|f

A1

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ADMINISTRATIVE DESIGN REVIEW

WEST 77 PARTNERS

ADMINISTRATIVE DESIGN REVIEW

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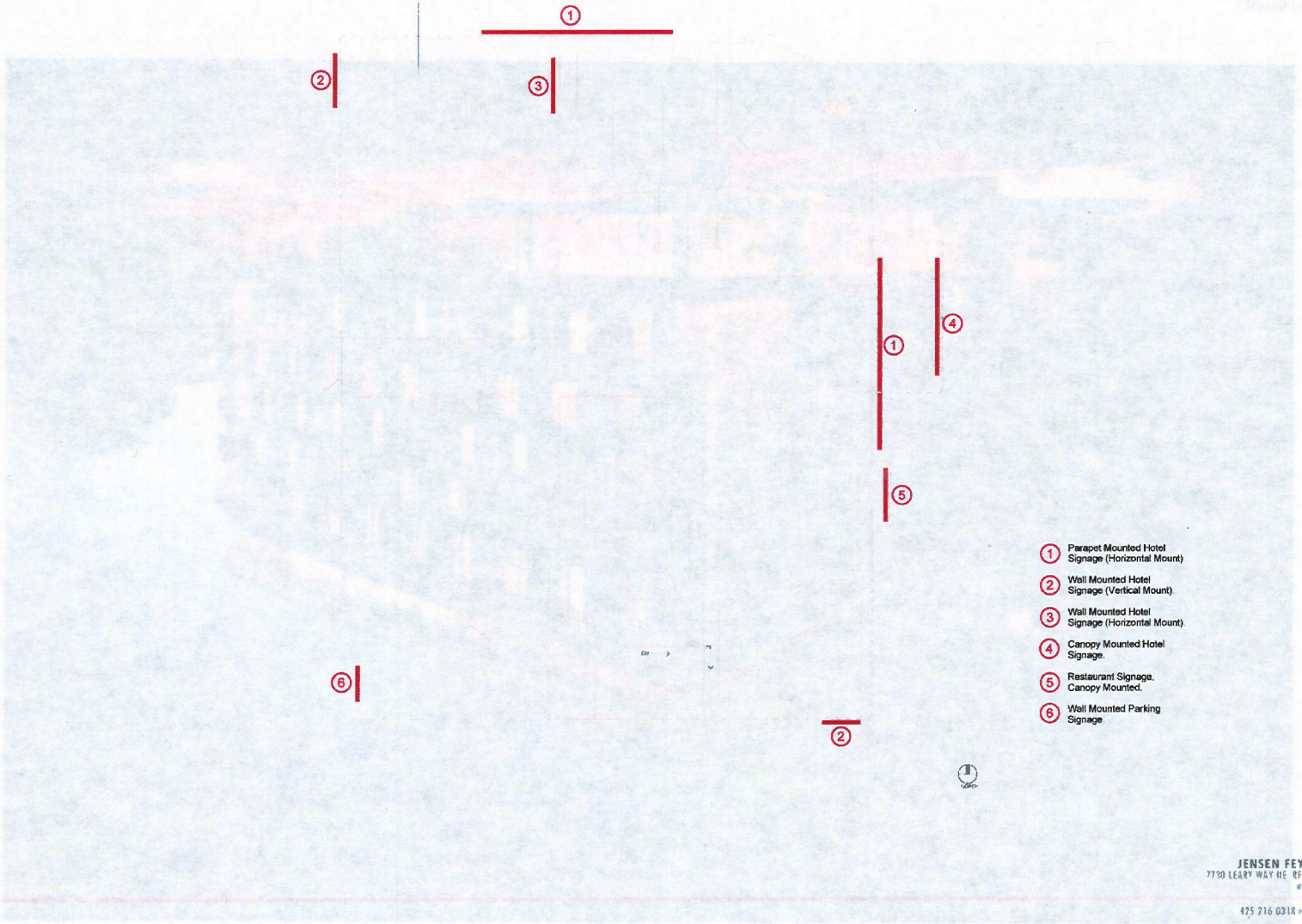

1. Parapet Mounted Hotel Signage (Horizontal Mount)
2. Wall Mounted Hotel Signage (Vertical Mount).
3. Wall Mounted Hotel Signage (Horizontal Mount).
4. Canopy Mounted Hotel Signage.
5. Restaurant Signage, Canopy Mounted.
6. Wall Mounted Parking Signage.

