



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th 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. 14-128316-LD
Project Name/Address: Marriott AC Hotel/210 106th Place NE
Planner: Laurie Tyler
Phone Number: (425)-452-2728

Minimum Comment Period: May 22, 2014, 5PM

Materials included in this Notice:

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

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION**Purpose of the 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 City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. 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." Giving 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 Planner in the Permit Center 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. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

ENVIRONMENTAL CHECKLIST

4/11/2013

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BACKGROUND INFORMATION

Property Owner: FPG

Proponent: Richard Mielbye, FPG Development Group

Contact Person: Jose Rangel - DLR Group
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 7290 West 133rd Street, Overland Park, KS 66213

Phone: 913.897.7811

Proposal Title: Hotel AC Bellevue

Proposal Location: 202 106th Place NE, KC Parcel # 154410-0322
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: 7 Story AC Marriott Hotel over one level of below grade parking
2. Acreage of site: 29,583 square feet - 0.679 Acres
3. Number of dwelling units/buildings to be demolished: one
4. Number of dwelling units/buildings to be constructed: one
5. Square footage of buildings to be demolished: 8463
6. Square footage of buildings to be constructed: 110,000 s.f.
7. Quantity of earth movement (in cubic yards): 17,800 CY Cut
8. Proposed land use: Hotel
9. Design features, including building height, number of stories and proposed exterior materials:
The Proposed 7-story, 110,000 s.f. Hotel will be approximate 72' high as measured from the entry to the highest occupied level. Building material consist of an exterior metal panel system, Prodema wood panels and masonry.
10. Other

Estimated date of completion of the proposal or timing of phasing:

Anticipated construction start date September 2014, construction complete October 2015.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None

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

None known

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.

City of Bellevue permitting. A King County Merto sewer discharge permit for construction storm water may be required.

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)?
8%
- 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.
Commercial fill material over very dense glacial till soils

- 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)?

Building and Awnings = 76%, Asphalt pavement = 12%, Sidewalk = 4%, and Landscape = 8%

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

Appropriate erosion control measures will be used during construction.

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 equipment and vehicles will occur during construction. Emissions from patron vehicles once the project is complete.

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

None.

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

Garage exhaust will be a minimum of 8' above grade to minimize exhaust impacts at the pedestrian level.

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.

None. This project is within the Meydenbauer drainage basin and drainage flows to Lake Washington

- (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.

None.

- (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.

- (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.

No.

b. Ground

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

No. The garage is above well above any known ground water table.

- (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 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.

There is no off-site drainage entering the site. Rain water will be collected and conveyed to the municipal storm drainage system.

- (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 be required to comply with a site specific Construction Storm Water Pollution Prevention Plan.

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?

All existing vegetation will be removed

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:

Landscape areas will include: street trees, planting areas, new deciduous and evergreen trees.

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.
No.
- d. Proposed measures to preserve or enhance wildlife, if any:
Landscape will increase the number of trees on site.

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.
Electric heating and cooling, gas hot water.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
The existing parcel to the east is currently an at grade parking lot which may be effected by shadow.
- 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:
High efficiency glass and high efficiency heating and cooling equipment.

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.
No known hazardous materials on site. An abatement survey will be conducted prior to demolition. A spill protection and management plan will be provided during construction.
- (1) Describe special emergency services that might be required.
Fire Department and emergency services will have access to the site.
- (2) Proposed measures to reduce or control environmental health hazards, if any.
Low VOC emission products will be used during construction
- b. Noise
- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?
Urban noise sources include people, and vehicles.

- (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.

Automobile and truck delivery traffic will be entering the project from NE 2nd Street during normal business hours.

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

None.

8. Land and Shoreline Use

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

Residential tower to the west, office tower to the east, at grade parking to the north and City street to the S.

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

Not to our knowledge

- c. Describe any structures on the site.

Existing wood frame building, sidewalk, landscape, and parking lot.

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

All existing structures will be removed from the site.

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

DNTN-MU

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

DNTN-Downtown

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

N/A

- 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?

200 Key Hotel and a staff of approximately 12 people

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

Less than 8.

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

Tenant of building to be demolished will have time to relocate as provided in their lease.

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

Design will conform to Planning and Zoning requirements and will be subject to City of Bellevue review.

9. Housing

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

N/A

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

None.

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

N/A

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?

Metal panels, composite wood panels, glass and masonry. Top of Parapet - 206'-0".

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

None

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

N/A

11. Light and Glare

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

General Hotel Building lighting

- 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

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

Fixture aiming and selections on exterior of building - use of LED light source

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Building will contain a fitness center. Bellevue Downtown Park is within 1/4 mile
- 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:
N/A

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.
No.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
None.
- c. Proposed measures to reduce or control impacts, if any:
N/A

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.
Project is adjacent to NE 2nd Street.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Transit is located within 1/4 mile
- c. How many parking spaces would be completed project have? How many would the project eliminate?
Approximately 50 new stalls, 45 stalls will be eliminated
- 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).
NE 2nd Street will be widened.
- 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.
36 Net new (16 in, 20 out) in the PM Peak hour
- g. Proposed measures to reduce or control transportation impacts, if any:
None anticipated.

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 anticipated increased need.

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

A sprinkler and fire protection system will be provided

16. Utilities

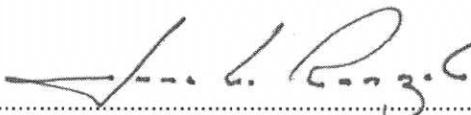
- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- 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.

