



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

**DETERMINATION OF NON-SIGNIFICANCE**

**PROPONENT:** Jose Rangel, DLR Group

**LOCATION OF PROPOSAL:** 210 106<sup>th</sup> Place NE

**DESCRIPTION OF PROPOSAL:** Proposal to construct an 110,000 square foot, 7-story hotel within the DNTN-MU (Downtown Mixed Use) land use district. The hotel will provide for 234 one and two bedroom guestrooms, a fitness center, meeting rooms, business center, and a lounge and bar area with indoor/outdoor seating. A below grade parking garage will accommodate 106 parking stalls. Currently, the site is occupied by an approximately 8,500 square foot single-story, multi-tenant structure, which will be demolished as part of the project.

**FILE NUMBERS:** 14-128316-LD

**PLANNER:** Laurie Tyler, Associate Planner

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 **9/25/2014**
- 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This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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.

Carle V. Hellend  
 Environmental Coordinator

9/11/14  
 Date

**OTHERS TO RECEIVE THIS DOCUMENT:**

- State Department of Fish and Wildlife / [Stewart.Reinhold@dfw.gov](mailto:Stewart.Reinhold@dfw.gov); [Christa.Heller@dfw.wa.gov](mailto:Christa.Heller@dfw.wa.gov);
- State Department of Ecology, Shoreline Planner N.W. Region / [Jobu461@ecy.wa.gov](mailto:Jobu461@ecy.wa.gov); [sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)
- Army Corps of Engineers [Susan.M.Powell@nws02.usace.army.mil](mailto:Susan.M.Powell@nws02.usace.army.mil)
- Attorney General [ecyolyef@atg.wa.gov](mailto:ecyolyef@atg.wa.gov)
- Muckleshoot Indian Tribe [Karen.Walter@muckleshoot.nsn.us](mailto:Karen.Walter@muckleshoot.nsn.us); [Fisheries.fileroom@muckleshoot.nsn.us](mailto:Fisheries.fileroom@muckleshoot.nsn.us)

**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.**

*Jami Tyler*

City of Bellevue Submittal Requirements	27a
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**ENVIRONMENTAL CHECKLIST**

4/11/2013

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).

**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

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8/22/14

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

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

**TBD following Design Review approval.**

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

**Following Design Review approval, clearing and grading, and building permits, etc. will be applied for to develop the property.**

## 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.

Clearing and Grading impacts mitigated through Clear and Grade Code BCC 23.76 and Clearing and Grading Development Standards

## 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.

Construction impacts mitigated through Clear and Grade Code BCC 23.76

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### 3. WATER

#### a. Surface

The site is located within the Meydenbauer Drainage Basin. Storm water from the site currently drains to a conveyance system in NE 2nd Street and is conveyed in catch basins and pipes along the road frontage and eventually discharges to Lake Washington. The site is located in the Meydenbauer "No Detention Zone" and no detention is required. The site does not create enough pollution generating surface to trigger water quality requirements.

The proposed storm drainage outfall for the entire site is to connect to the existing drainage system located in NE 2nd Street and connects to the Meydenbauer Drainage Trunkline. The existing system has capacity for the flow expected from this site.

- (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

Domestic water for the site will connect to an 8" cast iron main in NE 2nd Street. There is sufficient capacity in the water mains to supply the site with domestic water.

Domestic sewer for the site is available in either NE 2nd Street or 106th Pl NE. The side sewer will need to connect into a manhole will an 8" size sewer stub.

- (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.

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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.

Proposed landscaping will comply with  
landscape requirements found in LUC  
20.20.520 and LUC 20.25A.040

## 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~~<sup>North</sup> 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.

Short term and long term noise impacts mitigated through BCC 9.18

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

None.

Construction noise impacts mitigated through BCC 9.18

## 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

234 guest rooms

- 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".

Approximately  
74'

- 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

The building exterior will be composed of urban materials which will complement the existing buildings within the vicinity of the project site.

The existing Civica office buildings to the east would lose views to the west; however, these views will have already been compromised due to Phase II of the SOMA Towers project.

## 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

Cut off shields to prevent offsite light and glare required per LUC 20.20.520

- 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

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**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. Main building and garage access off 106th Place NE which is a private alley  
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 106 parking stalls within the garage. Parking along NE 2nd Street to remain.
- 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. A right-of-way use permit will be required. BCC 14.30 Transportation will require street frontage improvements on NE 2nd Street

**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**

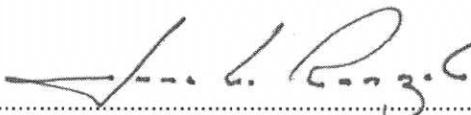
- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- 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.

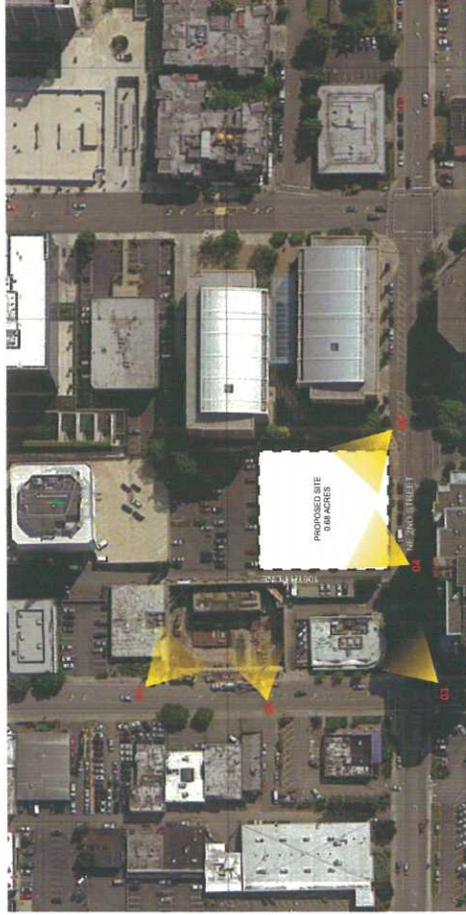
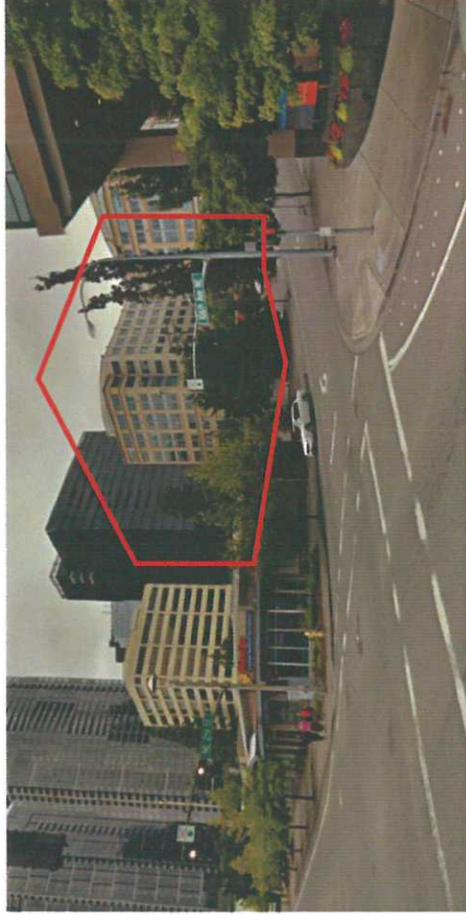
**Signature**

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

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Vicinity Map  
NOT TO SCALE

Design Review Package :: A2

# PROPOSED BELLEVUE MARRIOTT AC

BELLEVUE, WASHINGTON

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MARCH - 31 - 2014





**City of Bellevue  
Development Services Department  
Land Use Staff Report**

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Proposal Name: Marriott AC Hotel

Proposal Address: 210 106<sup>th</sup> Place NE

Proposal Description: Proposal to construct an 110,000 square foot, 7-story hotel within the DNTN-MU (Downtown Mixed Use) land use district. The hotel will provide for 234 one and two bedroom guestrooms, a fitness center, meeting rooms, business center, a lounge and bar area with indoor/outdoor seating. A below grade parking garage will accommodate 106 parking stalls. Currently, the site is occupied by an approximately 8,500 square foot single-story structure, which will be demolished as a result of the project.

File Number: **14-128316-LD**

Applicant: Jose Rangel, DLR Group

Decisions Included: Process II, Combined Design Review Decision and SEPA Determination

Planner: Laurie Tyler, Associate Land Use Planner

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

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Date of Application:	March 31, 2014
Notice of Application:	May 8, 2014
Public Meeting:	May 29, 2014
Decision:	September 11, 2014
Appeal Deadline:	September 25, 2014
Design Review Expiration:	September 25, 2016

For information on how to appeal a proposal, visit the Development Services Center at City Hall, 450 110<sup>th</sup> Avenue NE, or call (425) 452-6800. Comments on State Environmental Act Determinations can be made with or without appealing the proposal within the noted comment period for the SEPA determination. Appeal of the decision must be received in the City Clerk's office by 5 p.m. on the date noted for appeal of the decision.

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**Attachments**

- A. Project Drawings
- B. SEPA Checklist
- C. Certificate of Concurrency

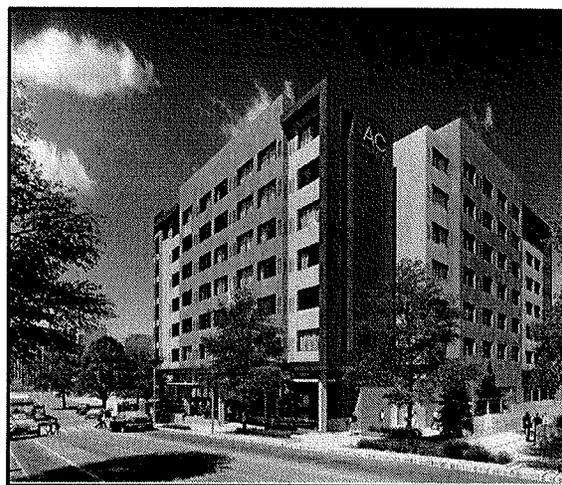
## I. REQUEST/PROPOSAL DESCRIPTION

The applicant requests Design Review approval and a Threshold Determination under the State Environmental Policy Act (SEPA) to construct a Marriott AC (Autograph Collection) Hotel. The hotel will include 234 one and two bedroom guestrooms, a fitness center, meeting rooms, a business center, and a lounge and bar area with indoor and outdoor seating. Two levels of underground valet parking will provide 106 parking stalls. The site is located in the DNTN-MU (Downtown – Mixed Use) Land Use District. Currently, the site is occupied by an approximately 8,500 square foot single-story structure, which will be demolished as a result of the proposal.

Birdseye Perspective – West Elevation



Birdseye Perspective – South East Elevation



### A. Site Design

The proposal is for development on an approximately 29,000 square foot site located in the southeastern corner of the Downtown. The main street frontage will be on NE 2<sup>nd</sup> Street, as well as frontage along the private alley known as 106<sup>th</sup> Place NE. This alley runs north to south, between NE 4<sup>th</sup> Street and NE 2<sup>nd</sup> Street, and provides vehicular access to the subject site, a private parking lot to the north of the site, as well as the Key Bank Building, which fronts NE 4<sup>th</sup> Street. The alley is also pedestrian accessible, but lacks a formal pedestrian path.

The main pedestrian entrance to the hotel will be located on 106<sup>th</sup> Place NE. Vehicular access to the below-grade parking garage will be located at the northwest corner of the building, also off 106<sup>th</sup> Place NE. The loading zone, which is designed to handle all loading for the site including garbage pick-up, will be located adjacent to and to the north of the garage entrance. No loading will be allowed to take place on NE 2<sup>nd</sup> Street, within the public right-of-way. Solid waste and recycling will be stored in a service room adjacent to the loading area, which will open out onto this loading zone through rolling doors. Trash receptacles will be moved from the service room to the loading area on trash day and moved back into the room immediately after pick-up. All loading and garbage pick-up will be accommodated on site. **Refer to Condition of Approval in Section XI regarding Provisions for Loading.**

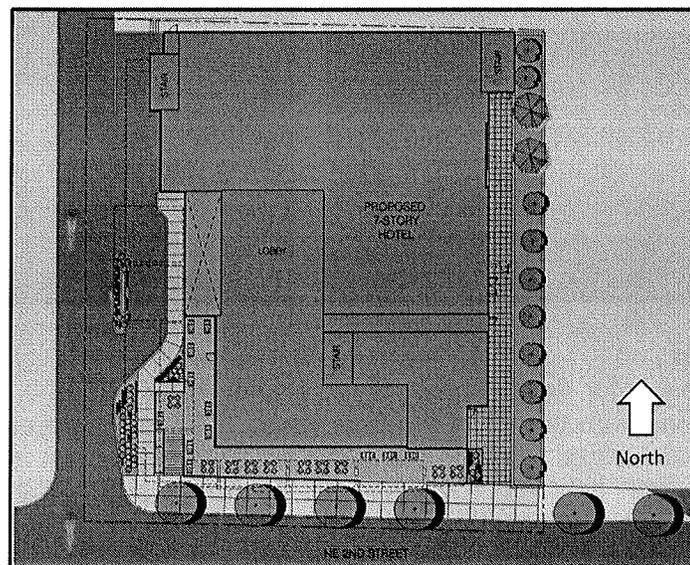
The pedestrian streetscape along NE 2<sup>nd</sup> Street will include 4-foot wide planting strips

along the curb and an 8-foot wide sidewalk. The pedestrian experience will be enhanced along the building frontage with the inclusion of a water fountain, located at the southwest corner of the building, marquees along the building façade for weather protection, and an art sculpture located at the southeast corner of the building.

An arcade is proposed along the NE 2<sup>nd</sup> Street building frontage, adjacent to the bar/lounge area. This arcade will provide year-round weather protection for outside or patio seating in conjunction with the indoor bar/lounge area. The arcade is proposed to wrap around to the west side of the building, fronting 106<sup>th</sup> Place NE for additional outdoor seating for the hotel.

In addition to the landscape planter strips along NE 2<sup>nd</sup> Street, a linear landscaped area at the back of the hotel, running along the eastern property boundary, will be visible from the public right-of-way. This landscaped area will provide for an additional open space opportunity for hotel patrons, hotel staff and the general public.

#### Proposed Site Plan



#### **B. Building Design**

The proposed hotel will be seven stories tall over two levels of underground parking. The hotel includes 234 one and two bedroom guestrooms, a fitness center, meeting rooms, business center, and a bar/lounge area with indoor/outdoor seating. The underground parking garage will provide for 106 parking stalls.

The main vehicular and pedestrian access to the hotel will be on the western side of the building which fronts 106<sup>th</sup> Place NE and will face the SOMA Towers residential project. A sidewalk will extend from the public right-of-way to the front entry. A vehicular drop off area will be the primary point for vehicular loading and unloading, as well as valet service. While this side of the building accommodates mostly vehicular traffic, pockets of landscaping are proposed, along with exterior lighting, a water feature and marquees to help enhance the pedestrian experience.

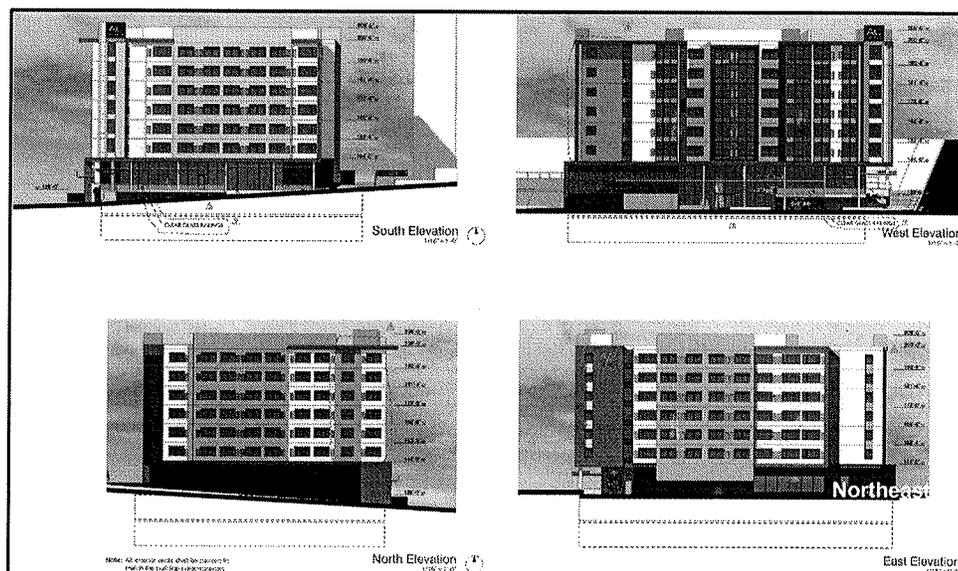
The building is designed in a "U" shape, with the opening of the "U" facing west, toward 106<sup>th</sup> Place NE and SOMA Towers. The "U" building design provides for a more visually interesting structure when viewed from 106<sup>th</sup> Place NE and NE 2<sup>nd</sup> Street. While there is no interior courtyard proposed within the "U" of the building, this building design will allow for maximum solar exposure into each of the hotel rooms.

The southern façade of the building, which fronts NE 2<sup>nd</sup> Street, will present a contemporary, urban face and will be the most visually prominent building façade when viewed from public right-of-way. The pedestrian experience will be activated by an arcade along the south side of the structure, which continues around to the western façade of the building and ends at the main building entry. The arcade combines outdoor seating, container landscaping, exterior lighting, an art sculpture and a water feature, resulting in a more activated pedestrian oriented frontage.

The building exterior will be composed of durable urban materials, including Centria duracast metal panels in bone white, chromium gray and crystal zinc colors. These metal panels will be varied in their use on each building elevation, resulting in a building which is both articulated and interesting to view from all directions. The window frame system will be a dark charcoal gray to help offset the lighter trio shade of white, gray and zinc metal panels. The lowest level of the southern and western building facades will incorporate Prodemra composite wood panels to provide warmth at the pedestrian scale. Greystone decorative masonry is proposed along the lowest level of the eastern façade, facing the outdoor linear landscaped area and the Civica office buildings.

It should be noted that the rooftop mechanical equipment is proposed to be housed within an enclosed penthouse structure. The penthouse structure will be integrated into the design of the building and will be screened from above to prevent visual clutter when viewed from higher vantage points. **Refer to Condition of Approval in Section XI regarding Screening for Rooftop Mechanical Equipment.**

#### Building Elevations



**Materials and Colors**

The image displays architectural elevations and material specifications for the Marriott AC Hotel. It includes three elevation views: South Elevation (top left), West Elevation (top right), and East Elevation (bottom left). A Materials Legend (center) and a Material Palette (right) are also included.