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ADMINISTRATIVE DESIGN REVIEW

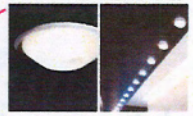
WEST 77 PARTNERS

SEP 10, 2014

HILTON GARDEN INN

NO LIGHT COVE OR VERTICAL FACADE LIGHTING ON WEST ELEVATION

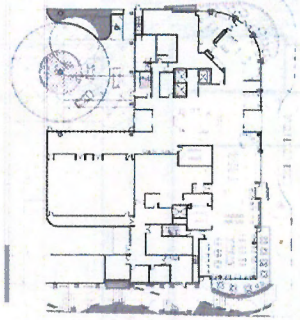
SURFACE MOUNT LED FIXTURES



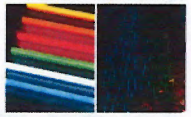
GLASS CANOPY DOWNLIGHTING

UPLIGHT AT FEATURE WALL

PARAPET COVE LIGHT

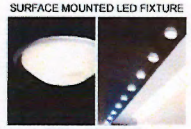


GREEN LED AT RESIN PANEL



FLOOR MOUTNED UPLIGHT WASH

SURFACE MOUNTED LED FIXTURE



WHITE LED AT METAL FINS

LED DOWNLIGHTS AT EAVE

GLUMAC

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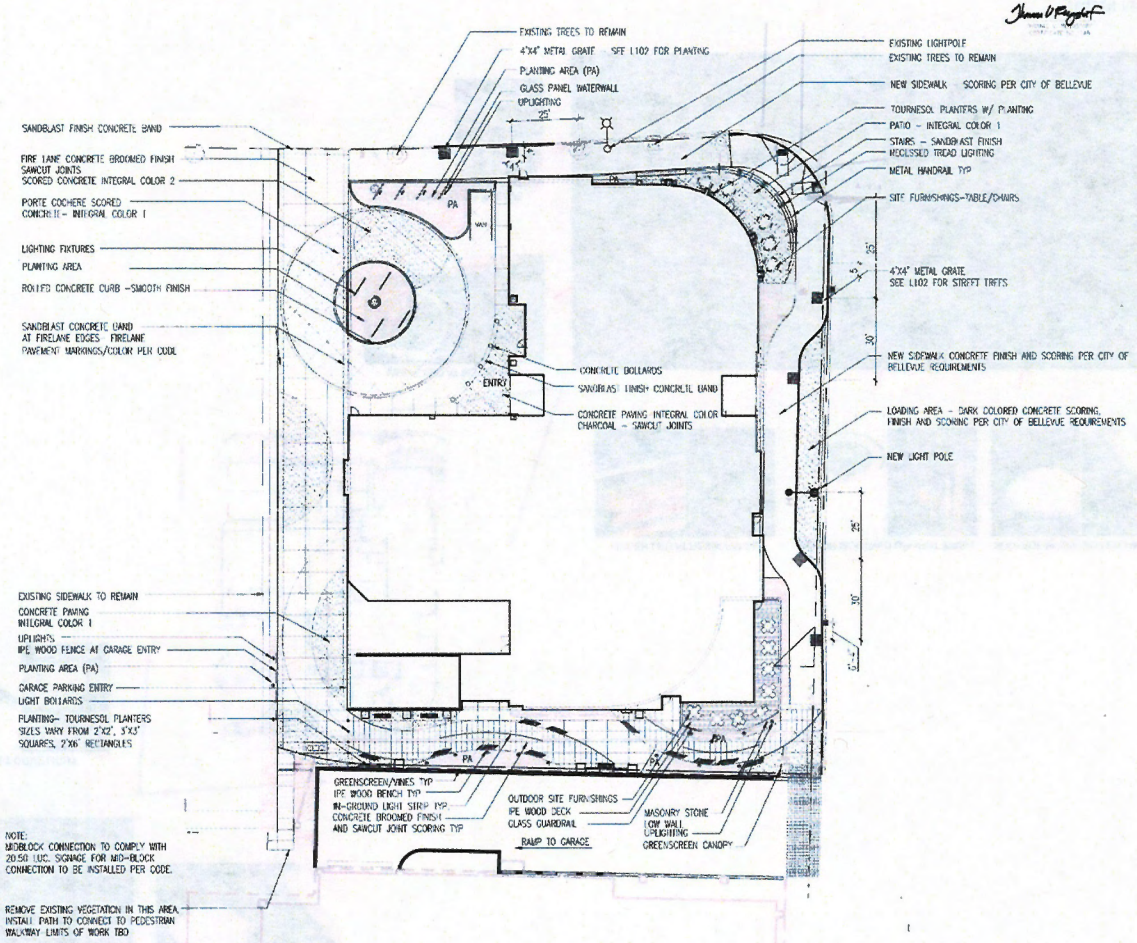
ADMINISTRATIVE DESIGN REVIEW