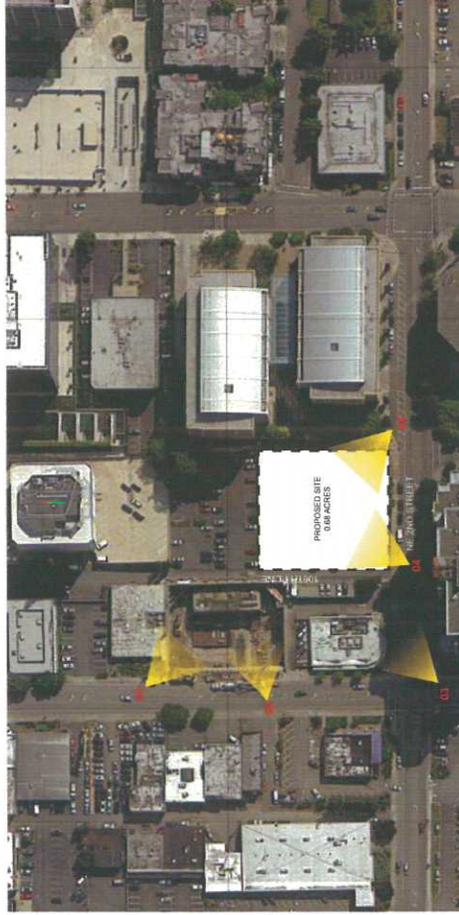
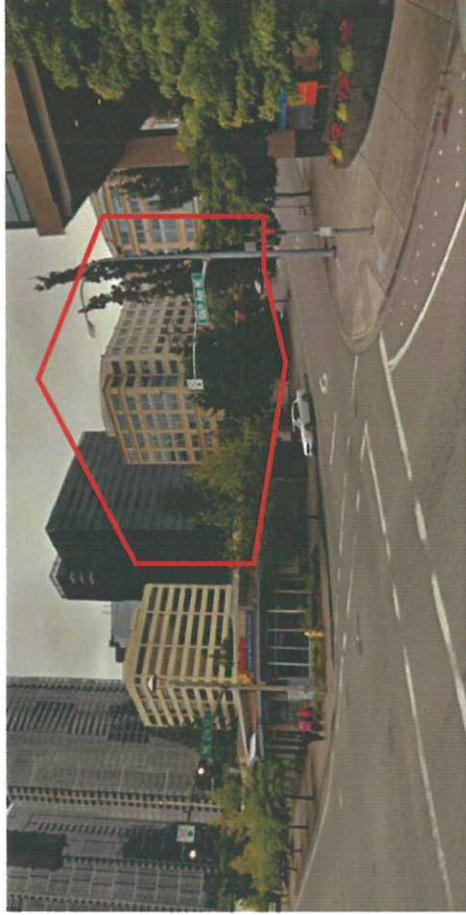
PSE will provide gas and electric. Water, Sewer, and Storm drainage are available to the site.

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..... April 28, 2014



PROPOSED BELLEVUE MARRIOTT AC
 BELLEVUE, WASHINGTON

Vicinity Map
 NOT TO SCALE

Design Review Package :: A2

DLR Group

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 MARCH - 31 - 2014

MARRIOTT AC HOTEL

10628 NE 2nd Street
Bellevue, Washington

DESIGN REVIEW
MARCH 31, 2014

PROJECT NARRATIVE

The proposed Marriott AC hotel for Bellevue, WA located at 2nd Street and 106th Ave NE. is in the DNTN-MU zoning district for Commercial development. The hotel use is an approved use under this zoning and is in conformance with the Bellevue Comprehensive plan. The design strives to conform with the policies under the land use code to create distinctive high quality designs that create visual reference points in the community and we support the ideas of connectivity, pedestrian access and sustainability.

This project also parallels 2nd Street which has a “D” designation for moderate pedestrian orientation and will have exterior glass and plaza frontage to engage pedestrians. The proposed 7-story, 110,009 s.f. Hotel will provide 234 one and two bed Guestrooms, a Fitness Center, Meeting Rooms, Business Center, and Lounge and Bar area with outdoor seating. Also included in this proposal is 40,883 s.f. of on-site structured valet parking for 106 vehicles. The existing site (approximately 29,570 s.f. or .68 AC) is currently occupied by a single 1-story multi-tenant structure which will be demolished prior to new construction, including all surface parking and landscaping.

VICINITY MAP



SQUARE FOOTAGE SUMMARY

ROOM	SQUARE FOOTAGE	GROSS SQUARE FOOTAGE
LOWER GARAGE LEVEL		20669 sf
Elevator lobby	265 sf	
GROUND LEVEL		20214 sf
Ground Floor Lobby	634 sf	
Engineering/Mechanical	727 sf	
Service	625 sf	
LOBBY LEVEL		16343 sf
Lobby	1411 sf	
Lounge	2059 sf	
Meeting Rooms	671 sf	
Media Salon	320 sf	
Library	200 sf	
Breakfast/Buffer	1164 sf	
Private Dining	313 sf	
Kitchen	985 sf	
Reception	266 sf	
The Market	106 sf	
Administration	822 sf	
Electrical Room	196 sf	
Public Restrooms	616 sf	
Fitness	1100 sf	
Employee Break Room	652 sf	
Laundry	514 sf	
Housekeeping	475 sf	
Engineering/Mechanical	308 sf	
Video/Tele Equipment	113 sf	
Storage	207 sf	
TYPICAL GUESTROOM LEVEL		15611 sf
Guestroom corridor	1685 sf	
Guestrooms	13230 sf	
Elevator lobby	223 sf	
Linen	167 sf	
Mech/Elec	177 sf	
Storage	145 sf	

GUEST ROOM UNIT MATRIX

Guest Room Type	Kings		D/D	Accessible		Total
	King Standard	King Alternate	DB/DB Standard	King Accessible	DB/DB Accessible	
Second Level	0	27	9	2	1	39
Third Level	0	28	9	2	0	39
Fourth Level	0	27	9	2	1	39
Fifth Level	0	28	10	1	0	39
Sixth Level	0	27	10	1	1	39
Seventh Level	0	28	10	1	0	39
Ratio	0	165	57	9	3	234
	0%	71%	24%	4%	1%	



PROPOSED BELLEVUE MARRIOTT AC

BELLEVUE, WASHINGTON

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MARCH - 31 - 2014

7290 West 133rd Street
Overland Park, Kansas 66213
p: 913/897-7811
f: 913/897-8333





PROPOSED BELLEVUE MARRIOTT AC

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MARCH - 31 - 2014

7290 West 133rd Street
Overland Park, Kansas 66213
o: 913/897-7811
f: 913/897-8333





Architectural Site Plan 
 1/16"=1'-0"