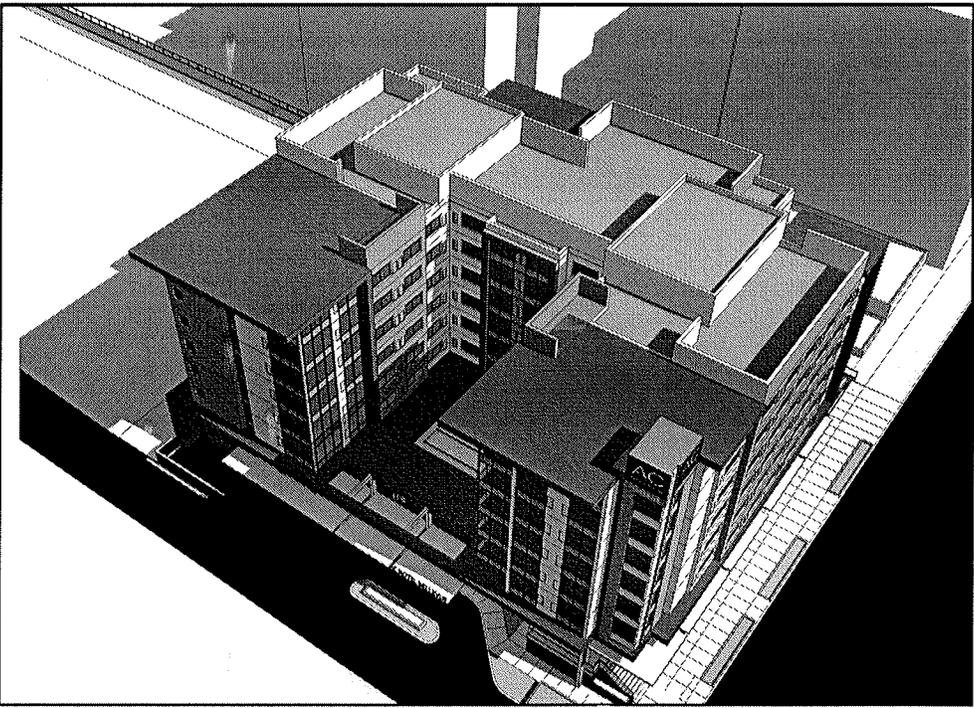
**Materials Legend**

- 1. METAL CLADDING PANELS (SILVER-GRAY)
- 2. METAL CLADDING PANELS (DARK GRAY)
- 3. METAL CLADDING PANELS (BRASS)
- 4. METAL CLADDING PANELS (COPPER)
- 5. METAL CLADDING PANELS (BLACK)
- 6. METAL CLADDING PANELS (WHITE)
- 7. METAL CLADDING PANELS (RED)
- 8. METAL CLADDING PANELS (GREEN)
- 9. METAL CLADDING PANELS (BLUE)
- 10. METAL CLADDING PANELS (PURPLE)
- 11. METAL CLADDING PANELS (PINK)
- 12. METAL CLADDING PANELS (YELLOW)
- 13. METAL CLADDING PANELS (ORANGE)
- 14. METAL CLADDING PANELS (BROWN)
- 15. METAL CLADDING PANELS (TAN)
- 16. METAL CLADDING PANELS (BLACK)
- 17. METAL CLADDING PANELS (WHITE)
- 18. METAL CLADDING PANELS (GRAY)
- 19. METAL CLADDING PANELS (DARK GRAY)
- 20. METAL CLADDING PANELS (LIGHT GRAY)

**Material Palette**

Building Materials

**Rooftop Mechanical Equipment**



### C. Process

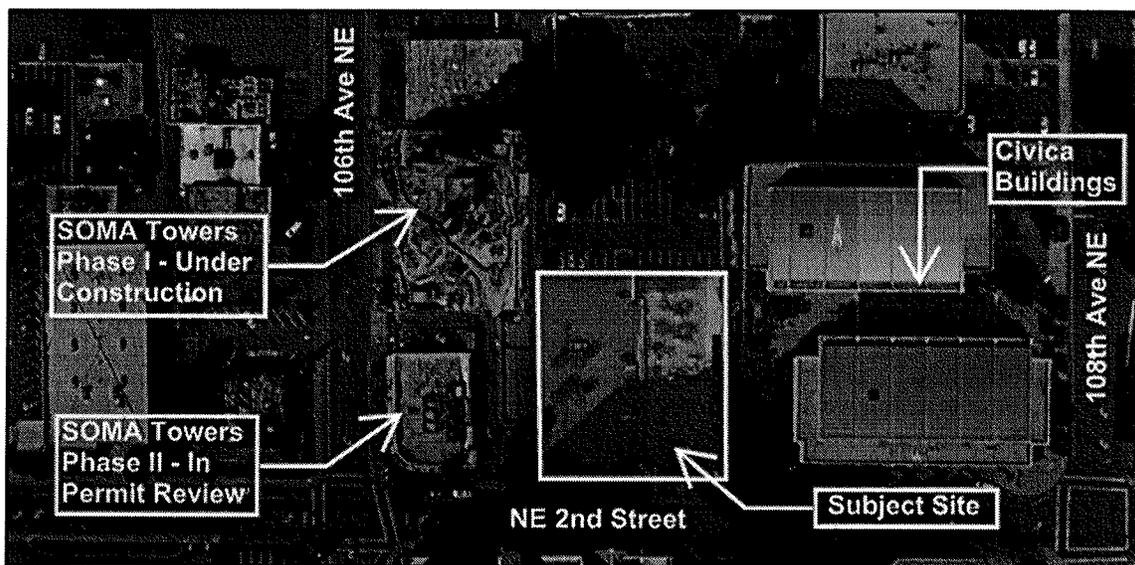
Design Review for Downtown proposals is required by Land Use Code (LUC) 20.25A.010 with procedures per Part 20.30F LUC. The Design Review and SEPA Threshold Determination are both Process II decisions. Process II is an administrative process. The Environmental Coordinator issues the SEPA Threshold Determination and the Director of Development Services issues the Design Review decision. An appeal of any Process II decision is heard and decided upon by the City of Bellevue Hearing Examiner.

## II. SITE DESCRIPTION, ZONING, & CONTEXT

### A. Site Description (Existing)

The project site is a single parcel, which currently contains an older one-story commercial building. An existing parking lot to the north of the site is owned by a separate property owner, and is not part of this application. The subject site, private parking lot and Key Bank building to the north are all accessible from a private alley known as 106<sup>th</sup> Place NE. Sidewalks currently exist on the entire south side of the site, along NE 2<sup>nd</sup> Street.

#### Aerial Photograph – Existing Conditions



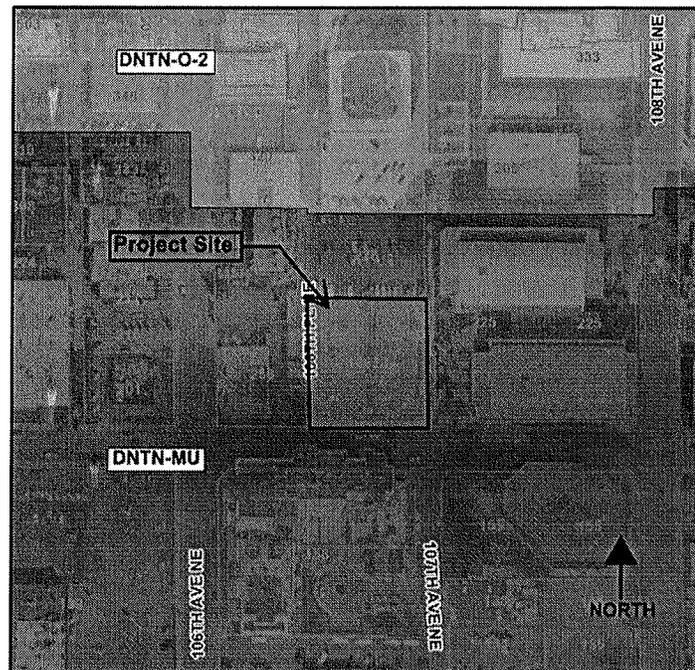
There is currently on-street parking along NE 2<sup>nd</sup> Street, which is proposed to remain after project completion. Street parking will not be permitted within the private alley.

The existing site slopes east to west, with the highest elevation along the eastern property boundary, and the lowest elevation along the western property boundary. The highest point of the lot is located in the northeast corner. The change in grade is approximately 23 feet.

## B. Site Zoning

A site zoning map is provided below. The site is zoned Downtown-MU (Mixed Use). The proposed hotel use is permitted use in the Downtown-MU zone.

### Land Use Districts



## C. Site Context

The proposed site fronts NE 2<sup>nd</sup> Street to the south, and has access between NE 4<sup>th</sup> Street and NE 2<sup>nd</sup> Street via a private alley known as 106<sup>th</sup> Place NE. The site has a streetscape designation of “D” per the LUC’s Design Guidelines Building/Sidewalk Relationships. The surrounding properties to the north, east, south and west are all located in within the DNTN-MU (Downtown – Mixed Use) land use district. Specific uses on the surrounding properties are as follows:

**North:** DNTN-MU; surface parking lot  
**East:** DNTN-MU; multi-story office and retail use buildings (Civica)  
**West:** DNTN-MU; multi-story residential towers (SOMA)  
**South:** DNTN-MU; multi-story mixed-use (retail/condominiums)

## III. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS

### A. General Provisions of the Land Use Code

#### 1. Use

The proposed hotel use is permitted in the Downtown-MU land use district.

#### 2. Dimensional Requirements

The dimensional/area requirements that apply in DNTN-MU are listed below where

the proposal is evaluated for consistency.

**Table 1: Dimensional Requirements**

Item	Permitted/Required	Proposed	Comments/Conditions
<b>Project Limit</b>	No minimum	29,573 SF	Located in DNTN-MU.
<b>Building Height</b>	150 FT – measured from average <i>finished</i> grade	Approx. 73.4 FT (plus approx. 6'-9 FT for parapet and covered rooftop mechanical)  Ave. finish grade: 126' 6" Roof Elevation: 200' Parapet Elevation: 206'	Measured from average finish grade to the rooftop excluding 15-FT allowed for rooftop mechanical equip. Roof & mechanical penthouses well below 150 FT + 15 FT allowed. LUC 20.25A.020 & 20.50.012 Meets requirement.
<b>Building Coverage</b>	100%  29,573 SF	95%  28,094 SF	LUC 20.25A.020.A.2 and LUC 20.25A.020.B.5 Meets requirement.
<b>Floor Area Ratio (FAR)</b>	Residential: 2.0 Min. 5.0 Max.	3.45	Meets requirements through FAR Amenity Incentive System. Refer to Section III.B below.
<b>Total GSF for FAR</b>	Maximum: 147,865 SF	102,000 GSF	Meets the criteria of LUC 20.25A.020.A.2  Note per LUC 20.50.022 , GFA <u>excludes</u> vent shafts, stairwells, parking, mechanical areas, outdoor courts and balconies.
<b>Floor Area per Floor Above 40 Feet</b>	20,000 GSF/FLR*  *Floorplates on residential building may be increased by 10%.	15,611 GSF/FLR	Meets requirement.
<b>Setbacks – Building less than 75 feet</b>	<u>Front:</u> NE 2 <sup>nd</sup> Street = 0 FT (106 <sup>th</sup> Place NE- private alley) = 10 FT <u>Rear :</u> Northern property line = 0 FT <u>Side:</u> Eastern property line = 0 FT	<u>NE 2<sup>nd</sup> Street:</u> 16 FT <u>106<sup>th</sup> Place NE:</u> 12 FT  <u>Rear:</u> 0 FT  <u>Side:</u> 10 FT  Note: Building is less than 70 FT high	LUC 20.25A.020 Meets requirement

<p><b>Refuse &amp; Recycling Residential:</b></p>	<p>Required:  1.5 SF/unit @ 234 units = 351 SF</p>	<p>Provided:  1,164 SF service/trash room, exceeding minimum by 813 SF.</p>	<p>LUC 20.20.725 Meets requirement.  Republic Services has reviewed the plans and provided written support for the size of and the access to the refuse and recycling area. <b>Refer to letter from Republic Services dated August 19, 2014 in the project file</b></p>
<p><b>Sidewalk Width</b></p>	<p>NE 2<sup>nd</sup> Street: 12 FT (includes 4 FT planting strip &amp; 6" curb)</p>	<p>12 FT (includes 4 FT planting strip &amp; 6" curb)</p>	<p>LUC 20.25A.060 Meets requirement</p>
<p><b>Landscaping - Street Tree Caliper &amp; Species</b></p>	<p>NE 2<sup>nd</sup> Street: Quercus robur – English Oak 3" Caliper</p>	<p>4 Ft- wide planting strip with street trees, shrubs, groundcover, and irrigation  Street Tree proposed: Quercus robur 'Pyramich' – species determined on recommendation of Park Department</p>	<p>LUC 20.25A.060.B, Plate B Street Tree Map  Meets requirement <b><u>Refer to Conditions of Approval in Section XI regarding final landscape plan, planting strip/right-of-way irrigation, planting in right-of-way/streetscape, street trees, landscape installation and maintenance assurance devices, and maintenance agreement with the Parks Dept.</u></b></p>
<p><b>Parking Hotel Parking – 234 rooms</b></p>	<p>Hotels are unspecified uses. Parking Study required.  Up 65% of required parking stalls may be compact LUC 20.25A.050.F.2</p>	<p>106 Stalls (off-site parking agreements required for 23 excess stalls needed overnight)  65 compact stalls = 61%</p>	<p>Parking Study provided which will require the applicant to obtain off-site parking agreements with adjacent office buildings to accommodate peak parking demand during the evening hours. <b>Refer to Parking Study from TENW dated August 20, 2014 in the project file.</b> See Section III.C for further discussion.  Meets LUC 20.25A.050.F.2</p>
<p><b>Loading Area/Refuse Collection Area</b></p>	<p>One 10 FT x 55 FT dedicated loading space</p>	<p>One 15 FT x 25 FT (approx.) dedicated loading &amp; refuse pick-up area at the north east corner of the building – accessed off 106<sup>th</sup> Place NE</p>	<p>Meets requirement per LUC 20.20.590.K.4.b.ii  Republic Services has reviewed the plans and provided written support for the size of and the access to the loading/refuse collection area. <b>Refer to letter from Republic Services dated August 19, 2014 in the project file</b></p>

**B. Special Requirements**

**Floor Area Ratio (FAR) and Amenity Incentive System Requirements**

**Table 2: Bonus Amenity Area Earned**

Project Area (Site) in DNTN-MU		<b>29,573 SF</b>
Project Gross Floor Area (GFA) Proposed		<b>102,000 SF</b>
<b>BASIC</b> Permitted Floor Area (FAR) for <i>Residential DNTN-MU</i>		<b>59,146 SF</b>
Basic Residential FAR (2.0) X Project Area		<i>2.0 X 29,573 SF = 59,146 SF</i>
<b>MAXIMUM</b> Permitted Floor Area (FAR) for <i>Residential DNTN-MU</i>		<b>147,865 SF</b>
Maximum Residential FAR (5) X Project Area		<i>5 x 29,573 SF = 147,865 SF</i>
<b>BASIC FAR</b>	<b>BASIC FAR Amenity Required</b>	<b>2,957 SF</b>
	Basic Non- Residential FAR (.5) x 20% of the Project Area	<i>.5 x (0.2 x 29,573) = 2,957 SF *</i> <i>* 2,957 "buys" 59,146 SF</i>
	<b>BASIC FAR Amenity Earned</b> (See Table 3 below)	<b>17,690 SF</b> <i>17,690 &gt; 2,957 SF – Meets requirement of LUC 20.25A 020.C</i>
	<b>Excess BASIC</b>	<b>14,733 SF</b> <i>17,690 SF – 2,957 SF = 14,733 SF</i>
<b>Non-BASIC FAR</b>	<b>NON-BASIC Earned</b> (see Table 3 below)	<b>28,207 SF</b>
	Remaining <b>NON-BASIC FAR</b> Amenity to Earn	<b>42,854 SF</b>
	GFA – Basic Permitted FAR of 2.0	<i>102,000 SF – 59,146 SF</i>
	Remaining FAR Available <b>after BASIC</b>	<b>42,940 SF</b>
	<b>Excess BASIC Points + NON-BASIC Earned</b>	<i>14,733 SF + 28,207 SF = 42,940 SF</i> <i>42,940 SF &gt; 42,854 SF – Meets requirement of LUC 20.25A.030</i>
<b>Total FAR Amenity Earned</b> BASIC FAR Amenity Earned + NON-BASIC FAR Amenity Earned		<b>45,897 SF</b> (Refer to Table 3 below) <i>17,690 SF + 28,207 SF = 45,897 SF</i>
<b>Excess FAR Amenity Earned</b> (Total FAR Earned – BASIC FAR Amenity Required – Remaining FAR Amenity to Earn)		<b>86 SF</b> <i>45,897 SF – 2,957 SF – 42,854 SF = 86 SF</i>

- a. **BASIC FAR:** The BASIC FAR requirement equals: 20% of the project limit in square feet (SF) multiplied by the BASIC FAR permitted for a non-residential building in the DNTN-MU:  $(0.2 \times 29,573 \text{ SF}) \times 0.5 = 2,957 \text{ SF}$ . The amount of BASIC FAR Amenity Earned is 17,690 SF (see Table 3 below). This amount exceeds the minimum BASIC requirement of 2,957 SF by 14,733 SF.

- b. **NON-BASIC FAR:** In order to develop to the proposed FAR of 3.45, the total amount of points (BASIC and NON-BASIC) required is 45,811 SF (2,957 SF + 42,854 SF). The proposed amenity package has earned a total of 45,897 SF of FAR amenity points as shown in Table 3 below. There will be an overall excess of 86 SF and the proposal meets all FAR amenity requirements.

**Table 3: FAR BONUS AMENITIES**

	Amenity	Units of Measure	Bonus Ratio	Bonus Floor Area Earned	How it Meets the Design Criteria & Benefits the Public
<b>BASIC Amenities</b>	Water Feature	Per \$100 of value	8:1	4,640 (Value = \$58,000)	The space is visually and physically connected to 106 <sup>th</sup> Place NE and NE 2 <sup>nd</sup> Street. <u>Refer to Condition of Approval in Section XI regarding Documentation of the Value of Sculpture and Water Features and Water Features and Sculptures.</u>
	Pedestrian Oriented Frontage	80 LF	50:1	4,000 (80 x 50)	Bar/Lounge use fronts both an arcade and a perimeter sidewalk along NE 2 <sup>nd</sup> Street. <u>Refer to Conditions of Approval in Section XI regarding Pedestrian Oriented Frontage.</u>
	Sculpture or Artwork	Per \$100 of value	5:1	2,050 (Value = \$41,000)	Displayed near the main entrance to the arcade (outdoor patio) and entrance to restaurant lounge. <u>Refer to Condition of Approval in Section XI regarding Documentation of the Value of Sculpture and Water Features and Water Features and Sculptures.</u>
	Arcade	1,750 SF	4:1	7,000 (1,750 x 4)	At least 50% of frontage is POF and is accessible to pedestrians at all times.
	<b>Sub-Total BASIC</b>			<b>17,690 SF</b>	
<b>Non-BASIC Amenities</b>	Underground Parking	39,655 SF	.5:1	19,828 (39,655 x .5)	Parking areas located below Average Finish Grade (126'6")
	Landscape Area	2,433 SF	1:1	2,433	Provides a visually and physically accessible space for hotel guests

	Public Meeting Rooms	1,191 SF	2:1	2,382	Provides seating for 50 persons
	Public Restrooms	616 SF	4:1	2,464	For use by patrons of the hotel, restaurant, lounge or general public. <b>Refer to <u>Condition of Approval in Section XI regarding Public Restrooms.</u></b>
	Active Recreation Area	1,100 SF	1:1	1,100 SF	Fitness center for hotel guests
	<b>Sub-Total Non-BASIC</b>			<b>28,207 SF</b>	
	<b>COMBINED TOTAL (BASIC + Non-BASIC)</b>			<b>45,897 SF</b>	

As part of the building permit application, the applicant shall submit a detailed design for each proposed FAR amenity with a design component and a statistical summary for each amenity. Prior to Temporary Certificate of Occupancy (TCO), the floor area earned through the Amenity Incentive System, and the total bonus floor area actually utilized for the project, project drawings and conditions of approval must be recorded with King County, Division of Records (LUC 20.25A.030.D). **Refer to Condition of Approval in Section XI regarding Amenity Designs and Statistics and Bonus System Recording.**

**C. Parking Requirements**

The Land Use Code considers hotels as an unspecified use when determining parking minimums and maximums (LUC 20.20.590.F.2). Therefore, in order to determine the appropriate number of parking stalls for the proposed hotel, the applicant is required to provide a parking study. Transportation Engineering North West (TENW) submitted a final parking study, dated August 20, 2014. A copy of this parking study can be found in the project file.