WEST 77 PARTNERS

CITY OF BELLEVUE SUBMITTAL REQUIREMENTS

AREA OF PROPOSED LANDSCAPING OR MITIGATION
- a. ADJACENT TO RIGHT-OF-WAY = 96 SF (4'X4' STREET TREE GRATES)
- b. PLANTING ADJACENT TO INTERIOR PROPERTY LINES = 2450 SF
- c. PLANTING WITHIN PARKING AREA = 0
- d. SIGNIFICANT TREES TO BE RETAINED = 0 (6" AT DBH)



1 LANDSCAPE CALL OUT PLAN
SCALE 1" = 20'-0"

TRA

MARK	DATE	DESCRIPTION

DRAWN	LP
CHECKED	TR
JOB NO	3214

Jensen/Fey
Architecture and Planning
22730 LEARY WAY NE
REDMOND, WA 98053
TEL 425.216.0318 FAX 425.216.0329

BELLEVUE HILTON GARDEN INN
999 108th AVE. NE
BELLEVUE, WASHINGTON

LANDSCAPE CALL OUT PLAN

SHEET
L101

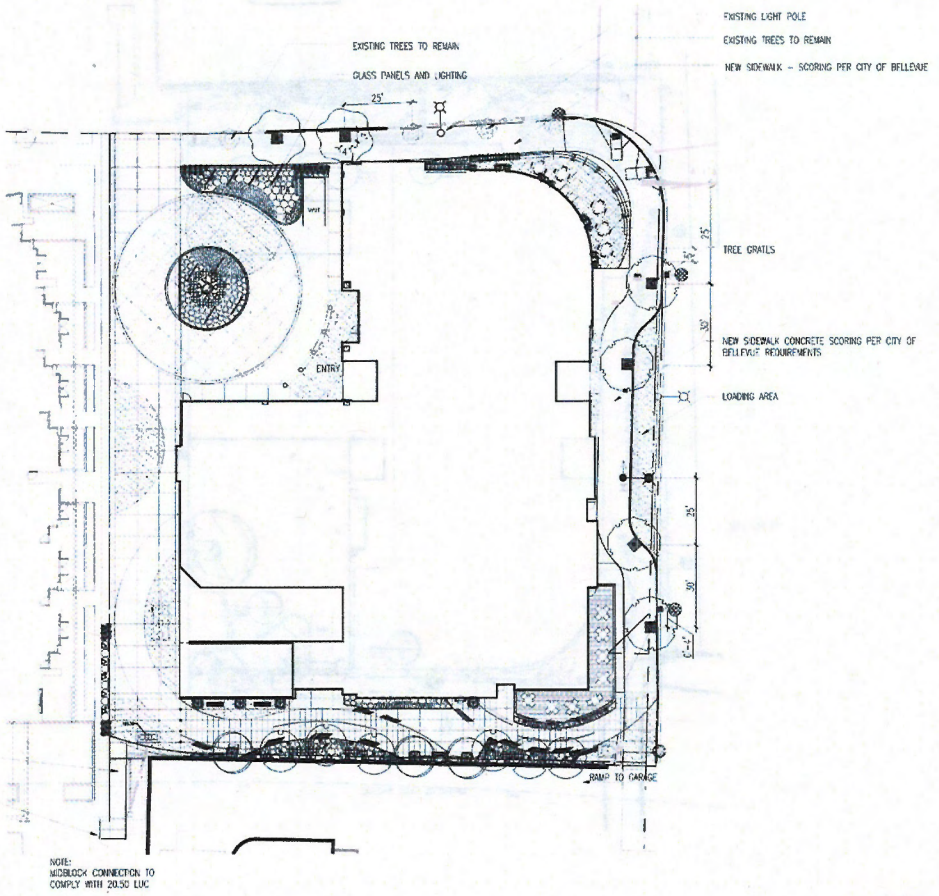
OF 1 3 SHEETS

CITY OF BELLEVUE SUBMITAL REQUIREMENTS

AREA OF PROPOSED LANDSCAPING OR MITIGATION.
- a. ADJACENT TO RIGHT-OF-WAY = 96 SF (4'X4' STREET TREE GRATES)
- b. LANDSCAPE ADJACENT TO INTERIOR PROPERTY LINES = 2450 SF
- c. PLANTING WITHIN PARKING AREA = 0
- d. SIGNIFICANT TREES TO BE RETAINED = 0 (6" AT DBH)