Design Review Package  A4

PROPOSED BELLEVUE MARRIOTT AC
 BELLEVUE, WASHINGTON

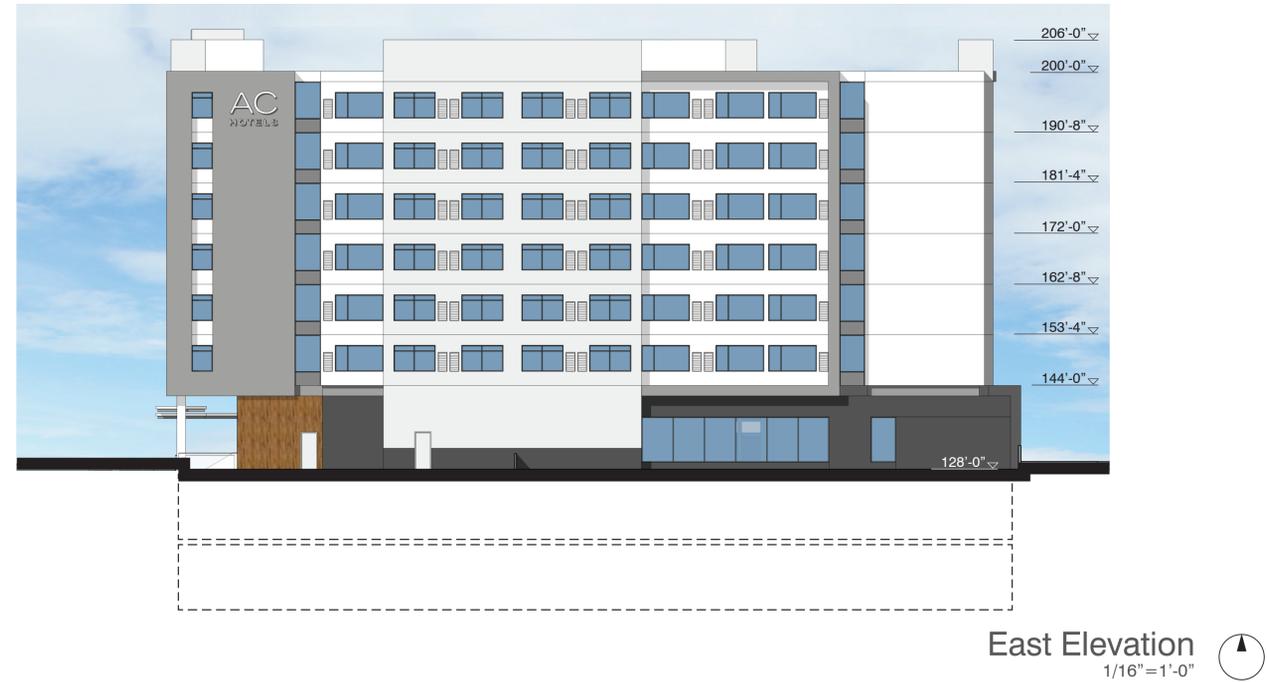
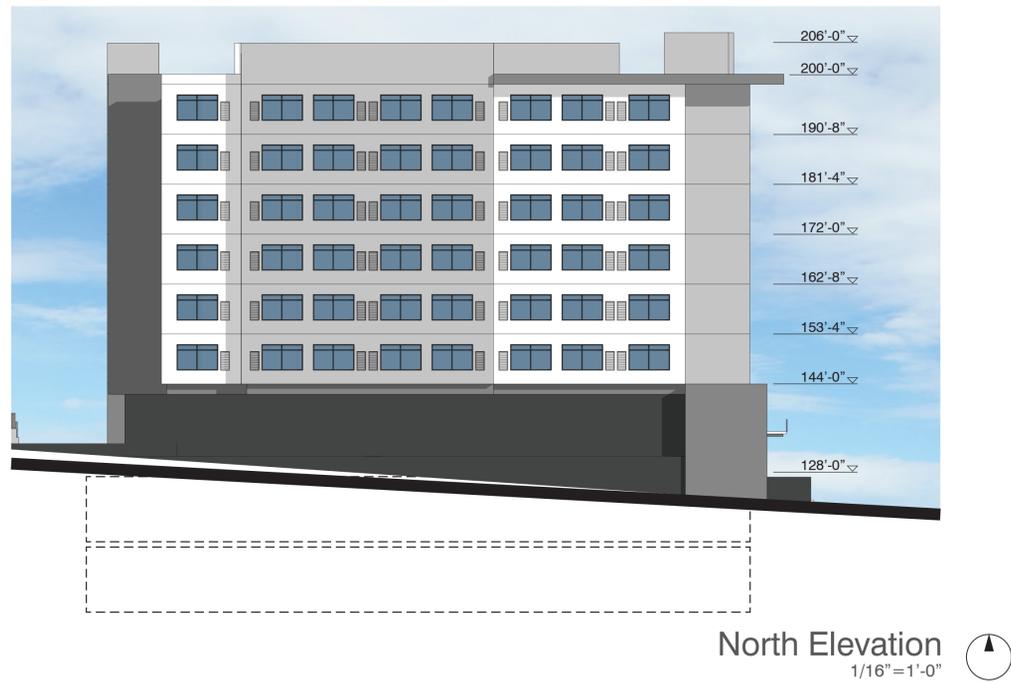
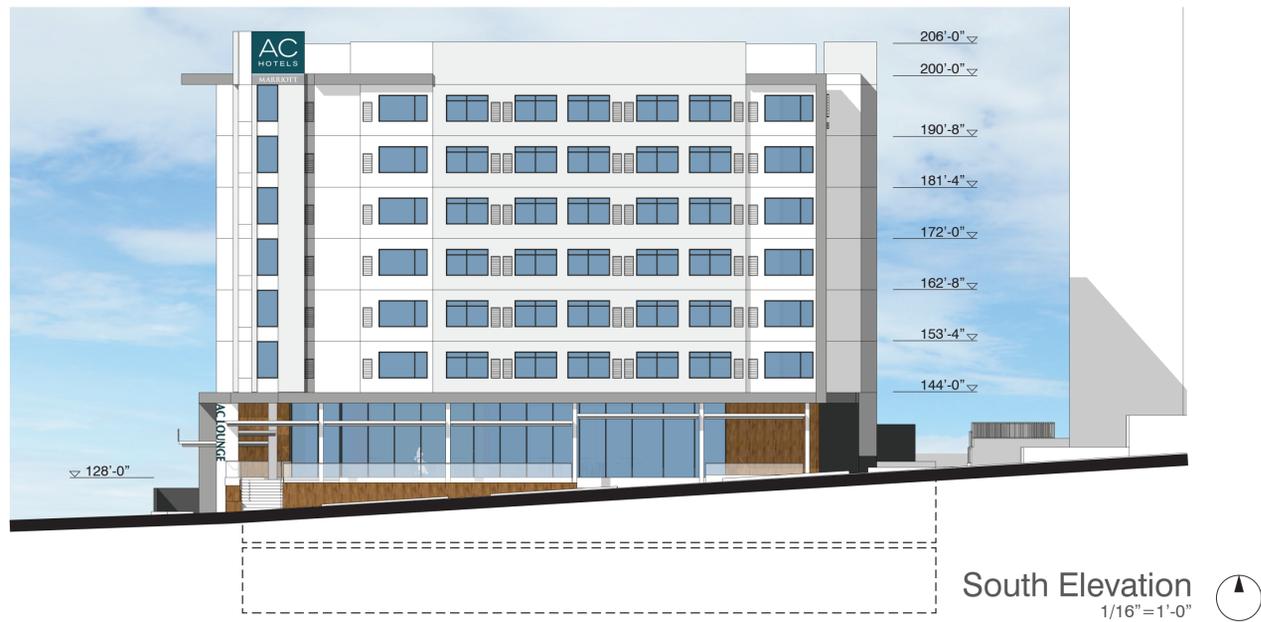
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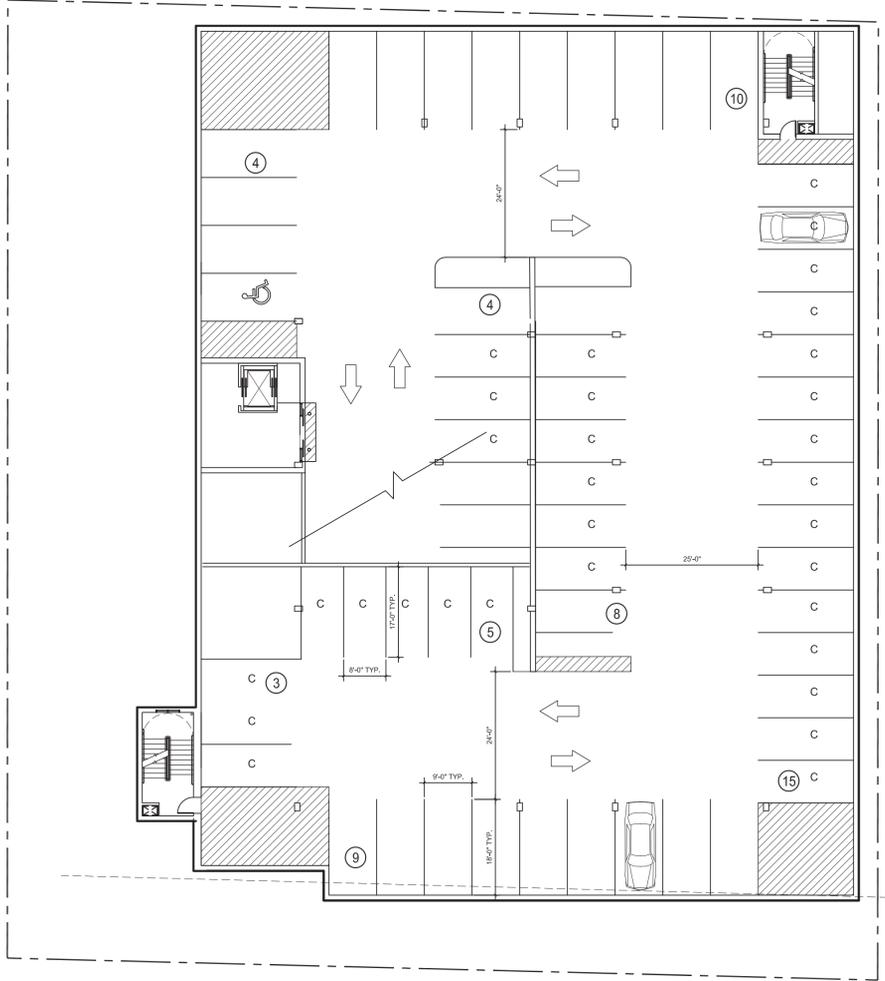
MARCH - 31 - 2014