The study analyzed three hotels within the Downtown which have a similar size and business model to the proposed hotel. The study concluded that the peak hotel parking demand will be in the evening, resulting in a need of 129 parking stalls. The applicant is providing 106 on-site parking stalls, to be exclusively serviced by valet, which will only satisfy the hotel parking demand from 8:30AM to 6:30PM. This includes all aspects of the hotel, including staff, guests, meeting room occupancy and patrons of the bar/lounge area. Therefore, it is anticipated that a peak on-site deficit of 23 parking stalls will occur after hours. The applicant proposes to establish off-site shared parking arrangements with the Civica office buildings to the east and the Key Bank office building to the north. Both of these adjacent office buildings have an abundance of parking available after 6:00PM. **Refer to Condition of Approval in Section XI regarding Off-Site Shared Parking Agreements.**

While off-site parking agreements are likely to be obtained for the parking deficit of 23 stalls, staff has concerns that the bar/lounge area within the hotel could be converted to a typical restaurant, as many hotels currently have. The Land Use Code provides parking requirements for restaurant uses, which have not been taken into account with the parking study, since the applicant has indicated that a restaurant will not be incorporated into the design. If in the future this changes, staff will need to re-evaluate the established on-site parking to determine if additional parking spaces would need to be acquired to service both the hotel and restaurant use. **Refer to Condition of Approval in Section XI regarding Modifications to Parking.**

#### IV. DESIGN GUIDELINES & DESIGN CRITERIA

##### A. Design Review Criteria – LUC 20.25A.110

The proposal meets the Design Review Criteria of LUC 20.25A.110 for ***SITE DESIGN*** and ***DOWNTOWN PATTERNS AND CONTEXT***.

##### 1. **SITE DESIGN (LUC 20.25A.110.A)**

###### a. **Vehicular Circulation and Parking**

**Parking & Service Areas:** Parking will be provided by valet only and will be accommodated mostly within the proposed underground garage, which has two levels of parking, totaling 106 parking stalls. The single access to the garage will be off 106<sup>th</sup> Place NE at the northwest corner of the site. This location is preferable to a garage entrance along NE 2<sup>nd</sup> Street, which would result in an unaesthetically pleasing building frontage, in addition to the potential for traffic back-up on NE 2<sup>nd</sup> Street. On-street parking will remain along the NE 2<sup>nd</sup> Street frontage. Per the parking study prepared by TENW, dated July 31, 2014, the applicant intends to obtain off-site shared parking agreements from the office buildings to the north and east of the site, for overflow parking during the evening hours. These agreements are required to be recorded against the title of each property, prior to issuance of a certificate of occupancy. **Refer to Condition of Approval in Section XI regarding Off-Site Shared Parking Agreements.**

Solid waste and recycling containers will be stored in a service room adjacent to the garage entrance. An outdoor service drive adjacent to the service room will provide an area for loading/unloading. No loading or trash pickup will be allowed to occur within the public street or within the public right-of-way. **Refer to Condition of Approval in Section XI regarding Provisions for Loading and Solid Waste/Recycling Containers.**

###### b. **Pedestrian Circulation and Amenities (LUC 20.25A.060)**

**Frontage Sidewalks:** The frontage sidewalk on NE 2<sup>nd</sup> Street will be 8 feet wide with an additional 4-foot wide planting strip between the sidewalk and the curb. The main hotel entry will be accessed off 106<sup>th</sup> Place NE. Hotel guests can also access the building from the proposed arcade, which connects to the public sidewalk at the southeast corner of the building. Another point of entry will be a staircase at the southwest corner of the building, which also connects to the public sidewalk. A fountain, a sculpture, plantings, and marquees, will be placed at these various entry locations to

provide an aesthetically pleasing space for pedestrians to gather.

**Street Trees:** Per LUC 20.25A.060 - Plate B, the street tree designated on this section of NE 2<sup>nd</sup> Street is *Quercus robur*, "English Oak". At the request by the City of Bellevue Parks Department, the applicant has indicated that the "Pyramich" species of this street tree will be planted along the NE 2<sup>nd</sup> Street frontage. The street trees will have a minimum 3-inch caliper, and must be planted at least three feet from the street curb. **Refer to Condition of Approval in Section XI regarding Street Trees.**

**c. Wind and Sun**

The building was designed to have a "U" shape, with the open part of the "U" facing west. The main areas of landscaping are along the eastern property boundary, at the rear of the building, and along the NE 2<sup>nd</sup> Street frontage. These landscaped areas will be able to take advantage of sunlight as the sun moves over the building, east to west. A majority of the hotel rooms will be able to take advantage of light and air through the use of windows and building vents. Additionally, there will be a generous distance between the facades of the building and the adjacent buildings to the north, east and west, to allow for light and air between neighboring properties.

An arcade is proposed along the southern side of the building, adjacent to the NE 2<sup>nd</sup> Street frontage. This arcade, along with marquees, will provide a weather protected space for outdoor seating and gathering for both hotel guests and the general public.

**a. Open Space**

Because this is a relatively small site, opportunities for public open space are limited. A landscaped area along the eastern property boundary (rear of the building) will be provided. The south side of the building, which fronts NE 2<sup>nd</sup> Street, will include landscape planter strips, as well as an arcade feature for outdoor seating associated with the restaurant/lounge. Public amenities such as a water feature at the southwest corner of the building, plantings along 106<sup>th</sup> Place NE and NE 2<sup>nd</sup> Street, marquees along NE 2<sup>nd</sup> Street, and artwork at both the southwest and southeast corners of the building, will help to enhance pedestrian activity around the hotel.

**b. Light and Glare**

The specific materials proposed for the building have been chosen for their low reflectivity. At the ground level, the building material will consist of prodema, which will provide warmth at the pedestrian level. In addition, the public sidewalk will have marquees which will provide weather protection as well as diffuse light. Landscaping in the form of street trees, shrubs and groundcover will also be installed to mitigate against potential glare on the public streets and to provide a pleasant pedestrian experience. The street trees will also help to mitigate the heat island effect from paving on the public sidewalk.

All exterior building lighting will be required to include cut-off shields to minimize the impacts of light on the future hotel tenants and off-site

properties. **Refer to Condition of Approval in Section XI regarding Exterior Lighting.**

## **2. DOWNTOWN PATTERNS AND CONTEXT (LUC 20.25A.110.B)**

### **a. Natural Setting and Topography**

The proposed project is located on a sloping site within the urban context. The property drops approximately 28 feet from the northeastern corner of the property to the southwestern property corner. The proposed building will take advantage of this grade change by tucking the parking garage into the slope and entering the garage from the low point at the northwestern corner of the site. The topography of the surrounding neighborhood is also sloping and the overall height of the building is less than the maximum that is allowed at this location. Thus, this building, with its relatively low profile, should not negatively impact the views from future development within the surrounding neighborhood.

### **b. Landscape Design**

**Street Frontage:** The proposed street frontage development will include three sections of 4-foot wide planting strips between the sidewalk and the curb. The plant materials, which include street trees, shrubs and groundcover, will visually soften and complement the building and improve separation between vehicles and pedestrians. The planting strips will also be required to have irrigation on a separate system with its own meter to facilitate future maintenance by the City of Bellevue. **Refer to Condition of Approval in Section XI regarding the Planting Strip/Right-of-Way Irrigation and Planting in the Right-of-Way/Streetscape.**

**Landscape Area/Plaza:** In addition to the plantings within the city right-of-way and public sidewalk, the applicant will provide a linear landscaped outdoor space between the rear of the building and eastern property line. The plaza faces south toward NE 2<sup>nd</sup> Street, and will provide an additional landscaped, semi-private open space for hotel patrons and the general public.

**Utility Vaults:** Above-ground mechanical equipment (boxes and vaults) will not be allowed in any public sidewalks. If they are placed in planting areas, they shall be adequately screened with vegetation. **Refer to Condition of Approval in Section XI regarding Mechanical Equipment and Equipment Screening.**

### **c. Views**

Private views and the impact of proposals on those views from adjacent properties are not regulated by the Land Use Code. However, the views from surrounding properties were considered in the design of the proposed building. The building was designed to complement the urban context from all directions. Blank walls were enhanced by building colors and the texture of materials. Exterior lighting surrounding the building was also kept to a minimum so as not to result in light pollution on the adjacent buildings. In addition, views from surrounding high-rise development were considered. The rooftop penthouses were designed to be an integral part of the overall

building design, with screening from above, and will provide a more interesting rooftop composition that will be viewed from taller Downtown buildings.

**d. Building Height and Bulk**

The proposal has not exceeded the maximum height or the maximum FAR for a site of this size. The proposed building is 74 feet high where a 200-foot tall building is allowed. The proposed FAR is 3.45 where 5.0 is allowed. The "U" shaped plan provides an opening along the western façade that breaks up the apparent bulk of the building. The building modulation, combined with a variety of colors and materials, and landscaping help to reduce the mass of the building on the remaining three facades.

**e. Transitions**

The subject site is located within the Downtown-Mixed Use (DNTN-MU) land use district, and is surrounded by properties located within this same district. The orientation of the building entry and pedestrian-oriented spaces, along with the building signage and architectural features, were chosen to draw pedestrians from both the east and west along NE 2<sup>nd</sup> Street.

**f. Patterns of Activity**

Because this is a relatively small Downtown site, the pedestrian activity is directed to the arcade area along the southern side of the building fronting NE 2<sup>nd</sup> Street. The arcade provides year round weather protection for guests of the hotel, patrons of the restaurant/lounge, and the general public. A water feature and a sculpture will be located at each end of the arcade, along with low level lighting which together help to create a pleasant space for patrons of the hotel, restaurant/lounge and pedestrians walking along NE 2<sup>nd</sup> Street.

In addition, the project will provide a greatly improved streetscape along the northern side of NE 2<sup>nd</sup> Street with a new 8-foot wide sidewalk and 4-foot wide planting strip with street trees and plantings. Non-pedestrian activities will occur in spaces outside of the public streetscape.

**g. Signage**

Although a sign package was included with the proposal, no signage is approved through this Design Review. All signs must be an integral part of the architectural design, and scaled to the pedestrian environment. Each sign will require design review approval through a sign permit and must meet the requirements of the Bellevue Sign Code. **Refer to Condition of Approval in Section XI regarding Individual Sign Permits.**

**B. Design Guidelines Building/Sidewalk Relationships - LUC 20.25A.115**

This segment of NE 2<sup>nd</sup> Street has a streetscape "D" designation under the Design Guidelines found in LUC 20.25A.115. The intent of "D" rights-of-way is low to moderate orientation to pedestrians. This is achieved by designing some relationship between exterior and interior activities with respect to visual access. Design attention should be given to sidewalk related activities and amenities. The "D" rights-of-way guidelines state that street level edges of the entire project limit shall incorporate some amount of service and commercial activities. In addition, windows

providing visual access, street walls and differentiation of ground level should be incorporated into the design of the structure.

Finding: The interior of the proposed hotel will incorporate a lounge area, which will continue to the exterior of the building within an arcade, adjacent to the sidewalk along NE 2<sup>nd</sup> Street. The NE 2<sup>nd</sup> Street frontage is designed to provide a differentiation of ground level between the proposed arcade outdoor seating area and sidewalk. The outdoor seating area will incorporate vision glass handrails, in addition to this section of the building incorporating vision glass. **Refer to Condition of Approval in Section XI regarding Storefront Glazing.**

## V. PUBLIC NOTICE AND COMMENT

Application Date:	March 31, 2014
Notice of Application:	May 8, 2014
Public Meetings:	May 29, 2014
Minimum Comment Period:	May 22, 2014

The minimum required public comment period ended on May 22, 2014, but written comments were accepted up to the date of this decision. As of the date of this report, no written comments have been submitted. A public meeting was held at Bellevue City Hall on May 29, 2014. The meeting was attended by two citizens, who subsequently did not submit any written comments and had no concerns with the proposal.

## VI. TECHNICAL REVIEW

### A. Transportation

#### Site Access

Access to the proposed project will be provided via a private road known as 106<sup>th</sup> Place NE, which connects to NE 2<sup>nd</sup> Street adjacent to the proposed hotel, and provides a connection north to NE 4<sup>th</sup> Street. 106<sup>th</sup> Place NE was established decades ago by multiple private easements. City staff has confirmed that the location of the proposed building will not conflict with the location of those easements. The City of Bellevue has not performed a detailed legal review of those easements, and the City makes no representation that the proposed development is an acceptable use of those easements. City approval of this Design Review is not intended to change the legal rights and responsibilities of any owners or users of the affected easements.

All site access and loading, including deliveries and garbage hauling, will occur via a driveway and pullouts off 106<sup>th</sup> Place NE, located on private property approximately 40 feet or more north of the future edge of NE 2<sup>nd</sup> Street. **Note that loading on NE 2<sup>nd</sup> Street will not be allowed. Refer to Condition of Approval in Section XI regarding Provisions for Loading.**

Left turns to and from 106<sup>th</sup> Place NE at NE 2<sup>nd</sup> Street will be restricted by installation of signs and c-curb as shown on the Channelization Plan sheet in the final civil engineering plans for the development. Refer to **Condition of Approval in Section XI regarding Vehicular Access Restrictions.**

The City's Parcel and Address Coordinator has determined that the final address for the development will be 208 106<sup>th</sup> Place NE.

### **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 on NE 2<sup>nd</sup> Street is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the Transportation Department Design Manual. **Refer to Conditions of Approval regarding in Section XI regarding Street Frontage Improvements, Building and Site Plans, and Civil Engineering Plans.**

1. The City's adopted 2013-2024 Transportation Facilities Plan (TFP) includes project TFP 190, which calls for widening NE 2<sup>nd</sup> Street between Bellevue Way and 112<sup>th</sup> Avenue "to five lanes, consistent with the Main Street & NE 2nd Street Design Report (2009). Project implementation will be coordinated with approved and potential future private development in the immediate vicinity." The existing development to the east of the proposed hotel site, and the approved but not yet built development to the west, were both required to widen their frontage on NE 2<sup>nd</sup> Street consistent with the City's design for a five-lane cross section. Therefore, in order to be consistent with the Transportation Facilities Plan and the Main Street & NE 2nd Street Design Report and related documents, and to match the existing or approved street frontage alignment on each side of the site, the proposed hotel development is required to widen the site's frontage on NE 2<sup>nd</sup> Street consistent with the planned five-lane cross section. This will require removing any adjacent curb extensions in order to achieve a straight curb alignment. This street widening must be shown on the final civil engineering plans for the development.
2. As part of the widening of NE 2<sup>nd</sup> Street described above, the final civil engineering plans for the development must include appropriate lane width and channelization, and appropriate street cross slope. The street's final cross slope must be consistent with Transportation Department and AASHTO standards; that is, approximately two percent sloping uniformly down from the street's centerline to the new gutter. A significant area of asphalt grind and overlay may be required in order to comply. Channelization shall be coordinated along the entire block and must be consistent with the City's Main Street & NE 2nd Street Design Report and related documents. Channelization to allow curbside parking on an interim basis should be installed as feasible.
3. A combined street tree and street light plan is required for review and approval prior to completion of the development's engineering and landscape plans. 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-7D or equivalent).
4. The existing curb, gutter, and sidewalk on NE 2<sup>nd</sup> Street fronting this site, along with any immediately adjacent curb and sidewalk bulb-outs, shall be completely removed

and reconstructed with a sidewalk width of at least twelve feet, measured from the back of the new curb. Planter strips are included in the twelve-foot width. The final curb alignment and elevation shall be determined by the street widening described above.

5. 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 safe travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. Buildings shall be designed so that doors do not swing out into the pedestrian path. Fire department connections and other fixtures on the face of the building must not protrude into the main pedestrian path in a manner that creates a hazard for visually handicapped pedestrians.

6. The design and appearance of the sidewalk and landscaping on NE 2<sup>nd</sup> Street 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 wide planters or tree wells, unless both the Transportation Department and the Development Services Department agree to accept any non-standard pattern, color, or other 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.

If the developer requests alternative paving materials, 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.

7. Planter strips and other landscaping within the sidewalk area along NE 2<sup>nd</sup> Street shall be irrigated with a 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.

8. The connection of 106<sup>th</sup> Place NE to NE 2<sup>nd</sup> Street shall be designed and built as a driveway connection, rather than a street intersection, consistent with the following requirements:
  - a. Install a concrete driveway apron consistent with standard drawings DEV-7A, 7D, 7E, 7F, or an approved variation.
  - b. The east/west pedestrian passage across the driveway connection must be ADA compliant. Pedestrian ramps may be extended up to 15 feet long if necessary to improve the grade.
  - c. Transportation Department standards call for the width of a two-way access, such as 106<sup>th</sup> Place, to be from 26 to 30 feet for a connection to an arterial street such as NE 2<sup>nd</sup> Street. Given the existing configuration, it is not feasible to achieve a width of 26 to 30 feet at the connection without some widening on both sides of 106<sup>th</sup> Place. However, the western side of 106<sup>th</sup> Place is not under the control of this developer. Therefore, the best that can be achieved is to flare out the driveway connection on the eastern side, as shown on the most recent site and civil plan submittals. Further within the site, 106<sup>th</sup> Place can taper down to match its existing width.
  - d. Transportation Department standards call for a driveway connection to an arterial street to not exceed a slope of seven percent in the first 30 feet. However, it is not feasible to regrade the existing slope of 106<sup>th</sup> Place to achieve that standard, due to existing constraints and the impact that regrading would have on the approved development to the west.
  - e. Install c-curbing, traffic signage and street name signage as needed.
9. No new building structure or garage shall be constructed under a street right of way or existing public sidewalk/utility easement. In some situations, new structure may be allowed under a new sidewalk/utility easement, provided that adequate vertical clearance (generally eight feet or more) is provided for installation of existing or future underground utilities, and provided that steps are taken to prevent differential settling. No soil nailing is allowed under a street right of way or sidewalk/utility easement without an indemnification agreement that protects the city.
10. To the extent feasible, no new utility vaults that serve only one development will be allowed within a public sidewalk. Vaults serving a broader public purpose may be located within a public sidewalk. To the extent feasible, no utility vaults will be located within the primary walking path in any sidewalk.
11. 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 3 feet horizontal clearance from any streetlight or traffic signal pole.
12. 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-7D or equivalent. Fixed objects are defined as anything with breakaway characteristics stronger than a 4-inch by 4-inch wooden post.
13. 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.

