



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 07-143899 LD  
Project Name/Address: Bellevue Park Hotel  
25 102<sup>nd</sup> Avenue NE  
Planner: Toni Pratt  
Phone Number: (425) 452-5374  
**Minimum Comment Period: February 25, 2010**

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

**ENVIRONMENTAL CHECKLIST**

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

**BACKGROUND INFORMATION**

Property Owner: **First Bellevue Properties LLC.**

Proponent: **Jeff Bates**

Contact Person: **Jeff Bates**

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **911 Western, Ste 406, Seattle WA 98104**

Phone: **206.264.7744**

Proposal Title: **Bellevue Park Hotel**

Proposal Location: **25 102<sup>nd</sup> Ave, NE Bellevue WA**, Site is at corner of NE 1<sup>st</sup> and 102<sup>nd</sup> Ave NE  
**Legal Description: Tract 6 in Sharp's subdivision of Cheriton Fruit Garden, according to the plat thereof recorded in volume 7 of plats, page 45 in King County, WA; except the west 466' and except the south 200' and except that portion conveyed to King County for NE 1<sup>st</sup> by deed recorded 3168360 and except that portion conveyed to King County for 102<sup>nd</sup> Ave NE by deed recorded 1617971**

1. General description: **Construct a 9 story, 110 room hotel with associated restaurant, banquet, support facilities and underground parking.**
2. Acreage of site: **.355 A**
3. Number of dwelling units/buildings to be demolished: **None**
4. Number of dwelling units/buildings to be constructed:
5. Square footage of buildings to be demolished: **7,300 GSF**
6. Square footage of buildings to be constructed: **74,758 GSF (Heated above grade) 40,637 GSF (Below grade parking)**
7. Quantity of earth movement (in cubic yards): **16,600 cubic yards**
8. Proposed land use:
9. Design features, including building height, number of stories and proposed exterior materials: **Building to be 9 stories with exterior materials of glass, masonry and metal panels**
10. Other **Building to have interesting rooftop feature for height bonus per Bellevue Land Use Code**

Estimated date of completion of the proposal or timing of phasing:  
**Project is proposed to start Q2 - 2011. Assuming a 14 month construction period project completion estimated Q3 - 2012.**

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **None known**

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

**A geotech report has been prepared by Pan Geo December 2007. Also a phase 1 environmental site assessment was prepared by Farallon Consulting in May of 2007.**

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known. **None known**

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known. **None known**

Please provide one or more of the following exhibits, if applicable to your proposal.  
(Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development  
Preliminary plat map
- Clearing & Grading Permit  
Plan of existing and proposed grading  
Development plans
- Building Permit (or Design Review)  
Site plan  
Clearing & grading plan
- Shoreline Management Permit  
Site plan

## A. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site:  Flat  Rolling  Hilly  Steep slopes  Mountains  Other

b. What is the steepest slope on the site (approximate percent slope)? **5%**

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

**The project site is underlain by dense to very dense glacial till. An upper layer of medium dense, silty sand with various amounts of gravel over medium dense to dense gray-brown silty sand with some gravel was found at boring sites.**

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
**None Known**
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. **No fill Proposed**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
**Temporary erosion and sediment control measures will be implemented per approved TESC plan and City of Bellevue regulations.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **100%**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
**Temporary erosion control will be provided per the City of Bellevue requirements and per Civil Engineering drawings.**

## 2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.  
**Emissions from construction vehicles during construction. Exhaust from autos going to and from site after completion of building**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.  
**None known**
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:  
**During construction, loose dirt will be watered to prevent emissions.**

## 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 are no known surface water bodies on or in the immediate vicinity of the site.**

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

**Does not apply**

- (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.

**Does not apply**

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

**Does not apply**

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

**No**

- (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.

**None Known**

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

**Not applicable.**

- (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.

**Not applicable.**

c. Water Runoff (Including storm water)

- (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.