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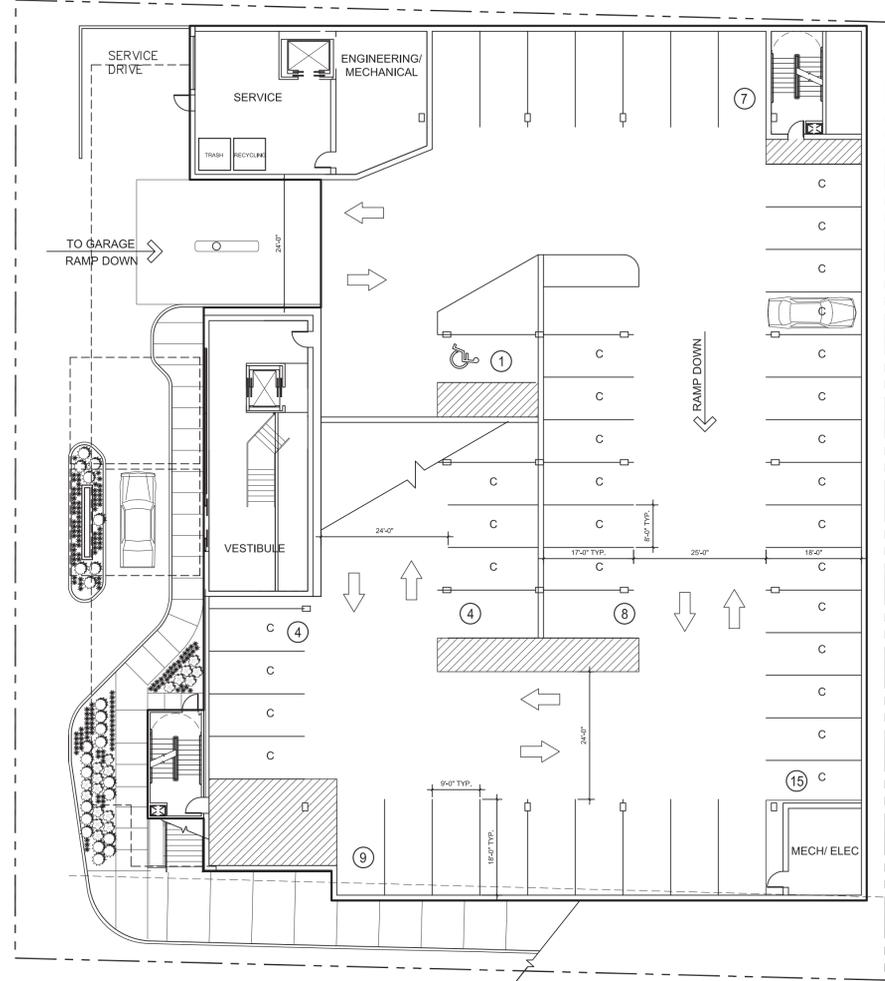