### **Right of Way Dedication**

To incorporate street improvements which are reasonably necessary to mitigate the direct results of the development and to accommodate the street widening described elsewhere in this document, the developer is required to dedicate property such that the street surface to the back of the new curb alignment along NE 2<sup>nd</sup> Street is accommodated within the public right of way. This requires dedication of a strip of property roughly four feet wide along the entire frontage. The exact dimensions will be determined by the developer's surveyor, with city review. **Refer to Condition of Approval in Section XI regarding Dedication of Right of Way.**

### **Easements**

The applicant shall provide sidewalk and utility easements to the City as needed to encompass the full required width of any sidewalks located outside the city right of way fronting this site, after the dedication of right of way described above. This requires dedication of a strip twelve feet wide from the new right of way line to be established at the back of the new curb. The exact dimensions will be determined by the developer's surveyor, with city review. **Refer to Condition of Approval in Section XI regarding Sidewalk/Utility Easements.**

Any utility easements contained on this site which are affected by this development must be identified. Any negative impact that this development has on those easements must be mitigated or easements relinquished. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible. **Refer to Condition of Approval in Section XI regarding Existing Utility Easements.**

### **Holiday Construction & Traffic Restrictions**

From November 15<sup>th</sup> to January 5<sup>th</sup>, 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 Right-of-Way reviewer to confirm the specifics of this restriction prior to applying for a Right-of-Way Use Permit. **Refer to Condition of Approval in Section XI regarding Holiday Construction & Traffic Restrictions.**

### **Use of the 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. **Refer to Condition of Approval in Section XI regarding 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, NE 2nd Street is presently classified as "overlay required" for any pavement restoration. A grind and overlay at least 50 feet long will be required for the full width of any affected lane. The approximate location of any grind and overlay should be shown on one or more civil sheets submitted for Design Review, and must be shown in the final civil plans for construction. The exact extent of any grind and overlay will be established in the right of way use permit for this development. Any grind and overlay must include the establishment or reestablishment of traffic channelization as needed. Any grind and overlay should be coordinated with the paving for the street widening described elsewhere in this document. The Transportation Department does not regulate pavement restoration in private roads, such as 106<sup>th</sup> Place. **Refer to Condition of Approval in Section XI regarding Pavement Restoration.**

**B. Utilities**

The plans generally conform to the requirements applicable to this stage of the design process. It is the applicant's responsibility to verify the accuracy of all field information and data gathered for the feasibility of this project. Utility Department approval of the design review application is based on the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Utility Developer Extension Agreement (DEA) and Utilities Permit Processes. A water and sewer Developer Extension Agreement will be required for the project. The storm drainage connection will be permitted through a commercial storm permit. All connection charges will be due with the Developer Extension Agreement prior to issuance of the permit. Utilities permit applications for this development must comply with Bellevue Codes 24.02, 24.04 and 24.06. **Refer to Condition of Approval in Section XI regarding Utilities Conceptual Approval.**

**C. Clearing and Grading**

The Clear and Grade reviewer has reviewed the plans and materials submitted for this project and has determined that a Clearing and Grading permit is required for this project, per BCC 23.76.035. The Clearing and Grading Permit application must be in accordance with the Clearing and Grading Code (BCC 23.76), as outlined in the submittal requirements and the Clearing and Grading Development Standards.

**D. Fire**

The plans submitted have not been sufficiently developed for a thorough review under the 2012 International Fire Code, including those amendments to the Code made by both the Washington State Building Code Council and the City of Bellevue. A complete review of the project for conformance with the applicable code requirements will occur during building permit review.

**E. Building**

The plans for Design Review have not been sufficiently developed for a thorough review under the 2012 International Building Code, including amendments to this Code made by the Washington State Building Code Council (available online) and City of Bellevue amendments (available online). This review will occur during the actual plan review of the building plans. The plans generally conform to the requirements applicable to this stage of the design process. It should be noted however for the development of the formal building plans the following building code sections need to be carefully analyzed: Table 503 for Allowable Height and Areas, Table 6A Type of Construction, Section 1003.7 Elevators, escalators and moving sidewalks, and all code sections associated with this section, and Section 1026 Exterior Exit Stairways and Ramps, particularly 1026.6 exception 4.4. These comments are preliminary in nature and are not intended to be all inclusive for the Building Department review of plans, nor do these comments include any implied approval.

**VII. STATE ENVIRONMENTAL POLICY ACT**

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal (see Environmental Checklist in the project file at City Hall Records Office). 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, 450 110<sup>th</sup> Avenue 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 Section 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. **Refer to Conditions of Approval in Section XI.**

**A. Surface Water**

The site is located within the Meydenbauer Drainage Basin. Storm water from the site currently drains to a conveyance system in NE 2<sup>nd</sup> Street and is conveyed in catch basins and pipes along the road frontage and eventually discharges to Lake Washington. The site is located in the Meydenbauer "No Detention Zone" and no detention is required. The site does not create enough pollution generating surface to trigger water quality requirements.

The proposed storm drainage outfall for the entire site is to connect to the existing drainage system located in NE 2<sup>nd</sup> Street and connects to the Meydenbauer Drainage

Trunkline. The existing system has capacity for the flow expected from this site.

**B. Utilities**

Domestic water for the site will connect to an 8" cast iron main in NE 2<sup>nd</sup> Street. There is sufficient capacity in the water mains to supply the site with domestic water.

Domestic sewer for the site is available in either NE 2<sup>nd</sup> Street or 106<sup>th</sup> PI NE. The side sewer will need to connect into a manhole with an 8" size sewer stub.

**C. Noise**

Construction Noise: The Bellevue Noise Control Ordinance BCC 9.18 limits noise levels at the property line to 60 dBA (A-weighted sound level), except from 7:00 a.m. to 6:00 p.m. on weekdays and 9:00 a.m. to 6:00 p.m. on Saturdays that are not legal holidays. Expanded hours may be approved by the Land Use Director under two conditions: to accommodate traffic mitigation and/or for construction of essential public facilities. The site is located near residential uses to the south and west. Restricting the construction hours will reduce noise impacts to neighboring properties. Expanded construction hours during evening or early morning hours should be avoided to minimize noise impacts to nearby residents. In addition, the contractor must use the best available noise abatement technology consistent with feasibility during construction. **Refer to Condition of Approval in Section XI regarding Construction Hours and Use of Best Available Noise Abatement Technology.**

Interior Noise: Bellevue City Code, 9.18, prohibits the approval of new residential structures where the exterior noise level exceed Ldn (day-night average sound level) of 65 dBA anywhere along the site boundary, unless the construction can achieve *interior* noise levels of 40 dBA in sleeping areas and 45 dBA in non-sleeping areas. *Prior to the issuance of any building permit*, the applicant must submit an Acoustical Engineer's report on the proposed construction and the anticipated maximum noise thresholds inside the units facing a street frontage. Before any occupancy permits are issued, the noise levels must be measured inside a random sample of the residential units and the report revised to reflect the results. If the actual noise levels exceed the maximum required thresholds, the acoustical report must include recommendations to modify the construction to meet the interior noise thresholds. **Refer to Condition of Approval in Section XI regarding Noise Levels/Measurements in Sleeping Areas.**

Garage and Kitchen Exhaust Noise/Air: The garage and kitchen exhaust vents must be designed and located to prevent adverse impacts to the pedestrian environment and to the people residing in or near the project. The applicant must provide certification by a noise consultant that the operation of the garage and kitchen exhaust fans will not exceed 60 dBA at the public sidewalk and that the velocity and direction of airflow will not adversely affect the pedestrian environment or the residents of the project/neighborhood. **Refer to Condition of Approval in Section XI regarding Garage/Kitchen Exhaust.**

**D. 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. This proposed hotel lies within MMA # 3, which has a 2024 total growth projection of 1,463,687 square feet of "other" land uses. The "other" land use category includes hotels. This development proposes approximately 110,000 square feet of hotel space. 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. **Refer to Condition of Approval in Section XI regarding Transportation Impact Fee.**

#### **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.

With 234 new hotel rooms and with removal of 4450 square feet of miscellaneous retail space and 4698 square feet of restaurant space, this development will generate approximately 36 net new PM peak hour trips. That number was used to check for concurrency. 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, no system intersections received 20 or more PM peak hour trips generated by the hotel.

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. A concurrency determination is issued on the date of issuance of the land use decision. This project complies with the Traffic Standards Code and is receiving a Certificate of Concurrency (see Attachment C).

The rules of concurrency reservation are outlined in the Traffic Standards Code Director's Rules. 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 14.10.040.F At the time of a complete building permit application, the Certificate of Concurrency will remain in effect for the life of the building permit application, pursuant to BCC

23.05.090.H. At issuance of building permit, the Certificate of Concurrence will be extended and remain in effect for one additional year (with the possibility of up to two one-year extensions) as provided for in BCC 23.05.100.

#### **Short Term Operational Impacts and Mitigation**

City staff analyzed the short term operational impacts of this proposal in order to recommend mitigation if necessary. Due to the limited number of trips that this development would generate at intersections remote from the site, the only location chosen for further evaluation was the intersection of the private road (106<sup>th</sup> Place) and NE 2<sup>nd</sup> Street adjacent to the site. The Transportation Department's traffic operations group evaluated traffic volumes and turning movements at that location during the PM peak hour, and recommended that the developer be required to restrict left turns to and from 106<sup>th</sup> Place by installing signage at the intersection of 106<sup>th</sup> Place and NE 2<sup>nd</sup> Street and a c-curb within NE 2<sup>nd</sup> Street. Specific details will be included in the final civil engineering plans. **Refer to Condition of Approval in Section XI regarding Civil Engineering Plans.**

In a memorandum dated May 28, 2014, the developer's traffic engineering consultant (Transportation Engineering Northwest) agreed that no further off-site traffic analysis was warranted.

### **VIII. CHANGES TO PROPOSAL DUE TO CITY REVIEW**

- Additional amenities in the form of two sculpture/art features and a water feature were added to the building adjacent to NE 2<sup>nd</sup> Street. The marquee previously proposed as an amenity along NE 2<sup>nd</sup> Street was removed from the amenity chart, as it did not meet the LUC definition for an amenity; however, the applicant has chosen to maintain the marquees for weather protection.
- The streetscape landscaping was modified to comply with the Park's Department recommendation for street trees and year round planter strips.
- A door was added to the south elevation to provide ingress/egress between the interior lounge area and outdoor seating area.
- Exterior lighting around the structure was reduced overall in an effort to prevent light pollution into the residential towers to the west, and the office buildings to the east.
- The rooftop mechanical equipment was designed to incorporate screening from above.
- Signage was redesigned to better comply with the City's sign code (BCC 22B.10).
- The southern building line of the underground garage was shifted to the north to accommodate the undergrounding of utilities.

### **IX. DECISION CRITERIA**

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

#### **1. The proposal is consistent with the Comprehensive Plan.**

This project is consistent with the Comprehensive Plan, which includes policies and goals which address site and building design in the Downtown. The most relevant Comprehensive Plan Policies related to this proposal are outlined below:

**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 design of the structure utilizes varying building articulation and an adequate mix of durable, high-quality materials which will result in a hotel that is both aesthetically pleasing, and complementary within the surrounding context of the Downtown.

**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.*

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

**Finding:** The design of the hotel includes an arcade along the southern side of the structure which fronts NE 2<sup>nd</sup> Street. This arcade provides a space for outdoor seating to accommodate the lounge use of the hotel. In addition, marquees are also proposed along the NE 2<sup>nd</sup> Street frontage and surrounding to the west side of the structure for an enhanced design of the building at the pedestrian level, as well as to provide weather protection.

**Policy UD-7:** *Encourage private and institutional developers to include artists on design teams and incorporate artwork into the public areas of their projects through the use of incentives.*

**Finding:** As part of the FAR Amenity System, the applicant has included an opportunity for a piece of artwork/sculpture to be installed at the southeast corner of the building, which will be visible from the NE 2<sup>nd</sup> Street pedestrian/public right-of-way. In addition, a sculpture/water feature will be installed at the southwest corner of the building, which will also be visible from the NE 2<sup>nd</sup> Street pedestrian/public right-of-way, and the private alley known as 106<sup>th</sup> Place NE. The total amount of amenity points received for these two art features will equal 6,690 points. **Refer to Condition of Approval in Section XI regarding Documentation of the Value of Sculpture and Water Features and Water Features and Sculptures.**

**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.*

**Policy UD-68.** *Encourage rooflines which create interesting and distinctive forms against the sky within the Downtown.*

**Finding:** The mechanical penthouses on the roof will be an integral part of the overall building design through the use of the same materials found on the body of the building and interesting architectural forms. The mechanical penthouses are proposed to be screened from above, which will aide in preventing visual clutter on the rooftop as seen from residential towers to the west, and office buildings to the north, east and south, all of which are higher in elevation than the subject building. In addition, the rooftop incorporates horizontal plane projections over the western and southern facades, which along with the inclusion of marquees along the NE 2<sup>nd</sup> Street and 106<sup>th</sup> Place NE streetscapes will result in a more interesting building design.

**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.*

**Policy UD-15.** *Use landscape design that is urban in character in more urban settings.*

**Policy UD-75.** *Use urban design features to soften the public right-of-way and sidewalk environment as appropriate. These features include, but are not limited to, street trees, landscaping, water features, raised planter boxes, potted plantings, pedestrian-scaled lighting, street furniture, paving treatments, medians, and the separation of pedestrians from traffic.*

**Finding:** The proposal enhances the pedestrian right-of-way along NE 2<sup>nd</sup> Street, and continuing north along 106<sup>th</sup> Place NE (private alley). The NE 2<sup>nd</sup> Street frontage will include pedestrian-oriented marquees, 4-foot wide landscaped planter strips that will include street trees, shrubs and groundcover, and an art/sculpture piece. The 106<sup>th</sup> Place NE frontage will also include areas of landscaping, pedestrian-oriented marquees and a water feature. Rather than provide impervious surfaces along the eastern property boundary between the rear of the building and property line, the applicant has opted to install additional landscaping to include trees down the side of the property. This area will be visible from the NE 2<sup>nd</sup> Street right-of-way, and will provide a more pleasant pedestrian experience, in addition to providing a landscaped area for patrons of the hotel to enjoy.

**2. The proposal complies with the applicable requirements of this Code.**

**Finding:** The tables in Section III.A and B of this report summarize the applicable requirements, and analyze the proposed project for consistency with the applicable requirements. The proposal complies with the LUC requirements for building height, lot coverage, floor area ratio and parking. The proposal also conforms to the applicable design guidelines and decision criteria, as described in Section IV.

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

**Finding:** Refer to Section IV of this report, which includes information on how the design guidelines and criteria have been met.

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

**Finding:** The proposal is compatible with the scale and character of development that is beginning to emerge within this area of the downtown. The proposed exterior materials are visually harmonious with the surrounding development and the proposed frontage development is consistent with the character of the Downtown streets being constructed with recent development.

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

**Finding:** The proposal site will be served by adequate public facilities including streets, fire protection and utilities. The subject site currently has access to water, sewer and electrical services. For further discussion, see Section VI of this report.

## X. DECISION

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

## XI. CONDITIONS OF APPROVAL:

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

### A. GENERAL:

The following conditions are per each phase of the development:

#### 1. Compliance with Bellevue City Codes and Ordinances

Compliance with all applicable Bellevue City Codes and Ordinances including but not limited to the following is required:

Clearing and Grading Code - BCC 23.76	Savina Uzunow,	425-452-7860
Bellevue Development Standards	Carl Wilson,	425-452-4228
Transportation Code - BCC 14.60	Carl Wilson,	425-452-4228
Trans. Improvement Program - BCC.22.16	Carl Wilson,	425-452-4228
Right-of-Way Use Permit - BCC 14.30	Tim Stever,	425-452-4294
Bellevue Utilities Code - BCC Title 24	Mark Dewey,	425-452-6179
Construction Codes - BCC Title 23	Sheri Crawford,	425-452-2843
Code - BCC Title 20	Laurie Tyler,	425-452-2728
Sign Code - BCC Title 22B	Laurie Tyler,	425-452-2728
Noise Control - BCC 9.18	Laurie Tyler,	425-452-2728
Uniform Fire Code - BCC 23.11	Kevin Carolan,	425-452-7832
Parks Department	Tom Kuykendall,	425-452-7924

#### 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 would likely have a significant impact on the surrounding uses and residents. In order to minimize detriment to nearby uses, 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 surrounding uses and properties. Requests for exemption from the Noise Control Code must be submitted in writing 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: Laurie Tyler, Land Use

**3. Provisions for Loading (during construction)**

The property owner shall provide an off-street loading space which can access a public street. No use of the public street is allowed for loading.

AUTHORITY: Land Use Code 20.20.590.K.4

REVIEWER: Laurie Tyler, Land Use

**4. Use of Best Available Noise Abatement Technology**

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 9.18.020F

REVIEWER: Laurie Tyler, Land Use

**5. Utilities Conceptual Approval**

Utility Department approval of the design review application is based on the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Utility Developer Extension Agreement (DEA) and Utilities Permit Processes. A water, and sewer Developer Extension Agreement will be required for the project. The storm drainage connection will be permitted through a commercial storm permit. All connection charges will be due with the Developer Extension Agreement prior to issuance of the permit.

AUTHORITY: Bellevue City Code 24.02, 24.04, 24.06

REVIEWER: Mark Dewey, Utilities

**6. Holiday Construction & Traffic Restrictions**

Construction activities such as hauling and lane closures between November 15<sup>th</sup> and January 5<sup>th</sup> 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: Bellevue City Code 14.30.060

REVIEWER: Tim Stever, Right of Way

**7. Vehicular Access Restrictions**

Access between 106<sup>th</sup> Place and NE 2<sup>nd</sup> Street will be restricted to right-turn-in and right-turn-out only. This will be achieved through installation of a c-curb and signage, as specified in the final civil engineering plans for the development.

AUTHORITY: Bellevue City Code 14.60.150

REVIEWER: Carl Wilson, Transportation

**8. Provisions for Loading**

The property owner shall provide off-street loading space which can access a public street. This must include an off-street location for garbage pick-up, which must be acceptable to the garbage hauler. On-street loading and unloading will not be permitted.

AUTHORITY: Land Use Code 20.20.590.K.4  
REVIEWER: Carl Wilson, Transportation

**9. Property Address**

The future address for the proposed building will be 208 106<sup>th</sup> Place NE. This address should be used on all subsequent permits for this proposal.

AUTHORITY: Land Use Code 20.45B.260  
REVIEWER: Laurie Tyler, Land Use and Jami Carter, Addressing

**10. Modifications to Parking – Post Occupancy**

The on-site parking and off-site parking agreements shall be re-evaluated if the bar/lounge and/or adjacent breakfast/buffet areas are converted to a full restaurant use. A detailed parking analysis shall be submitted with any tenant improvement building permit plans for a restaurant, to be reviewed and approved by Land Use Staff. The property owner will be responsible for remedying any parking deficiencies prior to the issuance of any tenant improvement building permit.

AUTHORITY: Land Use Code 20.25A.050.B and 20.25A.050.D.4  
REVIEWER: Laurie Tyler, Land Use

**11. Modification to the Design Review Plans**

Any modification to this approval shall be documented as an Amendment to this Design Review OR as an addition or revision to this issued land use approval, processed as a Land Use Exemption. The applicant shall demonstrate compliance with the Land Use Code in effect at the time of issuance of this report. Any modification of the project design must be reviewed for consistency with the design intent as stated in Section III.B of this report. Conditions of Approval run for the life of the project.

AUTHORITY: Land Use Code 20.30F.175, 20.25A.060  
REVIEWER: Laurie Tyler, Land Use

**12. Conditions of Approval**

A copy of these Conditions of Approval shall be copied onto a plan sheet at the beginning of the plan set(s) submitted for building permits.