**See Civil Engineering drawings.**

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

**Not to our knowledge.**

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

**See Civil Engineering drawings.**

#### 4. Plants

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, 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 currently consists primarily of a parking lot and two story building. All improvements existing on the site will be removed for construction of the project.**

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

**None Known**

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

**The project will be landscaped to meet the City of Bellevue Landscape requirements. See the Landscape plan for further details.**

**5. ANIMALS**

- a. Check or 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, songbirds, other:
  - Mammals: deer, bear, elk, beaver, other:
  - Fish: bass, salmon, trout, herring, shellfish, other:
  
- b. List any threatened or endangered species known to be on or near the site. **None known**
  
- c. Is the site part of a migration route? If so, explain. **None known**
  
- d. Proposed measures to preserve or enhance wildlife, if any: **Does not apply**

**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 need? Describe whether it will be used for heating, manufacturing, etc.  
**Project will use electric and gas heat sources**
  
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.  
**No**
  
- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:  
**Project will comply with all WA state energy codes**

**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.  
**None Known**

(1) Describe special emergency services that might be required. **Does not apply**

(2) Proposed measures to reduce or control environmental health hazards, if any. **None known**

b. Noise

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

**None known**

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

**Noise from construction over approximate 14 month period. Noise created during working hours only. After construction of building noise would be created by traffic ingress/egress**

- (3) Proposed measures to reduce or control noise impacts, if any: **None known**

**8. Land and Shoreline Use**

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

**Commercial/Retail and surface parking**

- b. Has the site been used for agriculture? If so, describe. **No**

- c. Describe any structures on the site. **Existing two story retail/office building**

- d. Will any structures be demolished? If so, what? **Yes, existing structure to be demolished**

- e. What is the current zoning classification of the site? **DNTWN-OB-B**

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

**Old Bellevue portion of Downtown Bellevue**

- g. If applicable, what is the current shoreline master program designation of the site? **Does not apply**

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. **No**

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

**45 employees and approximate 185 patrons including restaurant, banquet and hotel rooms**

- j. Approximately how many people would the completed project displace? **None**

- k. Proposed measures to avoid or reduce displacement impacts, if any: **Does not apply**

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

**Project will be reviewed through City of Bellevue Administrative Design Review Building Department and Land Use for compatibility. Project will be compatible with City of Bellevue Land use code.**

## 9. Housing

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

**None proposed**

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

**Does not apply**

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

**Does not apply**

## 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?

**Building height is 99' including 15' mechanical is 114'. Principal exterior materials will be glass, brick and precast**

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

**Views to the east from existing multi-family building will be obstructed**

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

**Building will be set back from property lines according to City of Bellevue land use code.**

## 11. Light and Glare

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

**Lobbies, restaurant and banquet spaces at base may produce light from windows during evening hours.**

- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No**

- c. What existing off-site sources of light or glare may affect your proposal?  
**None known**
- d. Proposed measures to reduce or control light or glare impacts, if any:  
**None known**

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
**Project is adjacent to Bellevue Downtown Park**
- b. Would the proposed project displace any existing recreational uses? If so, describe. **No**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
**Does not apply**

## 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.  
**None known**
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.  
**None known**
- c. Proposed measures to reduce or control impacts, if any:  
**Does not apply**

## 14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.  
**The site is served by NE 1<sup>st</sup> to the north and 102<sup>nd</sup> Ave Ne to the east. Vehicular access will be via curb cut on 102<sup>nd</sup> Ave NE.**
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
**Yes. The nearest transit stops are two blocks east of the site on Bellevue Way SE. These stops are served by Metro Transit Route 550, which provides half-hourly service to and from Seattle. In addition, the Bellevue Transit Center is located on NE 6<sup>th</sup> Street about six blocks northeast of the site. The Bellevue Transit Center is served by 22 Metro Transit bus routes that provide service throughout the region.**
- c. How many parking spaces would the complete project have? How many would the project eliminate?  
**Project will provide 115 below grade parking stalls. Project would displace 32 existing surface parking stalls.**

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe. **No**

**The project will include new sidewalks on NE 1st Street and 102nd AVE.**

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **No**

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

**To be determined upon submittal of Traffic Impact Analysis**

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

**To be determined upon submittal of Traffic Impact Analysis**

**15. Public Services**

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

**No**

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

**None known**

**16. Utilities**

a. Circle utilities currently available at the site:

**electricity, natural gas, water, refuses service, telephone, sanitary sewer, septic system, other.**

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.