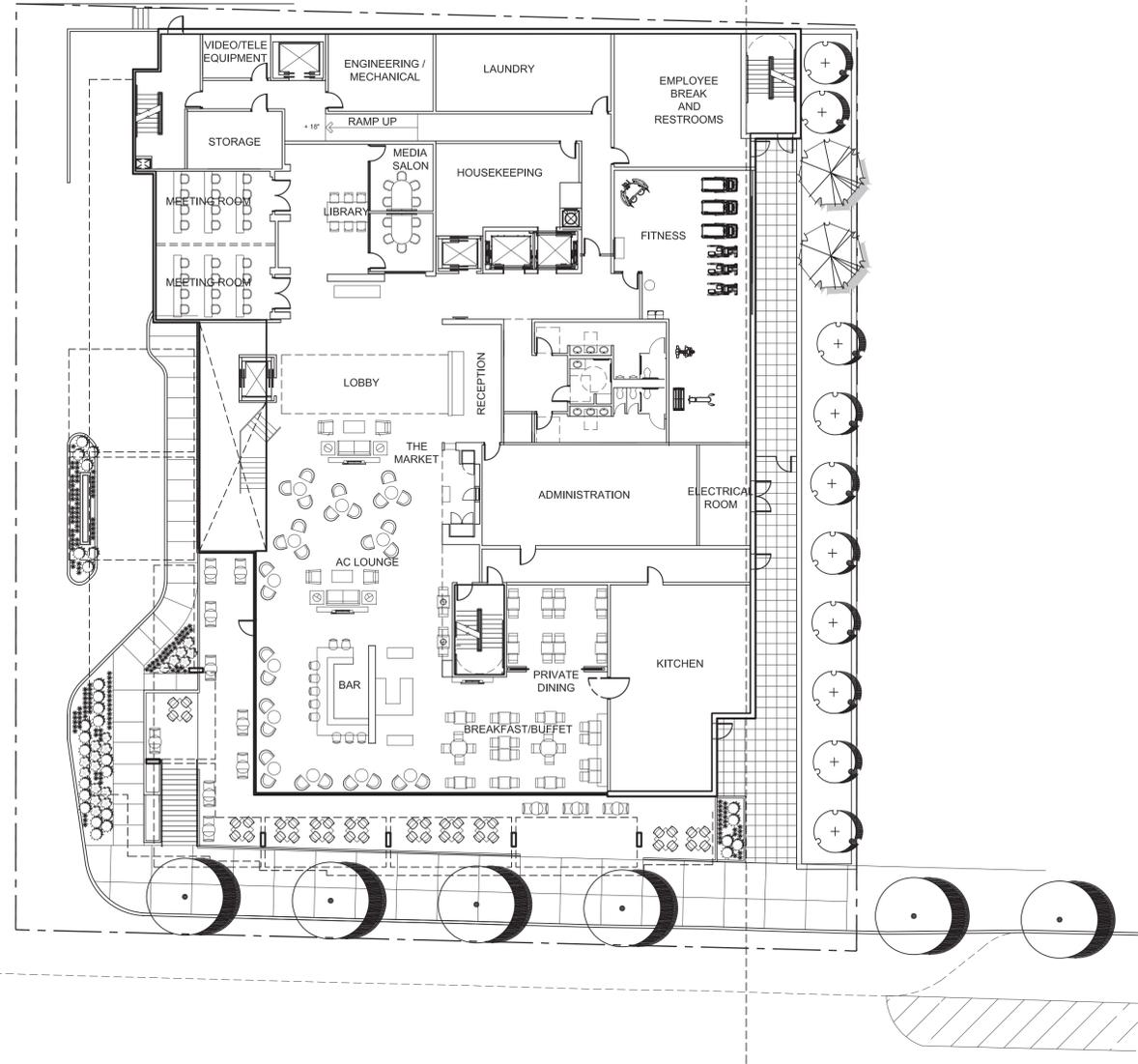
Parking Counts:	
Handicap Stalls	2
Standard	42
Compact (57%)	60
Total	106



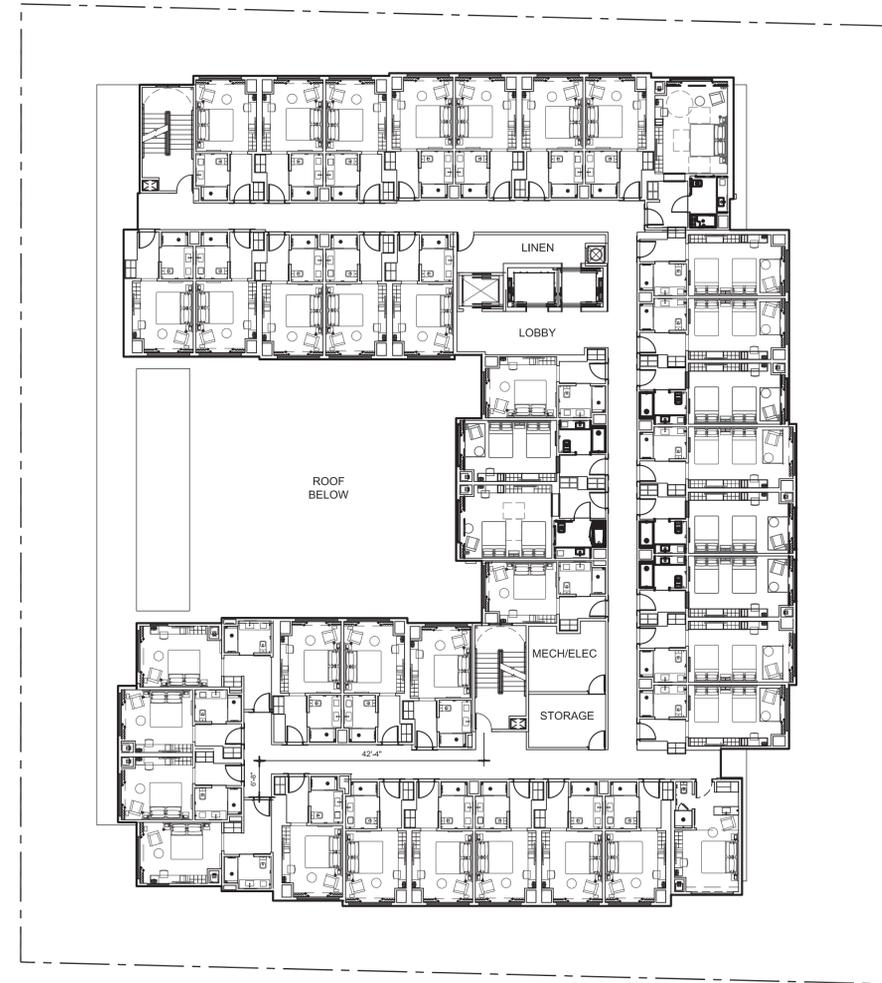
Lower Garage Level Plan
1/16"=1'-0"