AUTHORITY: Land Use Code 20.35.230  
REVIEWER: Laurie Tyler, Land Use

**B. PRIOR TO CLEARING & GRADING PERMIT:**

The following conditions are imposed to ensure compliance with the relevant decision criteria and Code requirements and to mitigate adverse environmental impacts not

addressed through applicable Code provisions. These conditions must be complied with on plans submitted with the Clearing & Grading or Demolition permit application:

**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 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 prevent 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: Bellevue City Code 11.70 & 14.30  
REVIEWER: Tim Stever, Right of Way

**2. Civil Engineering Plans – Transportation**

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

- a) Widening of NE 2<sup>nd</sup> Street, including new street channelization. This must be coordinated with the street frontage on the adjacent sites.
- b) Traffic signs and markings, and street name signage, as needed.
- c) 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.)
- d) Installation or relocation of streetlights and related equipment.
- e) Undergrounding of existing overhead utility lines, which should be coordinated with adjacent sites. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.

- f) Sight distance. (Show the required sight triangles and include any sight obstructions, including those off-site.)
- g) Location of fixed objects in the sidewalk or near the driveway approach.
- h) Trench restoration within NE 2<sup>nd</sup> Street.

AUTHORITY: Bellevue City Code 14.60, Transportation Department Design Manual, and Transportation Department Design Manual Standard Drawings  
REVIEWER: Carl Wilson, Transportation

**3. Street Trees**

- a) The street tree to be used on NE 2<sup>nd</sup> Street is Quercus robur 'Pyramich'. Prior to ordering, confirm cultivar with City of Bellevue Parks Department. Contacts are:
  - Tom Kuykendall, [tkuykendall@bellevuewa.gov](mailto:tkuykendall@bellevuewa.gov), 425-452-7924, or
  - Melissa Kerson, [mkerson@bellevuewa.gov](mailto:mkerson@bellevuewa.gov), 425-452-4100
- b) Street Trees to be a minimum of 3" caliper at time of planting.

AUTHORITY: Land Use Code 20.25A.060  
REVIEWER: Laurie Tyler, Land Use

**4. Final Landscape Plan**

A Final Landscape Plan shall be submitted with the Clearing and Grading application for review by Land Use and the Parks Department. Provide details for any electrical outlets that are proposed to be located within the planting strips.

AUTHORITY: Land Use Code 20.20.520.1  
REVIEWER: Laurie Tyler, Land Use

**C. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT:**

The following conditions are required by City Code. Unless specified otherwise below, these conditions must be complied with on plans submitted with the Building permit application:

**1. Transportation Impact Fee**

Payment of the transportation impact fee will be required at the time of building permit issuance. If multiple building permits will be issued, the impact fee will be tied to the primary above-ground permit. Removal of the existing buildings will be eligible for impact fee credit. Impact fees are subject to change, and the fee schedule in effect at the time of building permit issuance will apply.

AUTHORITY: Bellevue City Code 22.16  
REVIEWER: Carl Wilson, Transportation

**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 on-site traffic markings and signs and driveway design as specified in the engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as shown on the engineering plans.

AUTHORITY: Bellevue City Code 14.60.060, 110, 120, 150, 180, 181, 190, 240, 241  
REVIEWER: Carl Wilson, Transportation

**3. Existing Utility Easements**

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

AUTHORITY: Bellevue City Code 14.60.100  
REVIEWER: Tim Stever, Right of Way

**4. Dedication of Right of Way**

The applicant shall dedicate right of way to the City along the property frontage such that street improvements to the back of curb are located within the public right of way.

AUTHORITY: Bellevue City Code 14.60.090  
REVIEWER: Carl Wilson, Transportation

**5. Sidewalk and Utility Easements**

The applicant shall provide sidewalk and utility easements to the City such that any portion of the required public sidewalk along the street frontage which will be outside of the new right of way described above will be located within a sidewalk / utility easement area.

AUTHORITY: Bellevue City Code 14.60.100  
REVIEWER: Carl Wilson, Transportation

**6. Mechanical Equipment and Equipment Screening at Grade**

a) Show the location of each piece of mechanical equipment, including communication equipment such as satellite dishes, and demonstrate that screening is provided so that these items are not visible from adjacent streets, public sidewalks, or the surrounding buildings, AND

b) No mechanical equipment (including power, telephone, traffic control, etc) shall be located in above ground cabinets in sidewalk areas within pedestrian pathways and walkways, including the public right-of-way. Such equipment shall be located in underground vaults, in the building, or substantially screened per the approval of DSD. No new utility vaults that serve only one development will be allowed within a public sidewalk. Vaults serving a broader public purpose may be located within a public sidewalk.

AUTHORITY: Land Use Code 20.20.525, 20.25A.110.B  
REVIEWER: Laurie Tyler, Land Use

**7. Screening for Rooftop Mechanical Equipment**

The rooftop mechanical screening and equipment shall not exceed a height of 15-feet above the roof. The equipment shall be consolidated. The screen shall be visually integrated with the form and color of the building, and the equipment shall be screened from all sides (and from above). Screening from above shall be accomplished with a solid, non-reflective roof, which may incorporate louvers, vents or similar penetrations to provide the necessary ventilation or exhaust for the equipment being screened. The applicant shall submit for review and approval a sample of the panels to be used for screening for the rooftop equipment. The color of the screen shall match the color of the roof. Any rooftop structures to house mechanical equipment shall be the minimum size necessary and also painted to match the color of the roof.

AUTHORITY: Land Use Code 20.20.525 and  
Comprehensive Plan Policy UD-8  
REVIEWER: Laurie Tyler, Land Use

**8. Storefront Glazing**

To ensure visibility from the sidewalk into the restaurant/lounge space, clear (non-tinted, non-reflective) window glass shall be used. A sample of the glass shall be submitted to the Land Use Division of the Development Services Department for review and approval prior to building permit issuance.

AUTHORITY: Land Use Code 20.25A.030.C.1, and 20.30F.145  
REVIEWER: Laurie Tyler, Land Use

**9. Amenity Designs and Statistics**

The building permit submittal plans and drawings shall include a detailed design for each proposed FAR amenity with a design component and a statistical summary for each amenity.

AUTHORITY: Land Use Code 20.25A.030  
REVIEWER: Laurie Tyler, Land Use

**10. Planting Strip/Right-of-Way Irrigation**

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. Where feasible, drip irrigation should be used to reduce water loss due to over-spray and evaporation.

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.

AUTHORITY: Bellevue City Code 24.02.205 and  
Land Use Code 20.25A.060.B  
REVIEWER: Laurie Tyler, Land Use

**11. Planting in Right-of-Way/Streetscape**

- a) Planting shall be installed according to the Parks Department Best Management Practices and Design Standards in place at the time of construction.
- b) 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: Tom Kuykendall, Parks Department  
Laurie Tyler, Land Use

**12. Exterior Lighting**

The applicant shall submit a detailed design for all building exterior lighting. Lighting shall be contained to this site and not be permitted to spill-over to adjacent sites. In addition, information on retail lighting along the pedestrian-oriented frontages along Main Street shall be supplied as well. All exterior building lighting is required to include cut-off shields to minimize impacts of light and glare.

AUTHORITY: Land Use Code 20.25A.110.A.5  
REVIEWER: Laurie Tyler, Land Use

**13. Acoustical Engineer's Report**

The applicant shall submit an Acoustical Engineer's report on the proposed construction and the anticipated maximum noise thresholds inside the hotel rooms facing the street frontage, not to exceed 40 dBA per BCC 9.18.045B.

AUTHORITY: Bellevue City Code 9.18.045B.  
REVIEWER: Laurie Tyler, Land Use

**14. 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. 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.A.1.c  
REVIEWER: Laurie Tyler, Land Use

**15. Construction Parking**

Due to the number of structures currently under construction within the vicinity of the subject site, the applicant shall provide a construction parking plan which provides an estimation of the number of construction employees present at the jobsite at any given time, and the location(s) of where construction employees will park personal vehicles during the applicable construction hours. Parking may be provided off-site, so long as there is an adequate connection for employees to the subject site. This may be accomplished through the use of a shuttle. The parking plan must be reviewed and approved by Land Use and Right-of-Way staff, prior to issuance of a building permit.

AUTHORITY: Bellevue City Code 14.30  
REVIEWER: Laurie Tyler, Land Use and Tim Stever, Right of Way

**D. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY:**

The following conditions are required by City Code and supported by City Policy. The conditions shall be complied with prior to issuance of the Temporary Certificate of Occupancy (TCO):

**1. Street Frontage Improvements**

All street frontage improvements and other required transportation elements, including street light revisions, must be constructed by the applicant and accepted by the City Inspector. Any existing street light apparatus and other existing transportation-related features affected by this development must be relocated as necessary. Existing overhead lines must be relocated underground. All required improvements must be constructed per the approved plans or as directed by the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction, unless the city requires a delay.

AUTHORITY: Bellevue City Code 14.60; Comprehensive Plan Policy UT-39, Transportation Department Design Manual, and Transportation Department Design Manual Standard Drawings  
REVIEWER: Carl Wilson, Transportation

**2. Pavement Restoration**

Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be provided as follows:

- a) NE 2nd Street is presently classified as "overlay required." A grind and overlay at least 50 feet long will be required for the full width of any affected lane. The approximate location of any grind and overlay should be shown on one or more civil sheets submitted for Design Review, and must be shown in the final civil plans for construction. The exact extent of any grind and overlay will be established in the right of way use permit for this development. Any grind and overlay must include the establishment or reestablishment of traffic channelization as needed. Any grind and overlay should be coordinated with the paving for the street widening described elsewhere in this document.

- b) The Transportation Department does not regulate pavement restoration in private roads, such as 106<sup>th</sup> Place.

AUTHORITY: Bellevue City Code 14.60. 250; Design Manual Design Standard #23  
REVIEWER: Tim Stever, Right of Way

**3. Solid Waste/Recycling Containers**

No solid waste and/or recycling containers will be allowed within the public right-of-way or in the public street.

AUTHORITY: Land Use Code 20.20.725 and 20.25A.110  
REVIEWER: Laurie Tyler, Land Use

**4. Bonus System & Pedestrian-Oriented Frontage Recording**

The applicant shall record 1) a copy of the approved bonus point calculations (Tables 2, 3 and 4 in Section III.B of this report), and 2) the SEPA Determination of Non-Significance and the project drawings and conditions of this Design Review with the King County Office of Records and Elections.

AUTHORITY: Land Use Code 20.25A.030.D  
REVIEWER: Laurie Tyler, Land Use

**5. Record an Agreement to Provide Pedestrian-Oriented Frontage Uses and Design Review Conditions of Approval**

The applicant shall record the following with the King County Office of Records and Elections:

- a) An agreement that 100% of the street level of NE 2<sup>nd</sup> Street will remain pedestrian oriented uses with pedestrian-oriented design elements per LUC 20.25A.030.
- b) The applicant shall record a document which contains all of the Design Review Conditions of Approval, Amenities Plan and FAR calculations. The document shall also include the FAR points and amenities (both Basic and Bonus) for the entire project limit.

AUTHORITY: Land Use Code 20.25A.020.C, and .040, and .050, and .100 and .115  
REVIEWER: Laurie Tyler, Land Use

**6. Landscape Installation Assurance Device**

All site landscaping shall be 100% complete per the plan approved by the City. Alternatively, the following may be submitted: 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 Landscape Plan. The assurance device will be released upon complete installation, inspection and approval by the land use reviewer for the project.

AUTHORITY: Land Use Code 20.40.490

REVIEWER: Laurie Tyler, Land Use

**7. Landscape Maintenance Assurance Device**

File with the Development Services Department a landscape maintenance assurance device for a one-year period in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all required landscaping.

AUTHORITY: Land Use Code 20.20.520.K and 20.40.490  
REVIEWER: Laurie Tyler, Land Use

**8. 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 20.20.520.K and 20.40.490  
REVIEWER: Laurie Tyler, Land Use

**9. Noise Levels/Measurements in Sleeping Areas**

Noise levels in sleeping areas shall not exceed 40 dBA. The applicant shall measure the noise levels in a random sample of the rooms and submit the findings to the City. If the maximum threshold is exceeded, additional noise mitigation will be required to meet the threshold prior to the issuance of any Occupancy Permit.

AUTHORITY: Bellevue City Code 9.18.045B and  
Land Use Code 20.30F.145  
REVIEWER: Laurie Tyler, Land Use

**10. Garage/Kitchen Exhaust**

Provide certification by a noise consultant that the noise from the exhaust fans will not exceed 60 dBA and a determination by the City's Mechanical Plans Examiner that the velocity and direction of airflows from the exhaust system will not adversely affect pedestrian comfort within the mid-block connection.

AUTHORITY: Bellevue City Code 9.18.030 and  
Land Use Code 20.30F.145  
REVIEWER: Laurie Tyler, Land Use

**11. Documentation of the Value of Sculpture and Water Features**

Prior to any Certificate of Occupancy, the applicant shall provide documentation of \$41,000 cost or appraised value of the sculpture, and \$58,000 cost or appraised value of the water feature, as shown on Table 3, FAR Bonus Amenities, in Section III.B of this staff report.

AUTHORITY: Land Use Code 20.25A.030.C.14 (for sculpture) and 15  
(for water feature), Land Use Code 20.25A.030.D  
REVIEWER: Laurie Tyler, Land Use

**12. Water Features and Sculptures**

Prior to issuance of any certificate of occupancy the applicant shall install the required water features and sculptures, per Table 3, FAR Bonus Amenities, in Section III.B of this staff report.

AUTHORITY: Land Use Code 20.25A.030.C.14 and 15  
REVIEWER: Laurie Tyler, Land Use

**13. Public Restrooms**

Public restrooms shall be provided with this proposal as an amenity bonus. These restrooms shall be available for use during business hours and signed to identify their location.

AUTHORITY: Land Use Code 20.25A.030.C.19  
REVIEWER: Laurie Tyler, Land Use

**14. Off-Site Shared Parking Agreements**

The applicant shall provide copies of the recorded shared parking agreements for each property which additional parking has been acquired.

AUTHORITY: Land Use Code 20.25A.050.D  
REVIEWER: Laurie Tyler, Land Use

**E. PRIOR TO ISSUANCE OF SIGN PERMITS**

**1. Individual Sign Permits**

All signage shall be pedestrian oriented. Design review of individual signs and compliance with the approved sign package will occur through review of each sign permit application. The sign package plans, elevations, and/or sketches shall include but are not limited to:

1. Location
2. Illumination
3. Color and Materials
4. Design (no cabinet or freestanding signs are permitted)

AUTHORITY: Land Use Code 20.25A.110, Land Use Code 20.30F,  
Bellevue City Code 22B.10  
REVIEWER: Laurie Tyler, Land Use

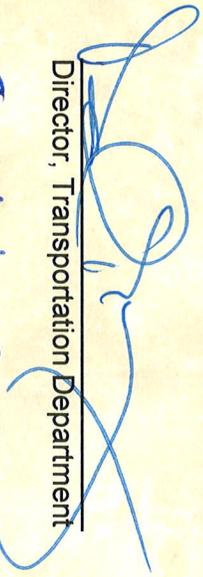
Attachments:

- A. Design Review Submittal Drawings
- B. Environmental Checklist
- C. Certificate of Concurrence

## CERTIFICATE OF CONCURRENCE

MARRIOTT AC HOTEL

This certificate documents the Transportation Department Director's decision that the development project at 210 – 106<sup>th</sup> Place NE (Design Review File No. 14-128316 LD) complies with the requirements of the Traffic Standards Code (BCC 14.10). This decision reserves 36 net new p.m. peak hour trips to that project, subject to Process II appeal of either the concurrency determination or the Design Review decision. This reservation will expire one year from the land use decision date unless a complete building permit application is filed prior to that date (BCC 14.10.040F). At the time of a complete building permit application, the concurrency reservation will remain in effect for the life of that application (BCC 23.05.090H). Upon issuance of the building permit, concurrency is reserved for one year; the applicant may request up to two one-year extensions (BCC 23.05.100E).

  
\_\_\_\_\_  
Director, Transportation Department

Sept 11, 2014  
\_\_\_\_\_  
Date

Certificate No. 87

# MARRIOTT AC HOTEL

10628 NE 2nd Street  
Bellevue, Washington

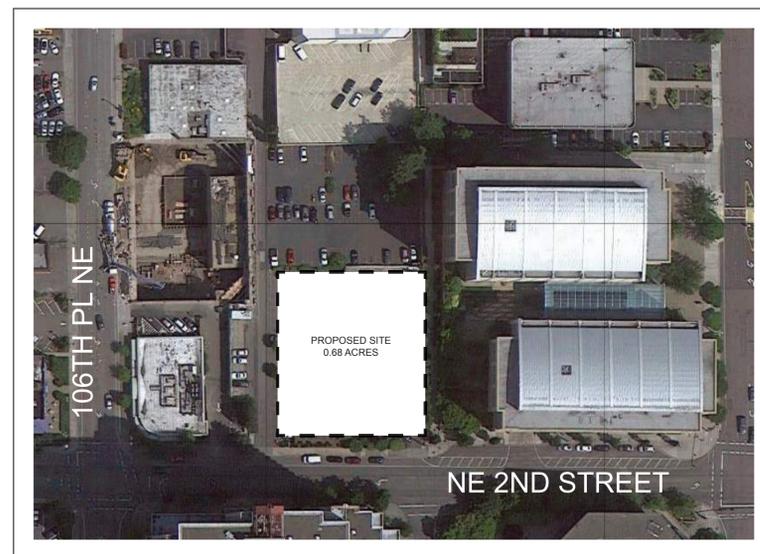
**DESIGN REVIEW**  
MARCH 31, 2014

## 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

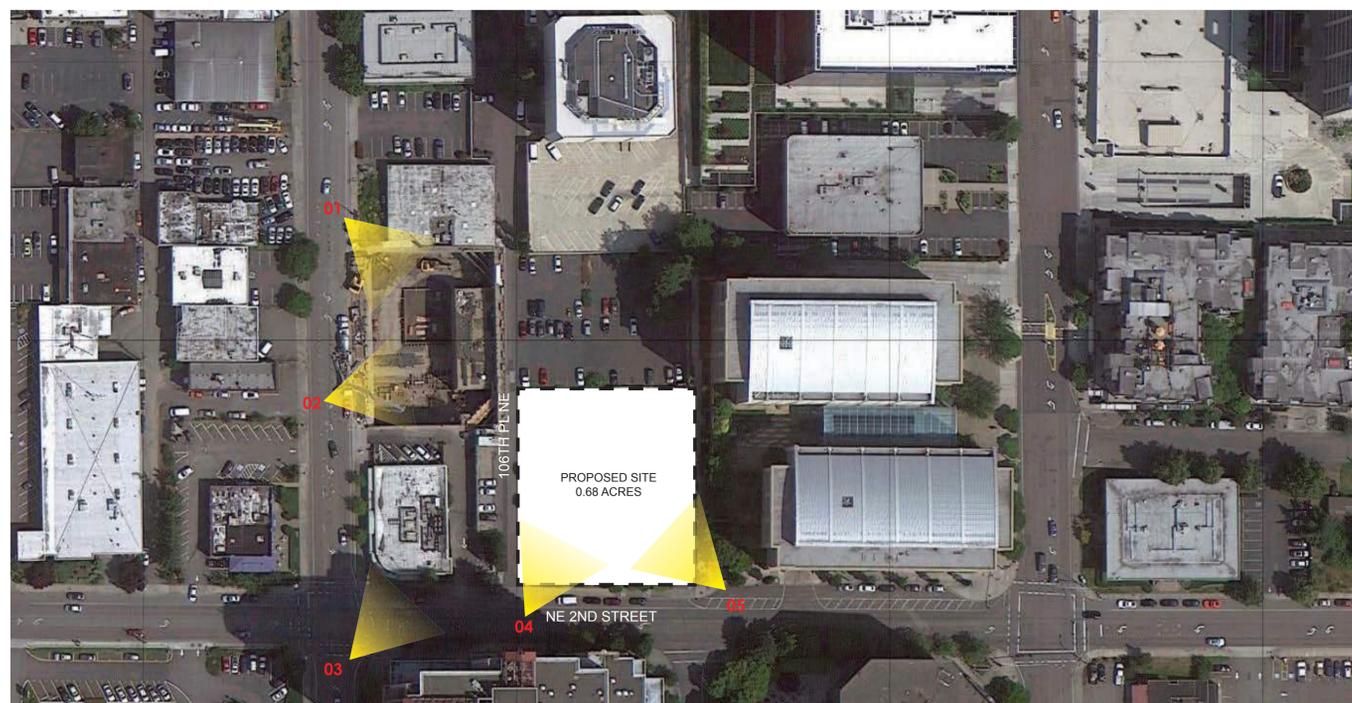
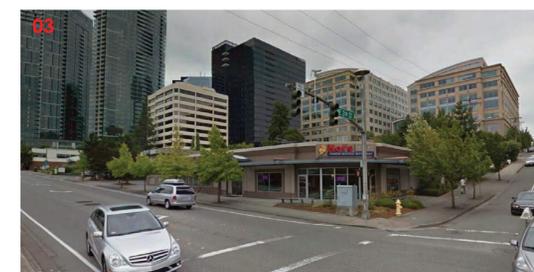