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	ACER CIRCINATUM	VINE MAPLE	B & B	MULTI-STEM	8' HT
	ACER PALMATUM "SANGO KAKU"	CORAL BARK MAPLE	BAND 8' HT. MIN.	1.75"CAL	
	PRUNUS PENNSYLVANICA "MARSHALL'S SEEDLESS"	MARSHALL'S SEEDLESS ASH	3" CAL		
	LIQUIDAMBAR STYRACIFLUA "WORPLESTON"	WORPLESTON SWEET GUM	3" CAL		
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	MIN HT/SPREAD	O.C. SPCG
	AZALEA KURUME HYBRID "HINODEGIRI"	KURUME AZALEA	2 GAL		
	AZALEA KURUME HYBRID "SNOW"	SNOW KURUME AZALEA	2 GAL		
	POLYSTICHUM SETIFERUM	DEER FERN	1 GAL		
	CORNUS BAILEYI	BAILEY'S RED-TWIG DOGWOOD	5 GAL		
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL		
	SARCOCOCCA RUSCIFOLIA	FRAGRANT SARCOCOCCA	2 GAL		
ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	CONT	MIN HT/SPREAD	O.C. SPCG
	RUDBECKIA FULGIDA "EARLY BIRD GOLD"	BLACK EYED SUSAN	1 GAL		
GRASSES	BOTANICAL NAME	COMMON NAME	CONT	MIN HT/SPREAD	O.C. SPCG
	CAREX TESTACEA "PRAIRIE FIRE"	PRAIRIE FIRE SEDGE	1 GAL		
	HAKONECHLOA MACRA "AUREOLA"	JAPANESE FOREST GRASS	1 GAL		
	LIRIOPE MUSCARI "BIG BLUE" DROUGHT TOLERANT	BIG BLUE LILYTURF	1 GAL		AS SHOWN
	OPHIOPOGON JAPONICUS "BLACK"	BLACK MONDO GRASS	1 GAL		AS SHOWN
	PENNISETUM ALOPECUROIDES "LITTLE BUNNY"	LITTLE BUNNY FOUNTAIN GRASS	1 GAL		
	PHORMIUM TENAX "MAORI CHIEF"	SWAMP MAORI FLAX	5 GAL		
VINE/ESPALIER	BOTANICAL NAME	COMMON NAME	CONT	MIN HT/SPREAD	O.C. SPCG
	AKEBIA QUINATA "SHIRO BANA"	SHIRO BANA AKEBIA	2 GAL		
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPCG	HT. WT	SPACING
	COTONEASTER MICROPHYLLUS COCHLEATUS	ROCK-SPRAY COTONEASTER	1 GAL			24" o.c.



REMOVE EXISTING VEGETATION REPLACE WITH NEW CONCRETE PAVING AND PLANTING

SAWCUT EXISTING PAVING AT TRANSITION POINT. LIMITS OF WORK, LIGHTING, PLANTING TO MATCH EXISTING

NOTE:
MIDBLOCK CONNECTION TO COMPLY WITH 20.50 LUC

1 **PLANTING PLAN**
SCALE 1" = 20'-0"

0 10' 20' 40

TRA

MARK	DATE	DESCRIPTION

DRAWN	LP
CHECKED	TR
JOB NO	3214

Jensen/Fey
Architecture and Planning
2730 LUNDY WAY NE
REDMOND, WA 98052
TEL 425.216.0316 FAX 425.216.0329