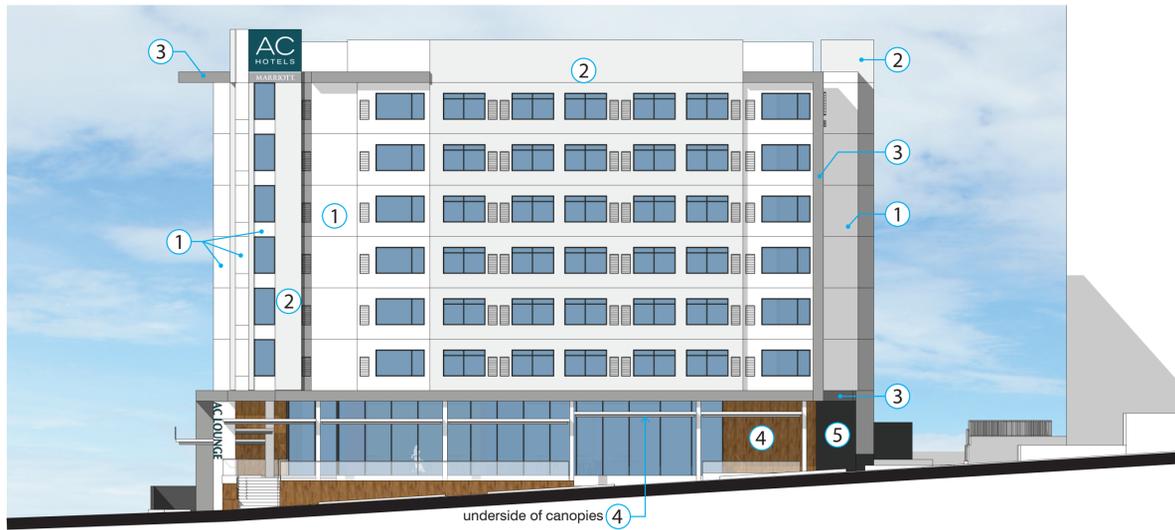
Garage Level Plan
1/16"=1'-0"



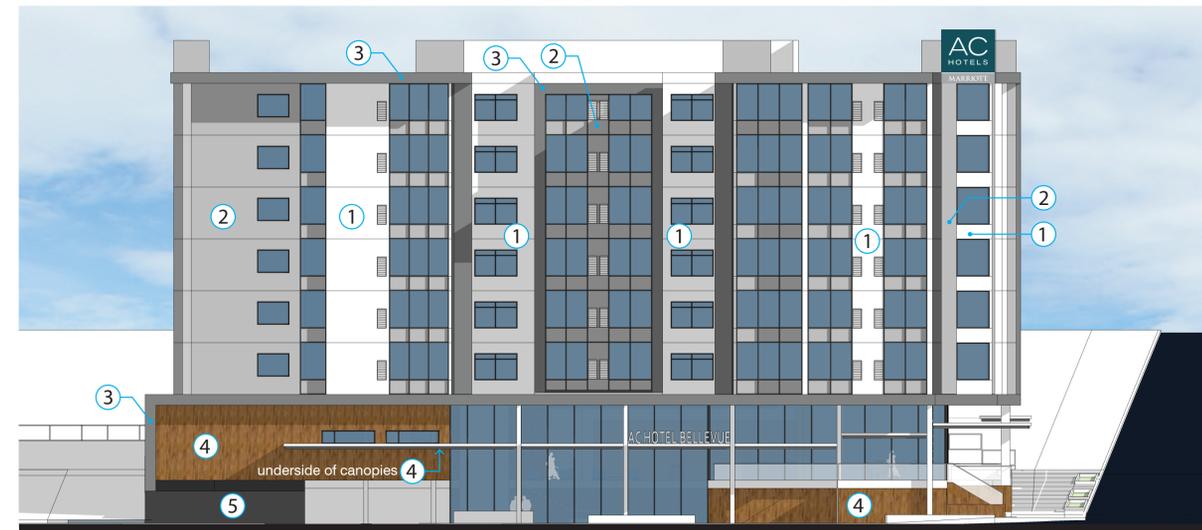
Lobby Level Plan
1/16"=1'-0"



Typical Guestroom Level Plan
1/16"=1'-0"



South Elevation
1/16"=1'-0" 



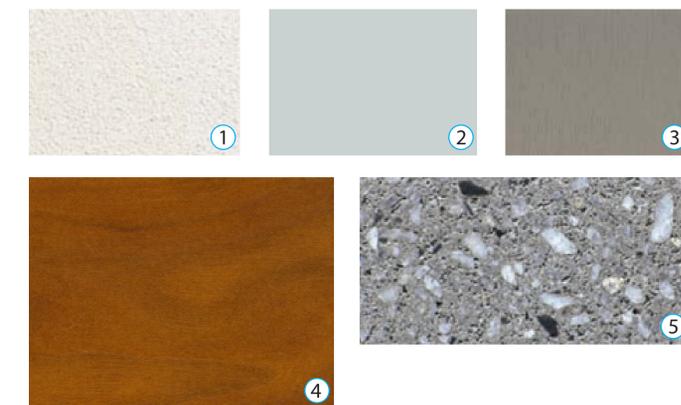
West Elevation
1/16"=1'-0" 