## SQUARE FOOTAGE SUMMARY

ROOM	SQUARE FOOTAGE	GROSS SQUARE FOOTAGE
<b>LOWER GARAGE LEVEL</b>		20669 sf
Elevator lobby	265 sf	
<b>GROUND LEVEL</b>		20214 sf
Ground Floor Lobby	634 sf	
Engineering/Mechanical	727 sf	
Service	625 sf	
<b>LOBBY LEVEL</b>		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	
<b>TYPICAL GUESTROOM LEVEL</b>		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%	



Vicinity Map  
NOT TO SCALE

Design Review Package A2

# PROPOSED BELLEVUE MARRIOTT AC

BELLEVUE, WASHINGTON

REVISIONS	
▲	MAY - 20 - 2014
▲	JUNE - 25 - 2014
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MARCH - 31 - 2014

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







**PROJECT SQUARE FOOTAGE TOTALS**

TOTAL PROJECT GROSS SF w/ PARKING GARAGE	150,892 sf
BUILDING GROSS SF (w/o parking structure)	110,009 sf
BUILDING FAR SF (per FAR guidelines)	120,000 sf

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

Design Review Package A4

**PROPOSED BELLEVUE MARRIOTT AC**  
BELLEVUE, WASHINGTON

**REVISIONS**

△	MAY - 20 - 2014
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△	AUG - 07 - 2014

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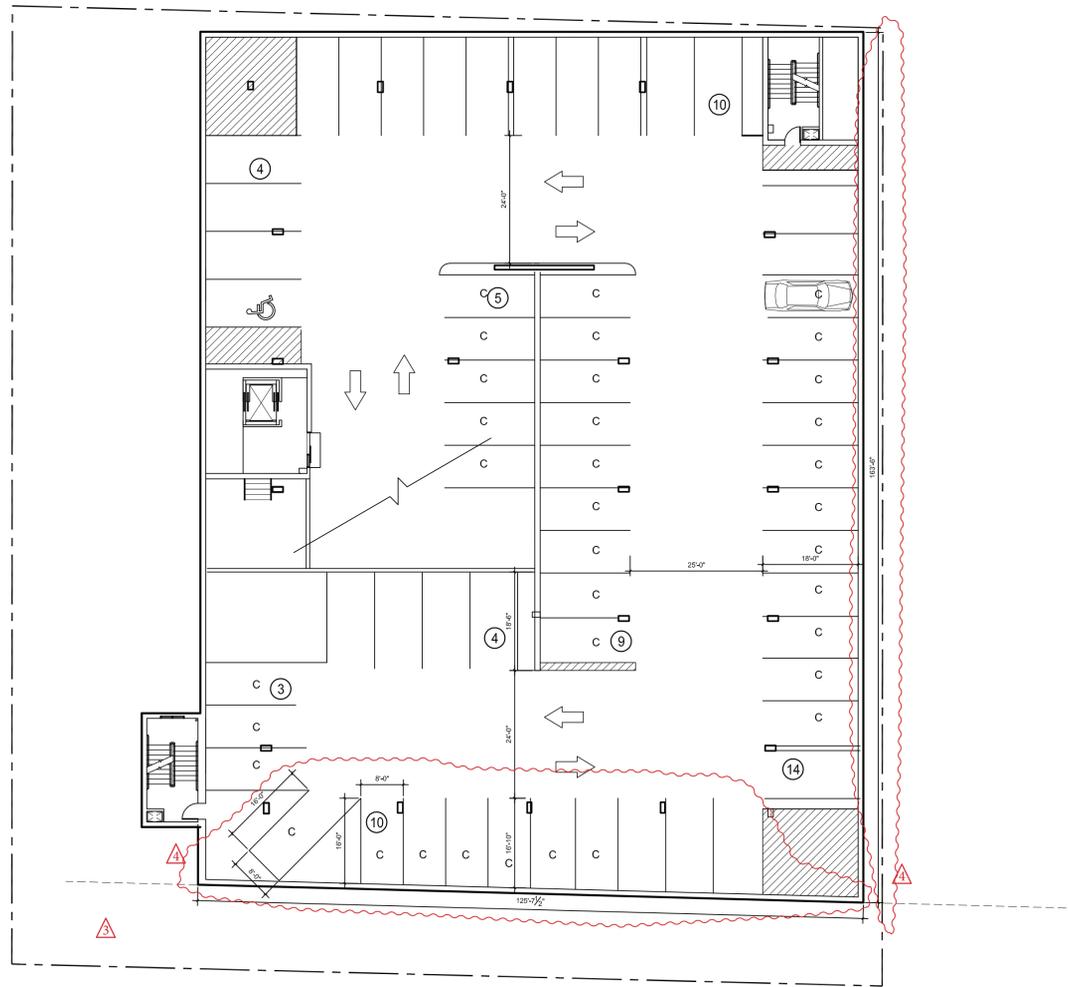
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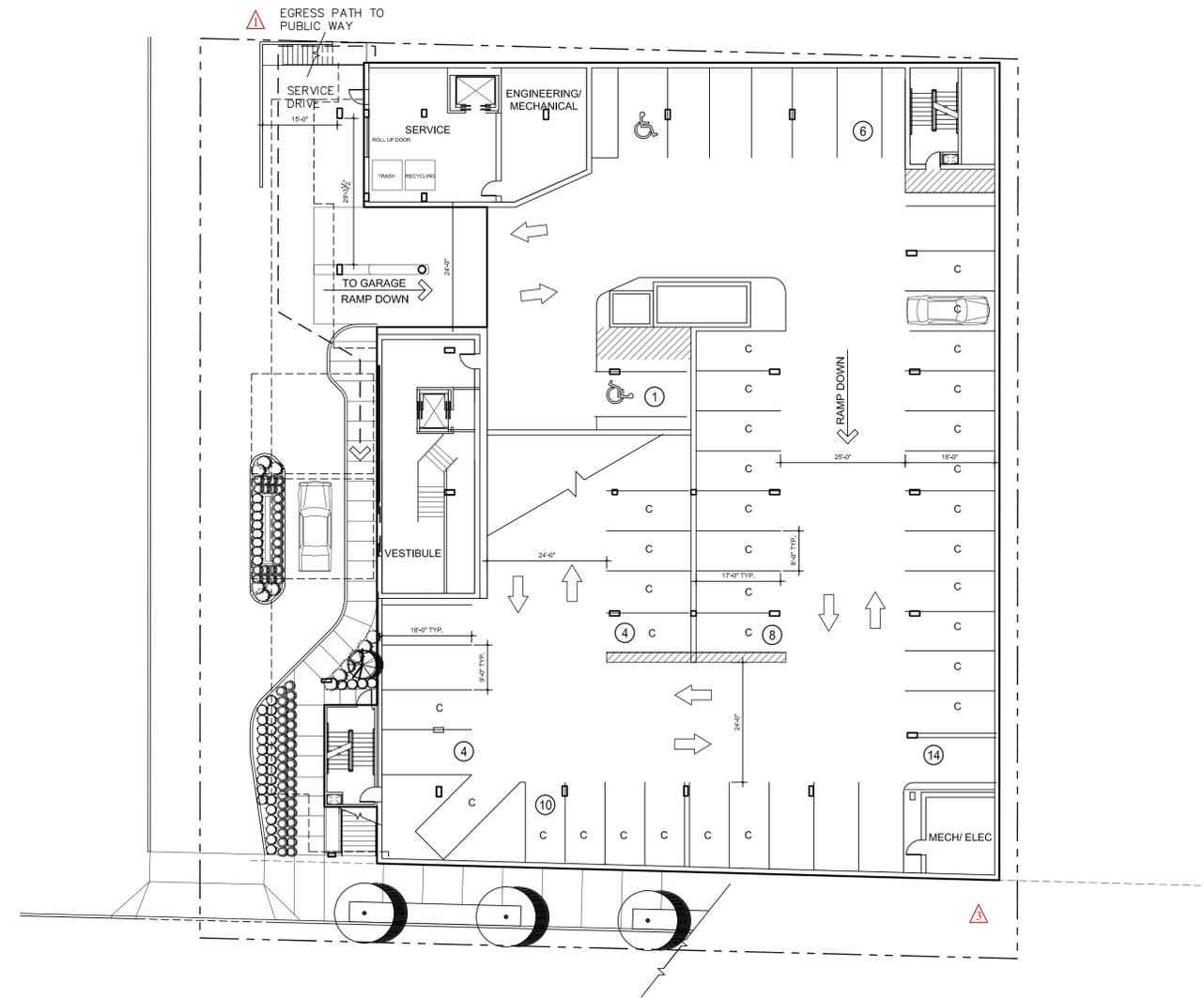
7290 West 133rd Street  
Overland Park, Kansas 66213  
p: 913/897-2811  
f: 913/897-3333



Parking Counts:		
Handicap Stalls	3	
Standard	38	
Compact (61%)	65	
<b>Total</b>	<b>106</b>	



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



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

- REVISIONS**
- ▲ MAY - 20 - 2014
  - ▲ JUNE - 25 - 2014
  - ▲ JULY - 29 - 2014
  - ▲ AUG - 07 - 2014

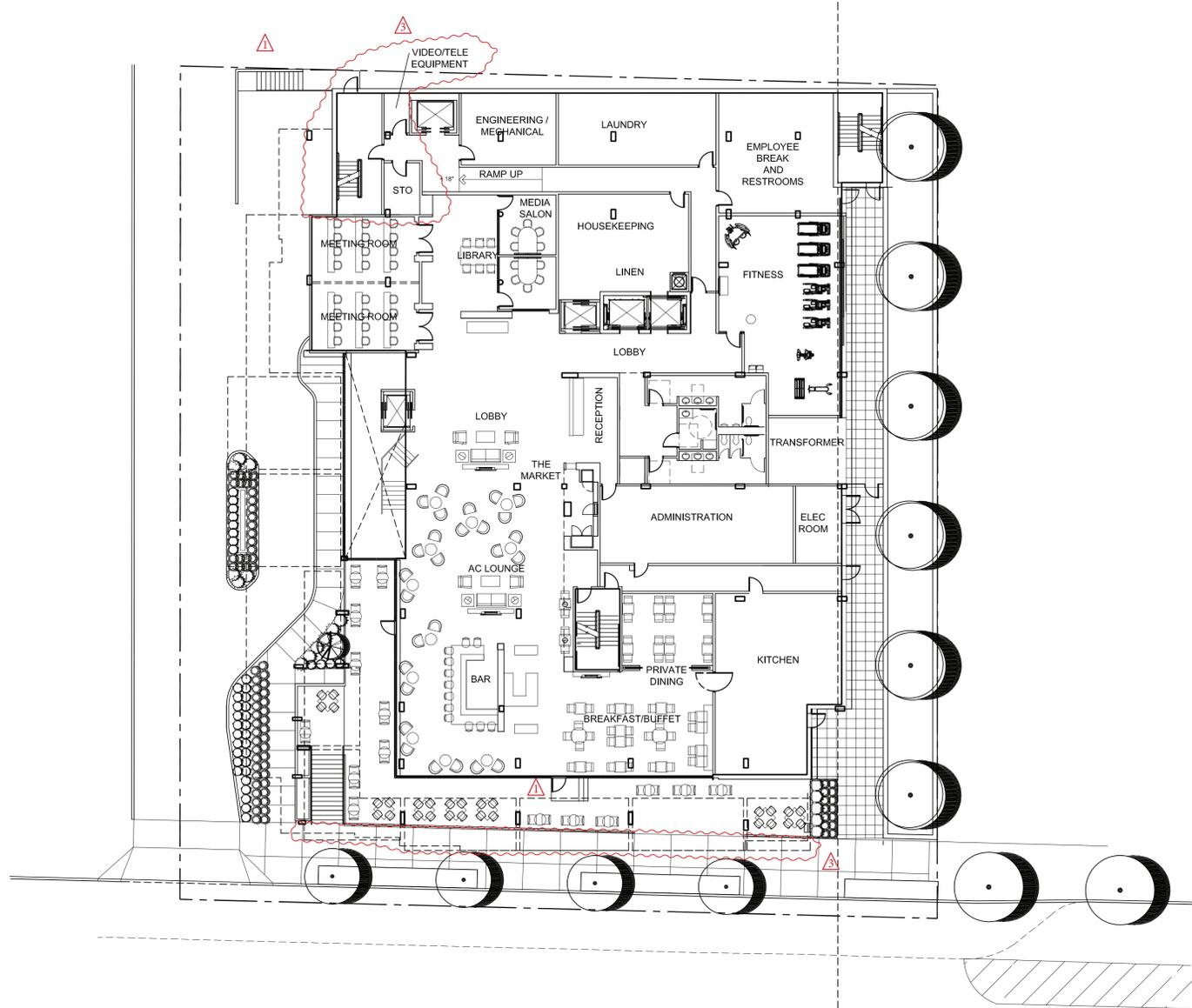
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**MARCH - 31 - 2014**

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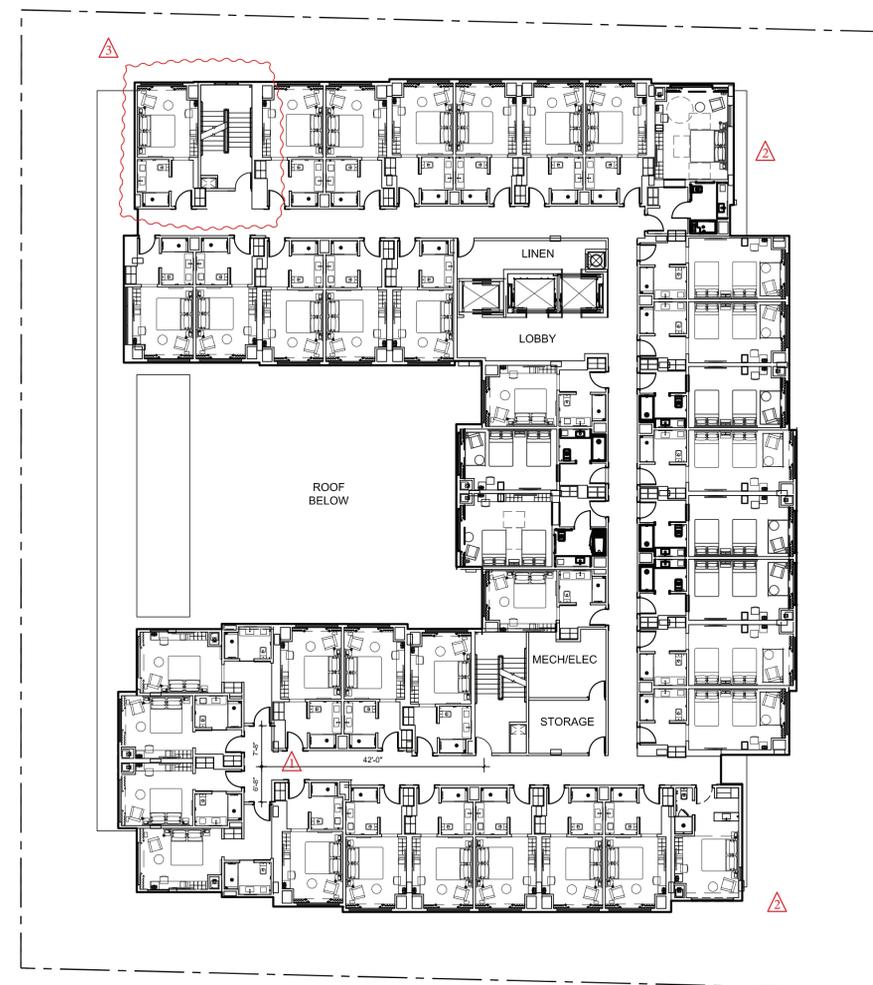




▲ \*AVERAGE FINISH FLOOR  
ELEVATION 128'-0"

▲ \*AVERAGE FINISH GRADE  
ELEVATION 126'-6"

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



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

REVISIONS	
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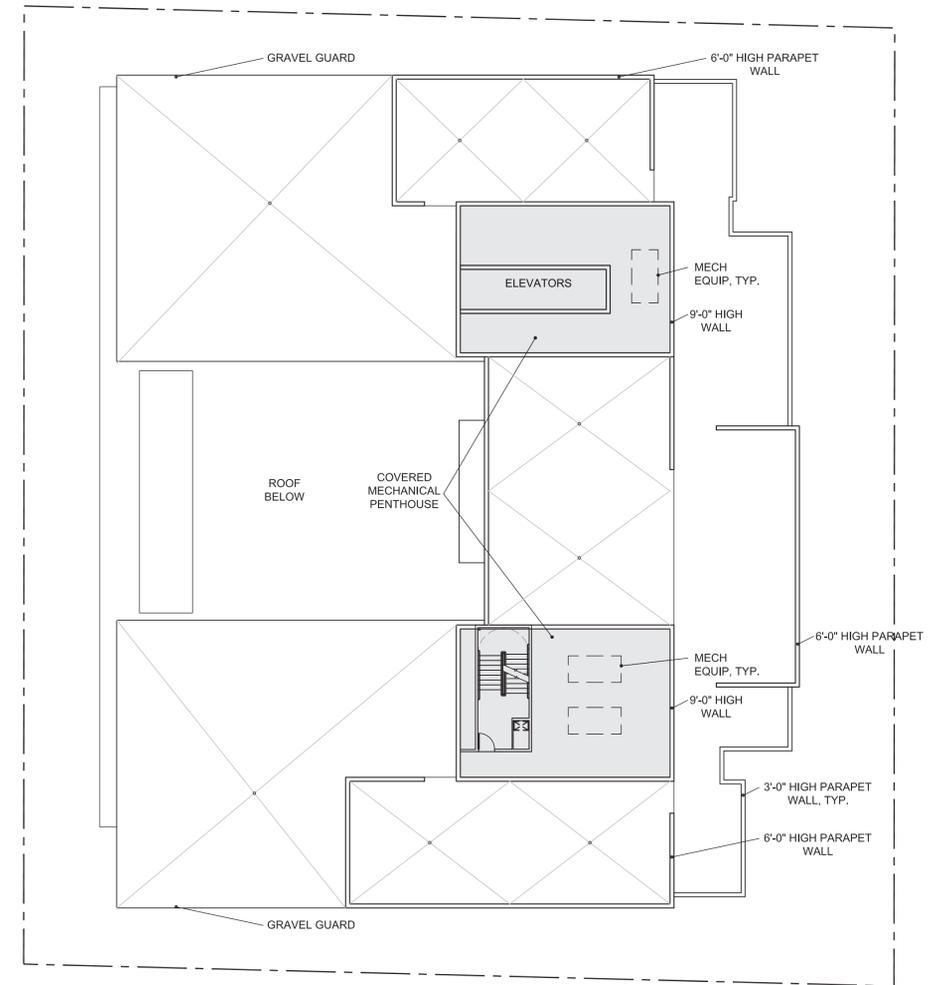
MARCH - 31 - 2014