BELLEVUE HILTON GARDEN INN
999 108th AVE. NE
BELLEVUE, WASHINGTON

LANDSCAPE SITE PLAN

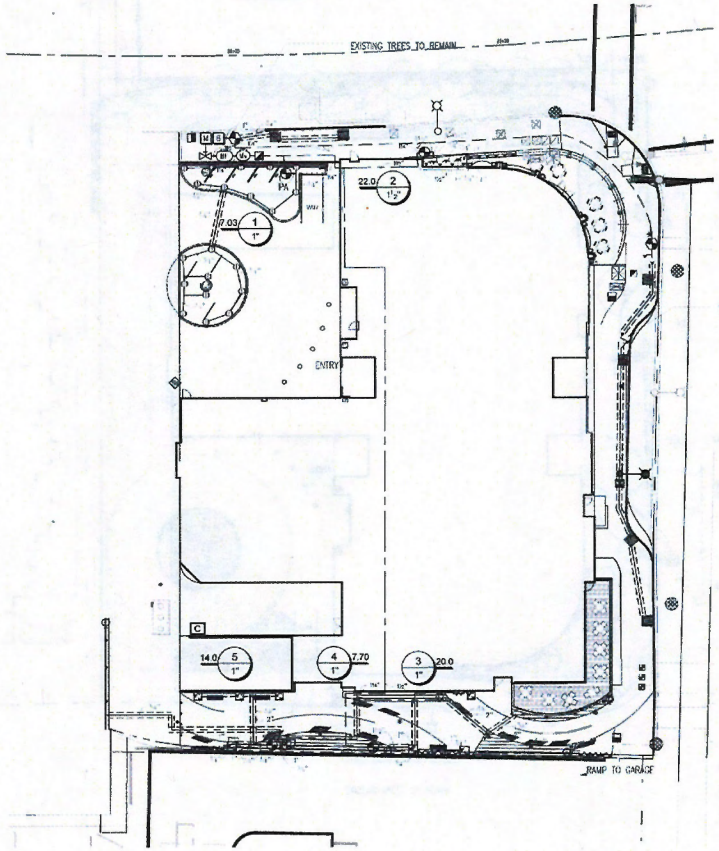
SHEET
L102
OF 2 3 SHEETS

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
○	HUNTER MP800SR PRS-12-PRS40-CV SHRUB ROTATOR, 12.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY OR - ORANGE ADJ ARC 90 TO 210	40
	HUNTER MP STRIP PRS-12-PRS40-CV SHRUB ROTATOR, 12" (30.48 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP, ON PRS40 BODY.	40
	HUNTER PROS-04-CV-PCN FLOOD BUBBLER, 4.0" POP-UP, FACTORY INSTALLED DRAIN CHECK VALVE	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	NETAFIM TFC710075-HF 1" 1" VALVE, 3/4" FILTER AND A HIGH FLOW PRESSURE REGULATING VALVE (3.5 - 17.6GPM). INSTALL GATE VALVE UPSTREAM OF EACH VALVE.
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-06-12 (14) TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.6GPH EMITTERS AT 12.0" O.C. DRIPLINE LATERALS SPACED AT 14.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICV-G 1" 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.
	HUNTER ICV-G 1-1/2" 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.
	HUNTER HQ-33DLRC 3/4" QUICK COUPLER VALVE, YELLOW LOCKING RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 3/4" NPT INLET, 2-PIECE BODY.
	MUELLER MARK II ORISEAL STRAIGHT METER VALVE - LINE SIZE
MV	HUNTER IBV 1-1/2" 1", 1-1/2", 2", AND 3" BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE
BF	FEBCO 850U 1-1/2" DOUBLE CHECK BACKFLOW PREVENTION WITH UNION END BALL VALVE, 1/2" TO 2".
M	WATER METER 1-1/2"
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 3/4"
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 1"
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 1 1/4"
	IRRIGATION LATERAL LINE: TYPE K COPPER PIPE 3/4"
	IRRIGATION LATERAL LINE: TYPE K COPPER PIPE 1"
	IRRIGATION LATERAL LINE: TYPE K COPPER PIPE 1 1/4"
	IRRIGATION LATERAL LINE: TYPE K COPPER PIPE 1 1/2"
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1 1/4"
	IRRIGATION MAINLINE: TYPE K COPPER PIPE 1 1/2"



1 **IRRIGATION PLAN**
SCALE 1" = 10'-0"