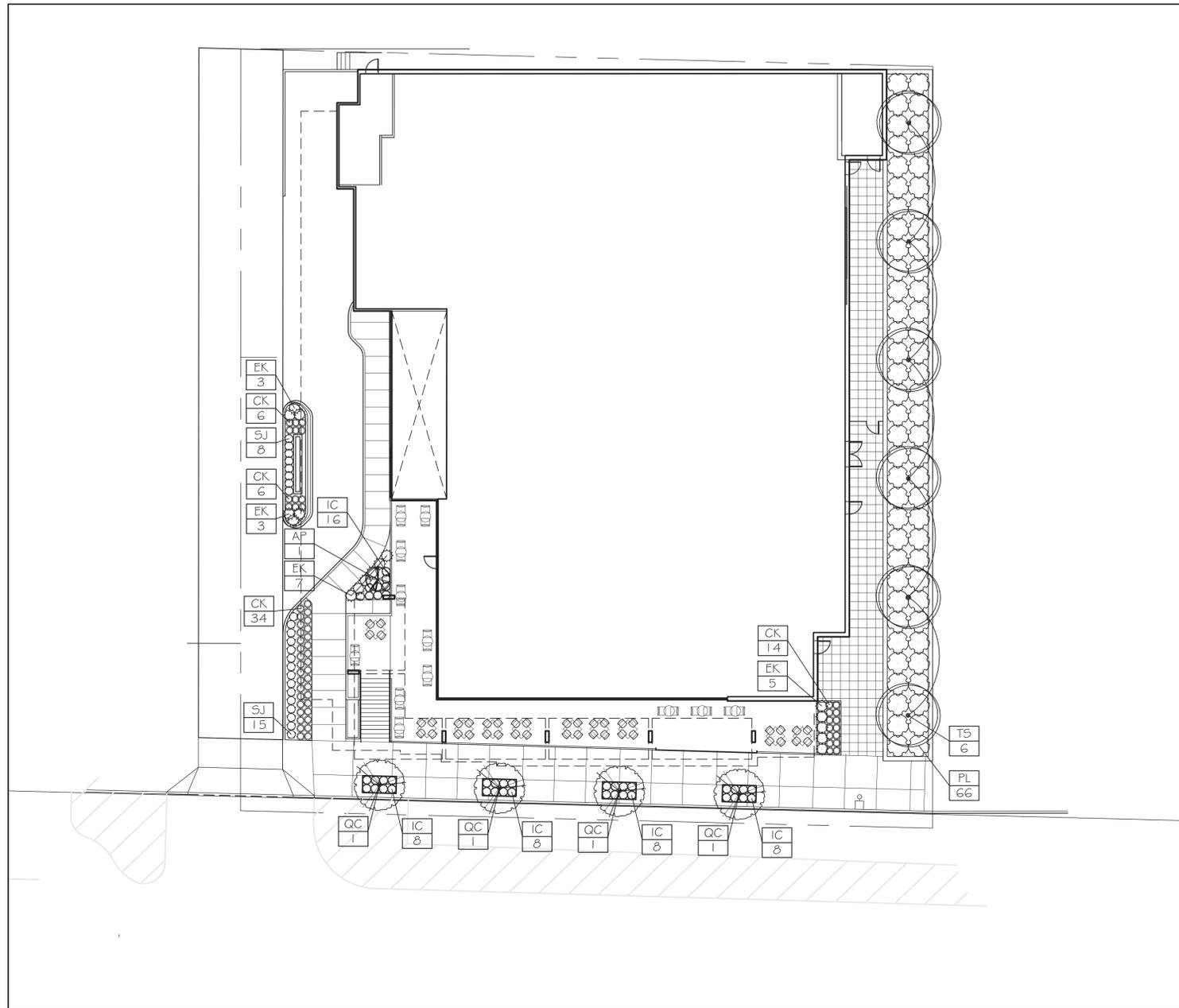
East Elevation
1/16"=1'-0" 

Materials Legend	
①	Metal 01 CENTRIA DURACAST #310 BONE WHITE
②	Metal 02 CENTRIA #971 CHROMIUM GRAY
③	Metal 03 CENTRIA #768 CRYSTAL ZINC
④	PRODEMA COMPOSITE WOOD PANELS RUSTIK COLOR
⑤	MASONRY 8x8x16 GREYSTONE TREWYTH DECORATIVE MASONRY UNITS
	WINDOW FRAMES KAWNEER #29 BLACK
	GLASS PPG SOLARBAN 60

Material Palette



Building Materials



PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	DETAIL
AP	1	Vine Maple / <i>Acer circinatum</i> 'Pacific Fire' Single Stem Specimen	B # B	2'Cal	
QC	4	Crimson Spire Oak / <i>Quercus robur</i> x <i>alba</i> 'Crimson Spire'	B # B	2.5'Cal	
TS	6	Bald Cypress / <i>Taxodium distichum</i> 'Shawnee Brave'™	B # B	2.5'Cal	
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT		DETAIL
EK	17	Kramers Red Winter Heath / <i>Erica x darleyensis</i> 'Kramers Rote'	5 gal		
IC	41	Golden Gem Japanese Holly / <i>Ilex crenata</i> 'Golden Gem'	5 gal		
PL	66	Mount Vernon Laurel / <i>Prunus laurocerasus</i> 'Mount Vernon'	5 gal		
SJ	23	Magic Carpet Spirea / <i>Spiraea japonica</i> 'Magic Carpet'	5 gal		
GRASSES	QTY	COMMON NAME / BOTANICAL NAME	CONT		DETAIL
CK	60	Feather Reed Grass / <i>Calamagrostis x acutiflora</i> 'Karl Foerster'	5 gal		

CITY OF BELLEVUE LAND USE CODE ANALYSIS, MU DISTRICT

FAR AMENITY INCENTIVE SYSTEM WORKSHEET, RESIDENTIAL

PROJECT NAME: Marriott Residence Inn District: DNTN-MU Project Number: 08-XXXXXX
 Location: 10628 NE 2nd Residential/Non Residential: Residential Date Prepared: 2013_0808
 Lot Area (SF): 29,573 Project Limits (Net On-Site Land Area) (SF): 29,573

FAR CALCULATIONS	Basic	Maximum (Y)
Allowable Floor Area Ratio, Residential (FAR)	2.0	5.0
Allowable Floor Area	59,146	147,865
Minimum Basic Required Amenity Floor Area (2 x .5 x Project Limit)	2,957	