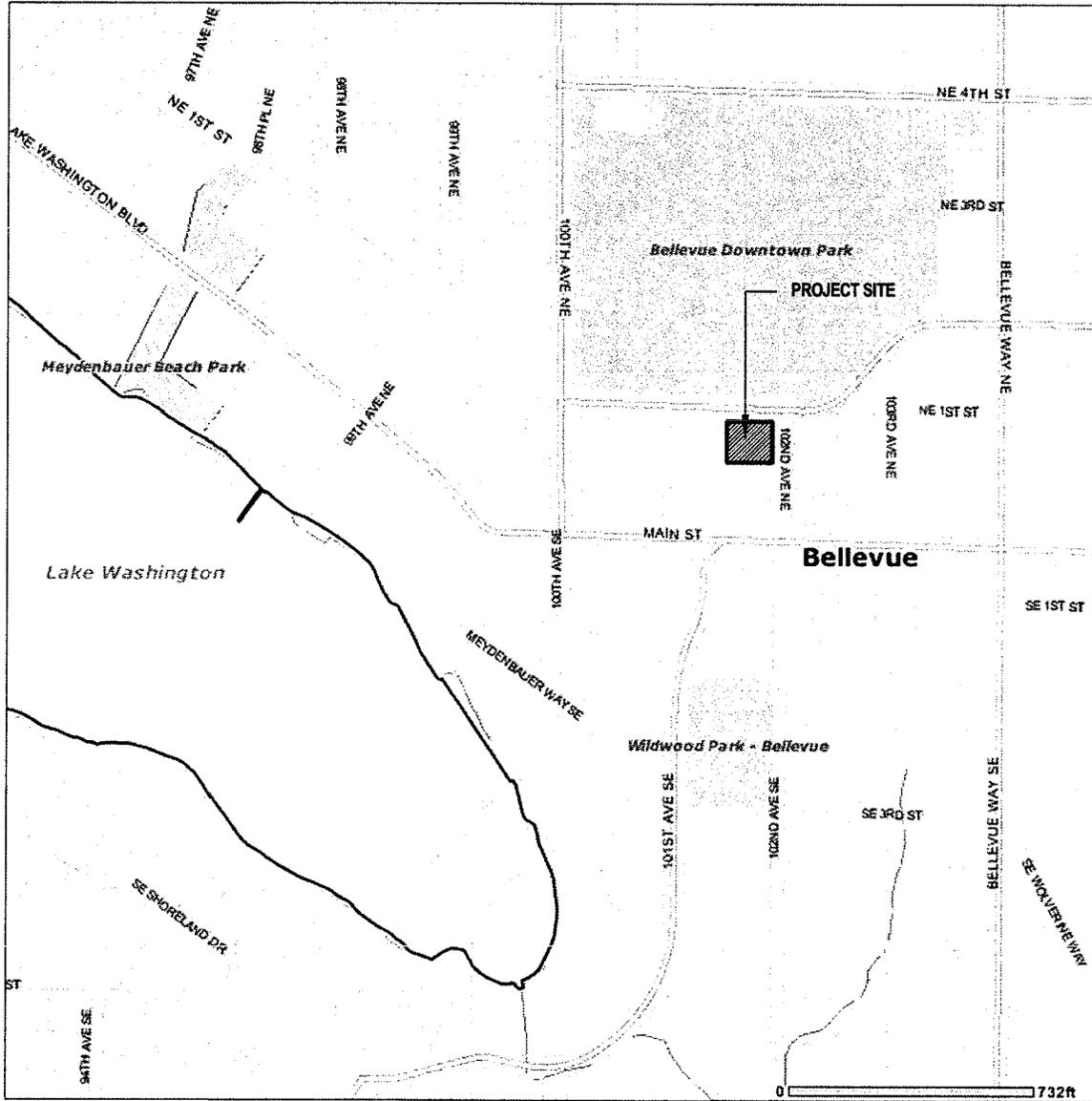
**All of the above utilities will be needed with the City of Bellevue and existing utility companies providing services. Natural gas and electricity will be provided by Puget Sound Energy, and water and sewer will be provided by the City of Bellevue.**

**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.....

Date Submitted.....**1.28.2010**



01

VICINITY MAP  
NOT TO SCALE