0 10' 20' 40

TRA

MARK	DATE	DESCRIPTION

DRAWN	LP
CHECKED	TR
JOB NO	3214

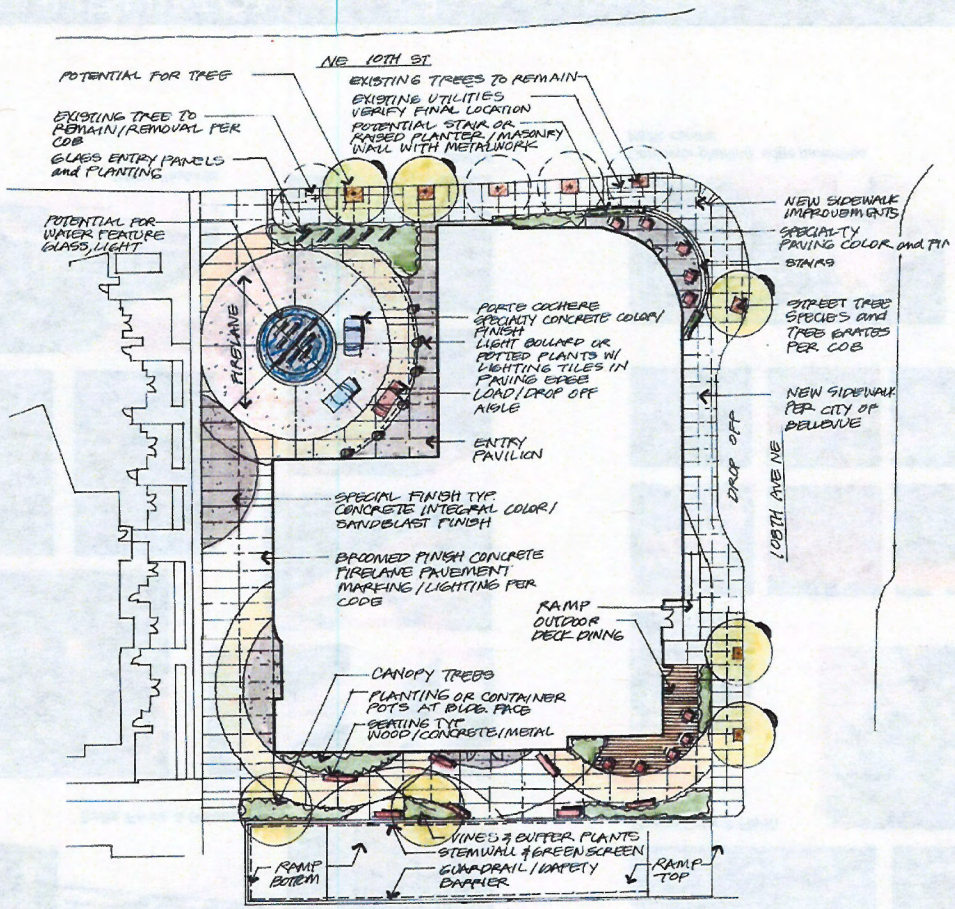
Jensen/Fey
Architecture and Planning
2750 EARLY WAY NE
BELLEVUE, WA 98004
TEL 425.216.0315 FAX 425.216.0325

BELLEVUE HILTON GARDEN INN
999 108th AVE. NE
BELLEVUE, WASHINGTON

IRRIGATION PLAN

SHEET
L103

OF 3 3 SHEETS



0 10 20 40 80

BELLEVUE HILTON - Landscape Concept

July 2014

THOMAS V. RENGSTORF ASSOCIATES

L104

Trellis, Fence & Greenwalls

Water Features

Seating

Paving Color & Finish

Vines, trees, shrubs: natives, shade, seasonal and waterwise

Container planting, edge protection, traffic control,

BELLEVUE HILTON - Landscape Images

July 2014

THOMAS V. RENGSTORF ASSOCIATES
SUITE 202
911 WESTERN AVENUE
SEATTLE WA 98104

Attachment B

Certificate of Concurrency

CERTIFICATE OF CONCURRENCY

BELLEVUE HILTON GARDEN INN HOTEL

This certificate documents the Transportation Department Director's decision that the development project at 10650 NE 9th Place (Design Review File No. 14 140942 LD) complies with the requirements of the Traffic Standards Code (BCC 14.10). This decision reserves 86 p.m. peak hour trips to this project, subject to Process II appeal of either the concurrency determination or the SEPA determination. Building permits have been filed for the project and deemed complete. This concurrency reservation will remain in effect for the life of the building permit application (BCC 23.05.090.H). Upon issuance of the building permit, concurrency is reserved for one year; the applicant may request up to two one-year extensions (BCC 23.05.100.E).

Director, Transportation Department

3/19/15

Date

Certificate No. 91