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Overland Park, Kansas 66213  
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f: 913/897-8333





Aerial View of Roof  
not to scale



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

**REVISIONS**

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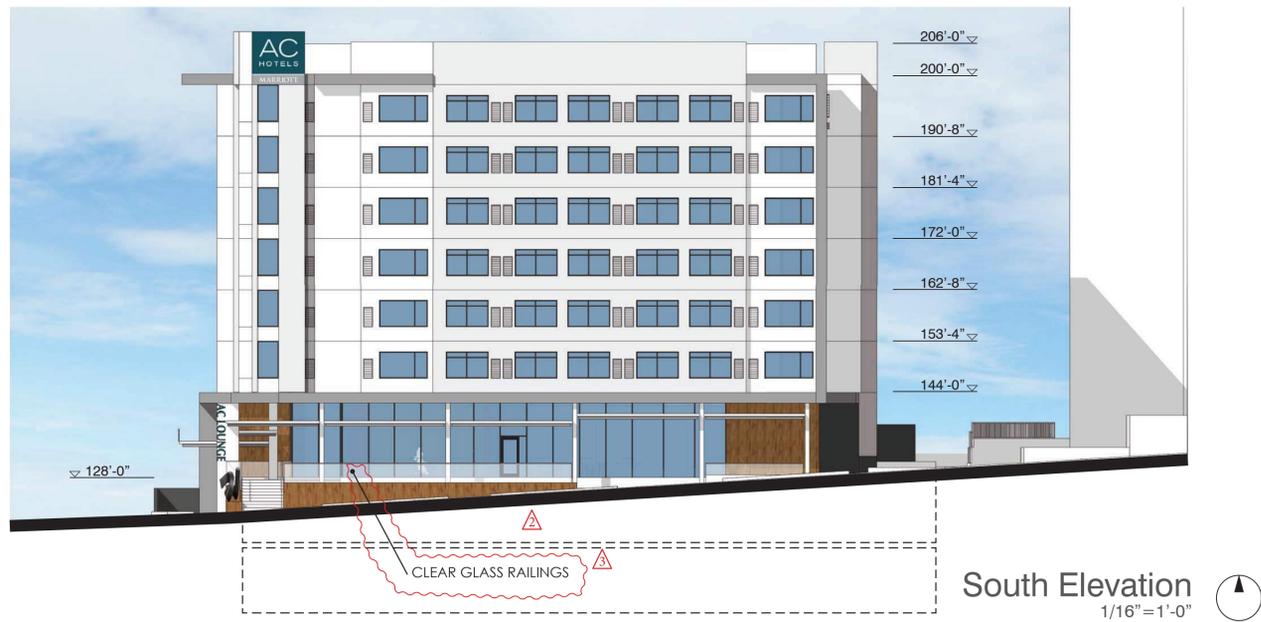
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**MARCH - 31 - 2014**

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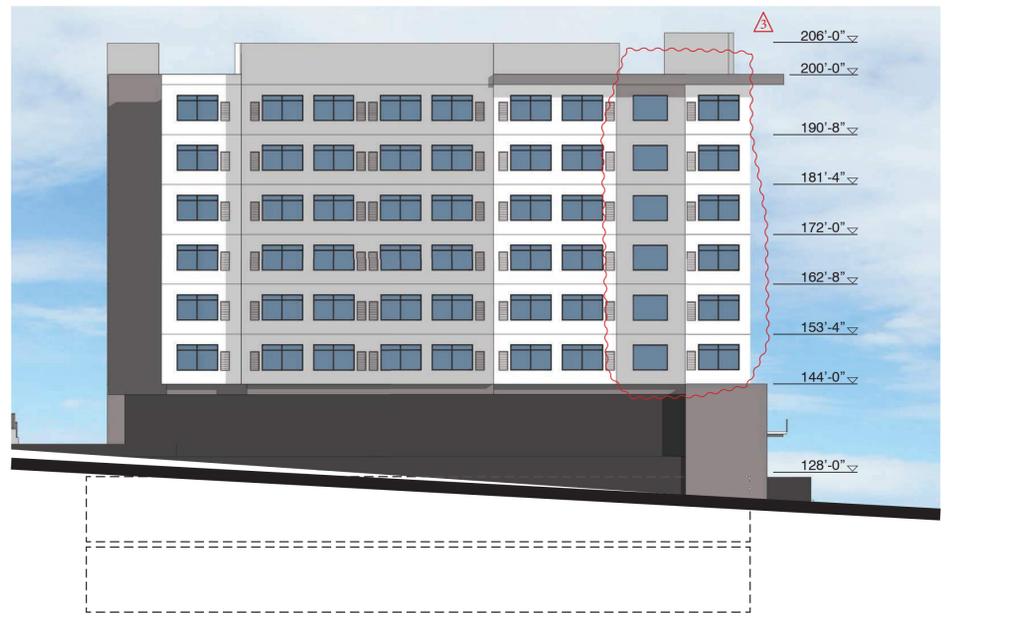




South Elevation  
1/16"=1'-0"



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

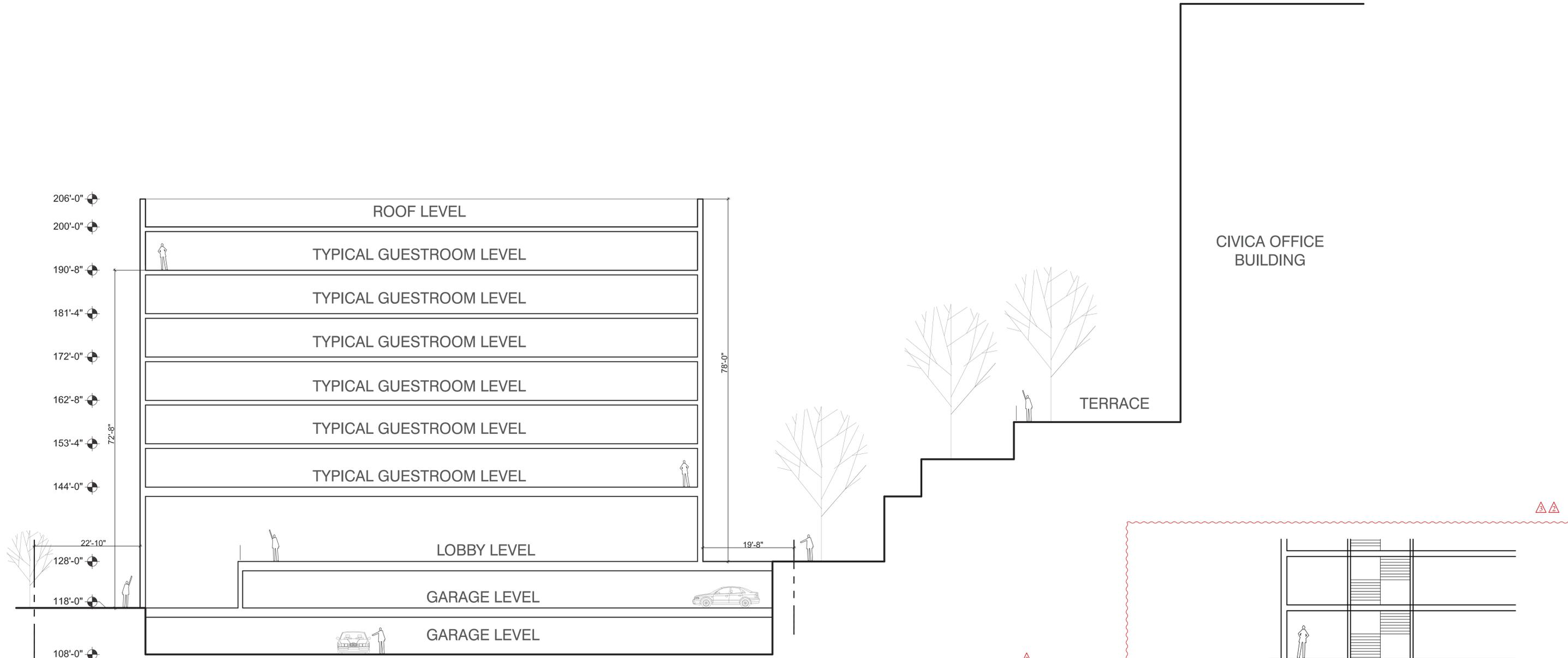


North Elevation  
1/16"=1'-0"

Note: All exterior vents shall be painted to match the building color/materials.



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



Building Section  
1"=10'-0"

Guardrail Detail  
1/8"=1'-0"

Service Area Section  
1/8"=1'-0"

**PROPOSED BELLEVUE MARRIOTT AC**  
BELLEVUE, WASHINGTON

**REVISIONS**

▲	MAY - 20 - 2014
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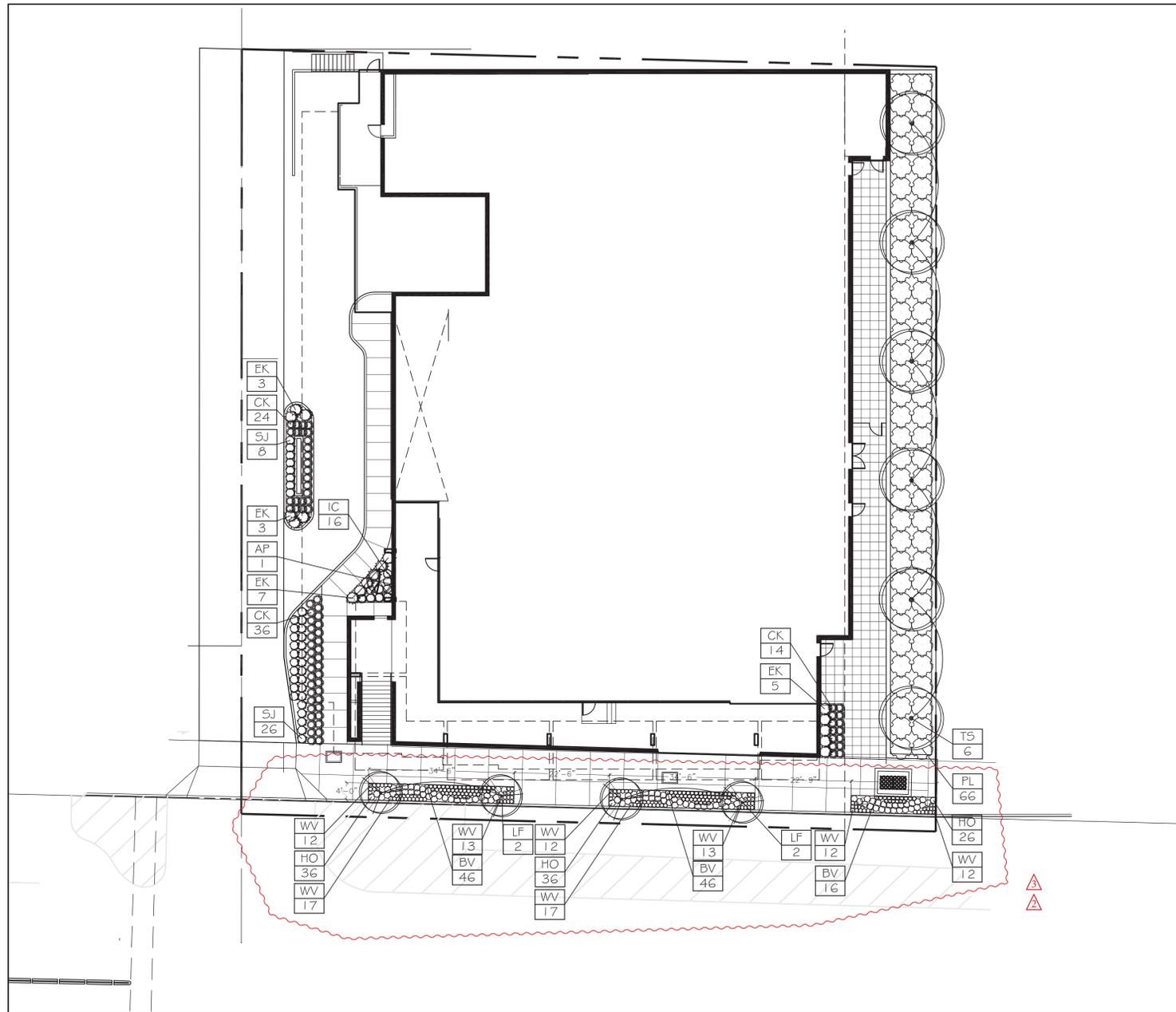
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**MARCH - 31 - 2014**

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





**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	
LF	4	Skymaster English Oak / <i>Quercus robur</i> "Pyramich" All specimen located within ROW must be limbed up to 7'	B # B	2.5'Cal	
TS	6	Bald Cypress / <i>Taxodium distichum</i> "Shawnee Brave" TM	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		
HO	98	Hebe "Red Edge" / <i>Hebe</i>	5 gal		
IC	9	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	34	Magic Carpet Spirea / <i>Spiraea japonica</i> "Magic Carpet"	5 gal		
BV	108	Spike Speedwell / <i>Veronica spicata</i> "Royal Candles"	1 gal		
WV	104	Spike Speedwell / <i>Veronica spicata</i> "White Jolanda"	1 gal		
GRASSES	QTY	COMMON NAME / BOTANICAL NAME	CONT		DETAIL
CK	74	Feather Reed Grass / <i>Calamagrostis x acutiflora</i> "Karl Foerster"	5 gal		

**LANDSCAPE NOTES:**

1. CITY OF BELLEVUE TO PROVIDE MAINTENANCE FOR ALL TREES LOCATED WITHIN RIGHT-OF-WAY.
2. COMPLY WITH SITE DISTANCE REQUIREMENTS PER CITY REQUIREMENTS. ALL TREES WITHIN THE SITE TRIANGLE WILL BE LIMBED UP TO 7'-0" ABOVE FINISH GRADE. ALL SHRUBS WILL BE LOW GROWING TO A 24" MAXIMUM HEIGHT AS SPECIFIED.
3. ALL NEW LANDSCAPE PLANTINGS INCLUDING PLANTINGS WITHIN R.O.W. SHALL BE IRRIGATED USING WATER EFFICIENT IRRIGATION SYSTEM. A SEPARATE WATER METER WILL BE PROVIDED FOR LANDSCAPE IRRIGATION. IRRIGATION MAINLINE WILL BE SCHEDULE-40 PIPE AND MAINLINE SLEEVES WILL BE PROVIDED AT ALL DRIVE AND SIDEWALK CROSSINGS AS REQUIRED.



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



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



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

**Sign Legend**

-  STAINLESS STEEL CHANNEL LETTER BODIES W/ ACRYLIC FACES AND 7100K LED'S INSIDE, PIN MOUNTED TO PAINTED METAL BOX
-  MIRROR POLISHED STAINLESS STEEL LETTER BODIES W/ WHITE ACRYLIC FACES AND 7100K LED'S INSIDE
-  STAINLESS STEEL LETTER BODIES W/ ACRYLIC FACES AND 7100K LED'S INSIDE
-  STAINLESS STEEL LETTER BODIES W/ ACRYLIC FACES AND 7100K LED'S INSIDE

\*SIGN SPECIFICATIONS PER MARRIOTT STANDARDS

Sign Master Plan 

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	1,750	7,000
Arcade Level 2	1 sf	2.0	n/a	0	0
Marquee	1 sf	2.0	n/a	0	0
Awning	1 sf	0.5	n/a	0	0
Sculpture or Artwork	\$100	5.0	n/a	\$41,000	2,050
Water Feature	\$100	8.0	n/a	\$58,000	4,640
Earned Basic Amenity Points					17,690

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

ADDITIONAL BONUS AMENITIES

Exterior Plaza	1 sf	6.0	30,000	0	0
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	39,655	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					28,274
TOTAL EARNED AMENITY POINTS					45,964

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

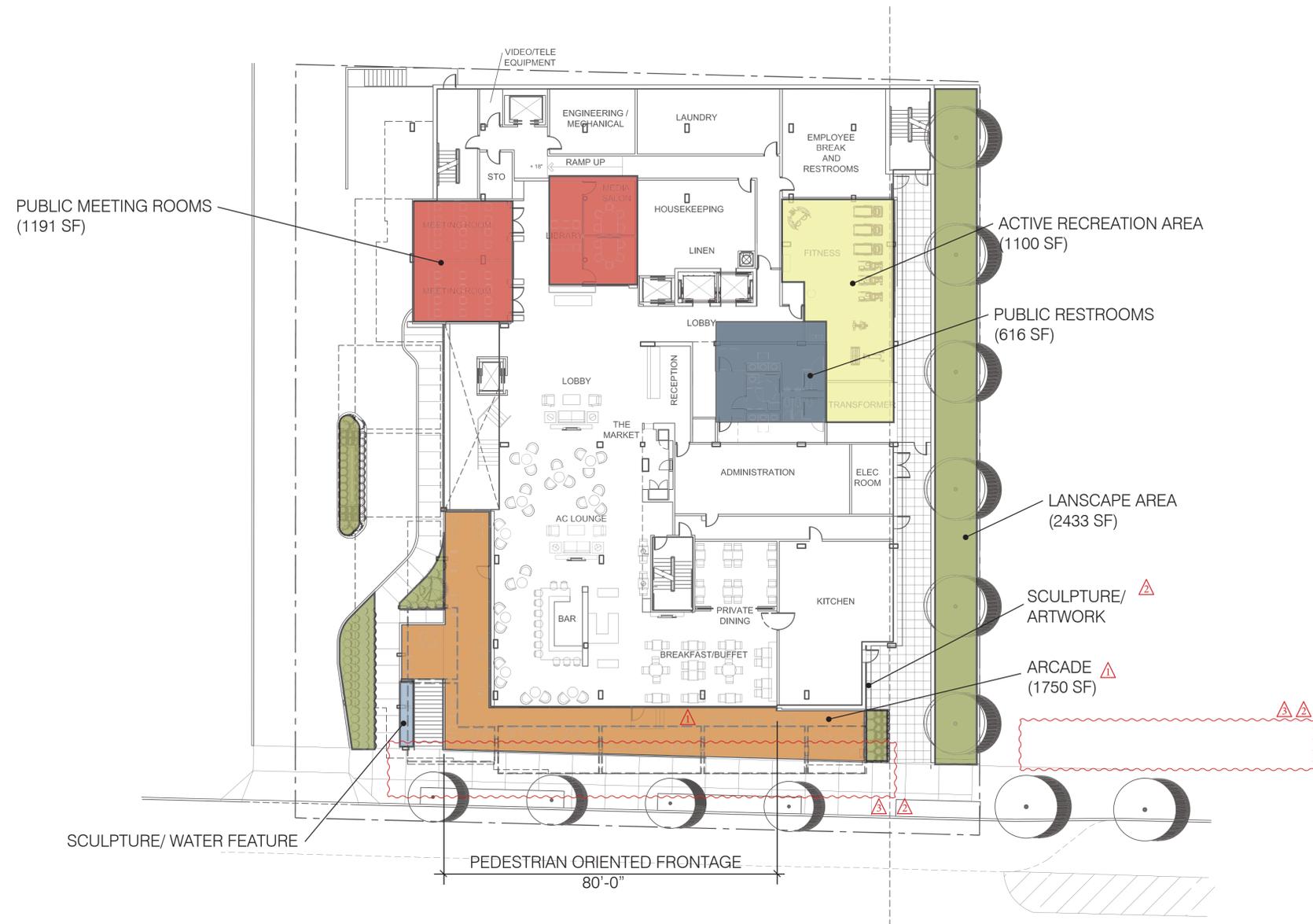
Earned Basic Amenity Points	17,690
Required Basic Amenity Points	2,957
Surplus Basic Amenity Points	14,733
Earned Public Open Space / Pedestrian Corridor Points	0
Earned Additional Amenity Points	28,274
Total Bonus Points Provided (Surplus Basic + Earned Additional)	43,007
Bonus Points Required (GFA - Basic Allowable Floor Area)	42,854
Total Surplus Amenity Bonus Points	153

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	153
Total Amenity Bonus Points for Transfer	153

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.