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	0	0
Pedestrian Oriented Frontage**	1 lf	50.0	n/a	80	4,000
Landscape Feature	1 sf	8.0	8,000	0	0
Landscape Feature off Intersection	1 sf	4.0	4,000	0	0
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	1,404	2,808
Awning	1 sf	0.5	n/a	0	0
Sculpture or Artwork	\$100	5.0	n/a	\$10,000	500
Water Feature	\$100	8.0	n/a	\$40,000	3,200
Earned Basic Amenity Points					10,508

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	6.0	30,000	1,750	10,500
Enclosed Plaza	1 sf	4.0	n/a	0	0
Landscape Area	1 sf	1.0	n/a	2,433	2,500
Active Recreation Area	1 sf	1.0	n/a	1,100	1,100
Residential Uses**	1 sf	2.0	n/a	0	0
Underground Parking	1 sf	0.5	n/a	39,555	19,828
Above Grade Parking, Residential	1 sf	4.0	n/a	0	0
Public Meeting Rooms	1 sf	2.0	n/a	1,191	2,382
Child Care Services*	1 sf	8.0	n/a	0	0
Retail Food*	1 sf	2.0	60,000	0	0
Public Restrooms	1 sf	4.0	n/a	616	2,464
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	6,000	0	0

TOTAL EARNED ADDITIONAL AMENITY BONUS POINTS

TOTAL EARNED AMENITY POINTS

PROJECT PROGRAM

Proposed Building Gross Floor Area	102,000
Floor Area Exempt from FAR	
Gross Floor Area for FAR Calculation	102,000
Maximum Allowable Building Floor Area	147,865

ANALYSIS OF AMENITY BONUS POINTS

Earned Basic Amenity Points	10,508
Required Basic Amenity Points	2,957
Surplus Basic Amenity Points	7,551
Earned Public Open Space / Pedestrian Corridor Points	0
Earned Additional Amenity Points	38,774
Total Bonus Points Provided (Surplus Basic + Earned Additional)	46,325
Bonus Points Required (GFA - Basic Allowable Floor Area)	42,854
Total Surplus Amenity Bonus Points	3,471

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	3,471
Total Amenity Bonus Points for Transfer	3,471

FAR for Project

3.45

* 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.

PUBLIC MEETING ROOMS
(1191 SF)

ACTIVE RECREATION AREA
(1100 SF)

PUBLIC RESTROOMS
(616 SF)

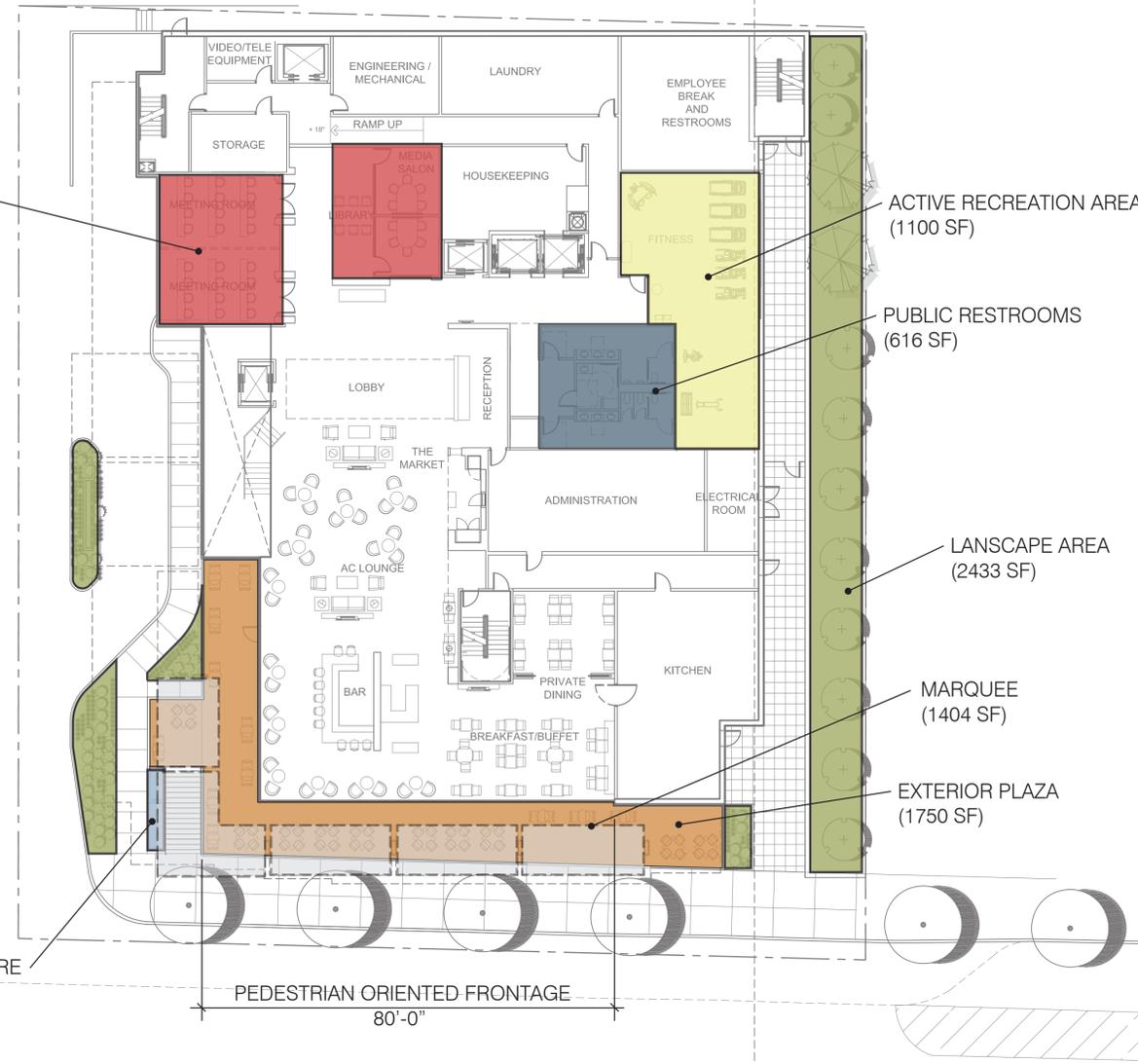
LANDSCAPE AREA
(2433 SF)

MARQUEE
(1404 SF)

EXTERIOR PLAZA
(1750 SF)

SCULPTURE/ WATER FEATURE

PEDESTRIAN ORIENTED FRONTAGE
80'-0"



Amenity Plan
1/16"=1'-0"

Design Review Package A11