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

Design Review Package A12



SCULPTURE/  
ARTWORK  
WATER FEATURE

# PROPOSED BELLEVUE MARRIOTT AC

BELLEVUE, WASHINGTON

REVISIONS	
▲	MAY - 20 - 2014
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MARCH - 31 - 2014

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o: 913/897-7811  
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SCULPTURE/  
ARTWORK

# PROPOSED BELLEVUE MARRIOTT AC

BELLEVUE, WASHINGTON

#### REVISIONS

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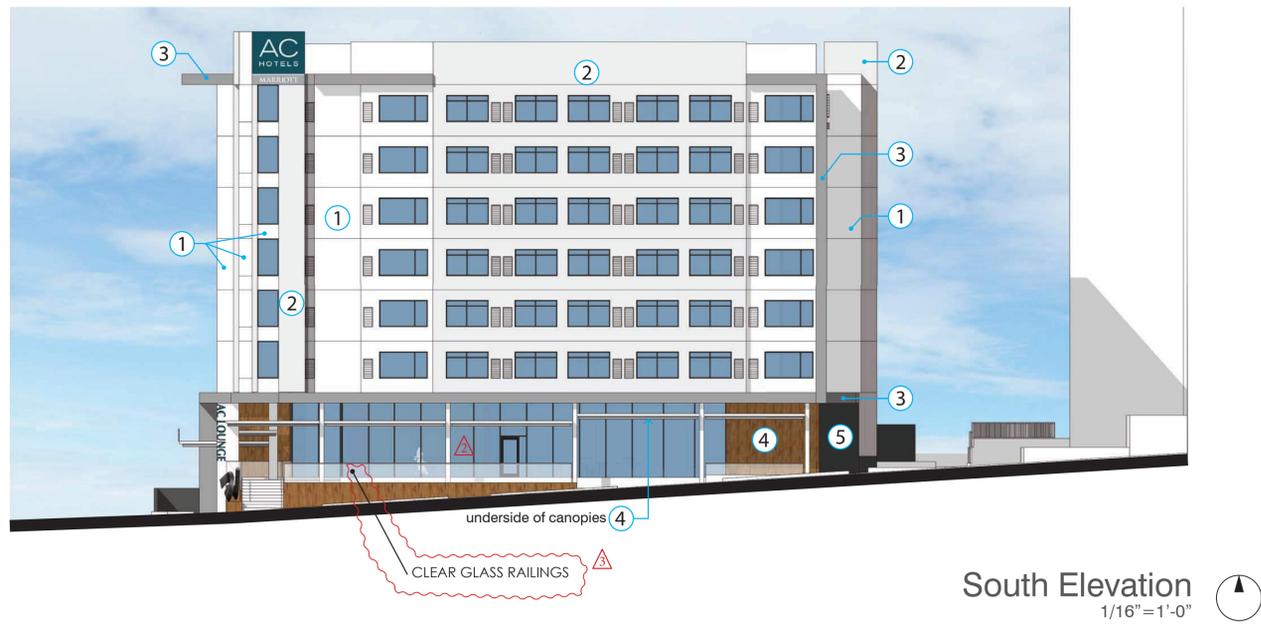
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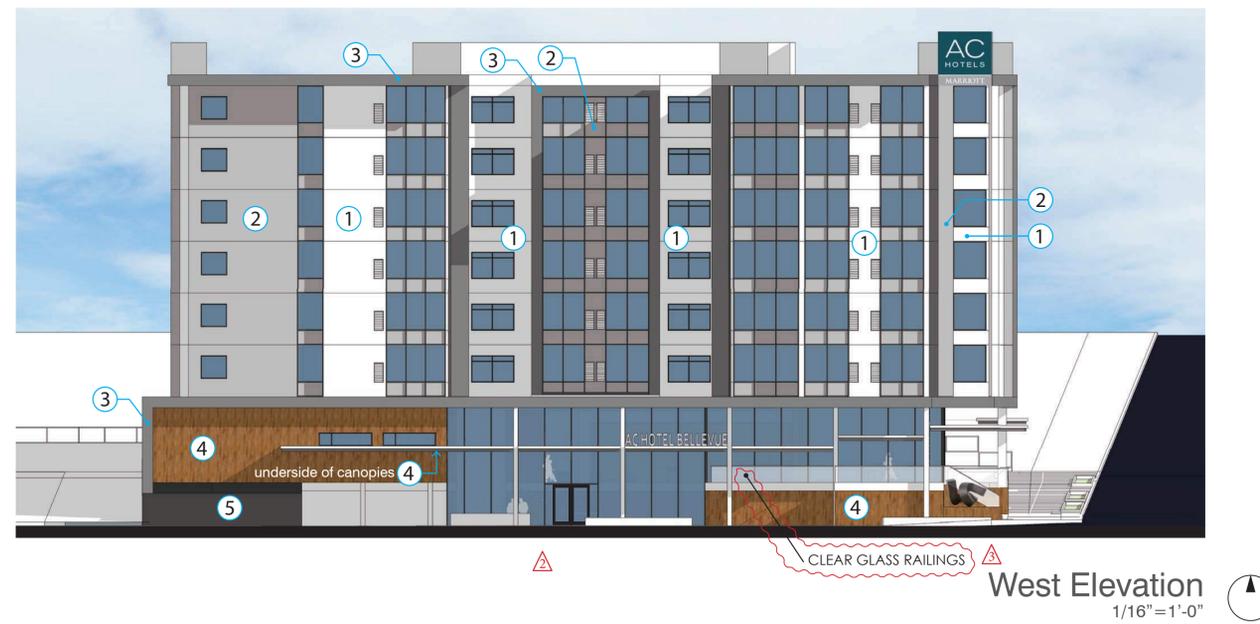
MARCH - 31 - 2014

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





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



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



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

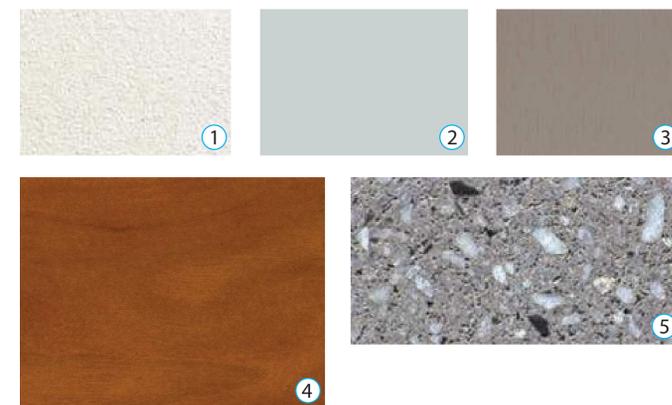
### Materials Legend

- 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 TRENWYTH DECORATIVE  
MASONRY UNITS

WINDOW FRAMES  
KAWNEER #29 BLACK

⚠ GLASS  
PPG SOLARBAN 60  
\*CLEAR VISION GLASS ON GROUND FLOOR

### Material Palette



### Building Materials



**LIGHTING LEGEND**

- ① LIGHT SURFACE FROM ARCHITECTURAL RECESSED COVE
- ② BACK LIT CHANNEL LETTERS PIN MOUNTED TO PAINTED METAL FACE
- ③ BACK LIT CHANNEL LETTERS
- ④ DOWNLIGHTS FROM UNDERSIDE OF CANOPY AND SUBTLE UPLIGHTS ON TOP OF CANOPY
- ⑤ LIGHTED HANDRAIL ALL THE WAY AROUND

\* COLORS INDICATE DIFFERENT TYPES OF LIGHTING, AND DO NOT REPRESENT THE ACTUAL COLOR OF LIGHT

Exterior Lighting Concept Diagram

**PROPOSED BELLEVUE MARRIOTT AC**  
BELLEVUE, WASHINGTON

**REVISIONS**

	MAY - 20 - 2014
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**LIGHTING LEGEND**

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Exterior Lighting Concept Diagram

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BELLEVUE, WASHINGTON

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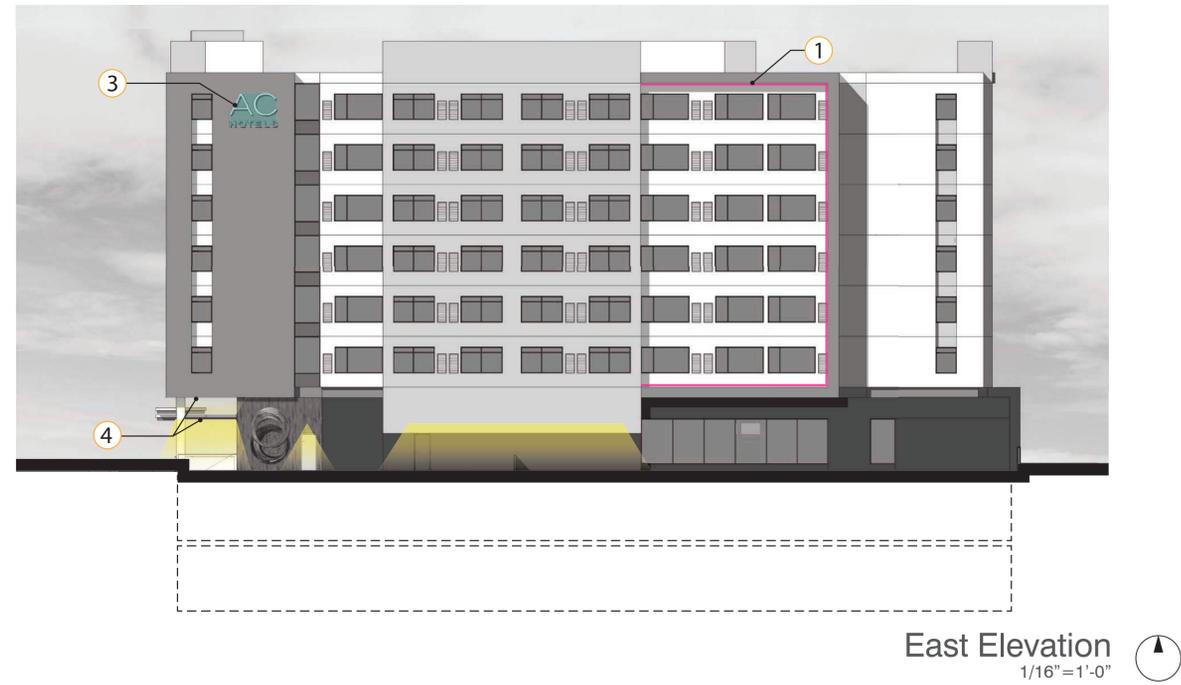
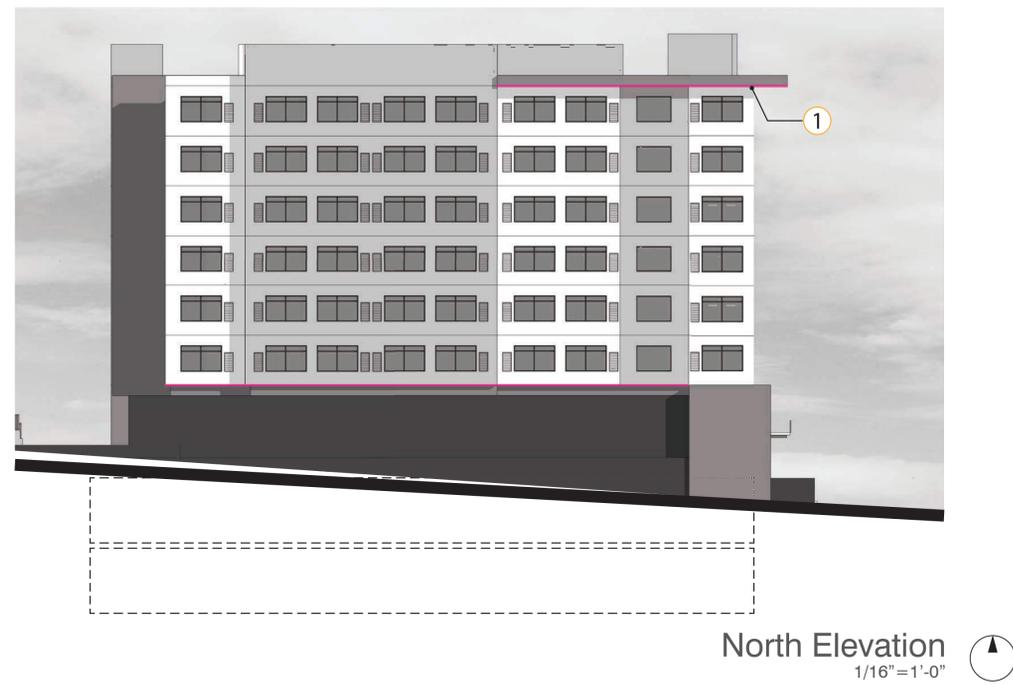
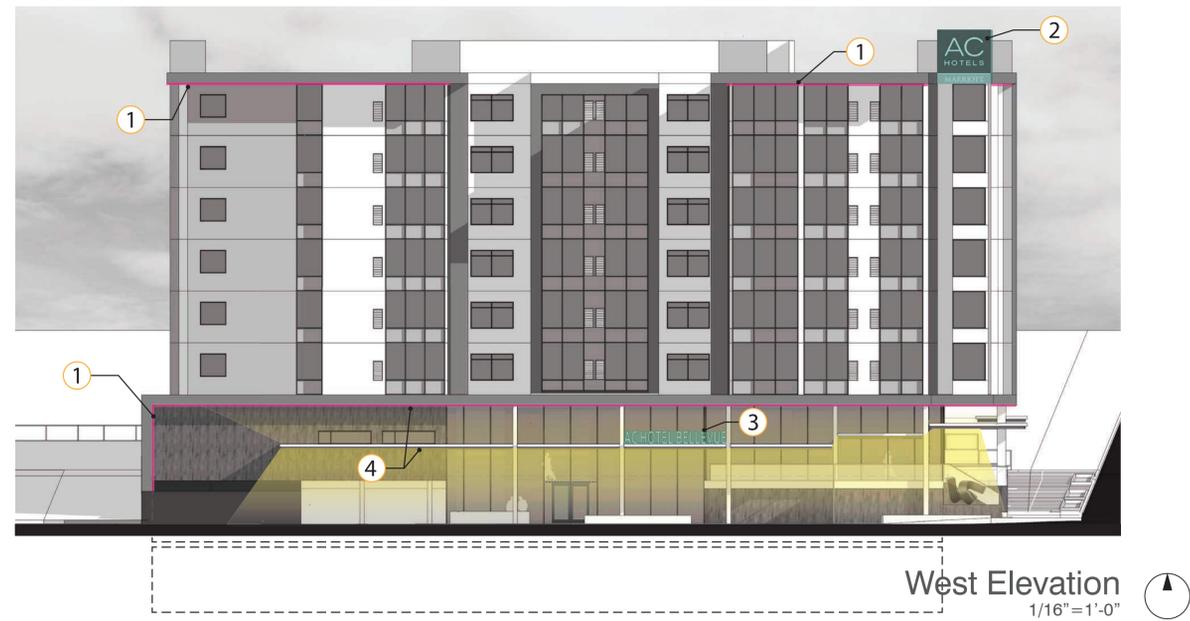
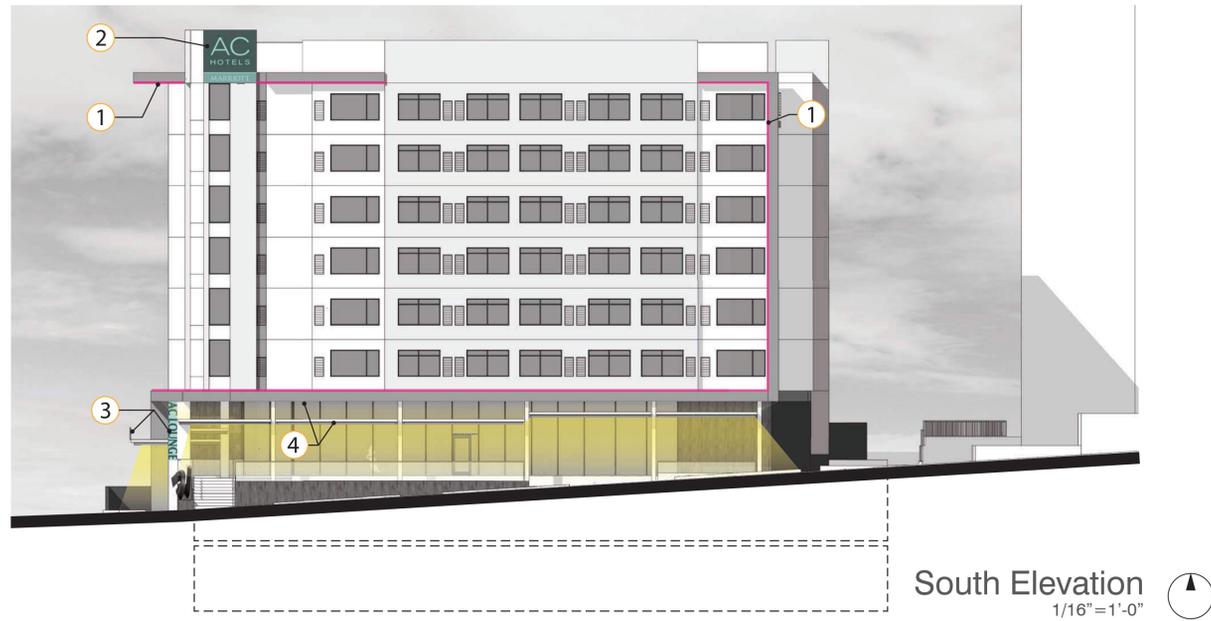
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**MARCH - 31 - 2014**

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





### LIGHTING LEGEND

- 1 LIGHT SURFACE FROM ARCHITECTURAL RECESSED COVE
- 2 BACK LIT CHANNEL LETTERS PIN MOUNTED TO PAINTED METAL FACE
- 3 BACK LIT CHANNEL LETTERS
- 4 DOWNLIGHTS FROM UNDERSIDE OF CANOPY AND SUBTLE UPLIGHTS ON TOP OF CANOPY
- 5 LIGHTED HANDRAIL ALL THE WAY AROUND

\* COLORS INDICATE DIFFERENT TYPES OF LIGHTING, AND DO NOT REPRESENT THE ACTUAL COLOR OF LIGHT

Exterior Lighting Concept Diagram

REVISIONS

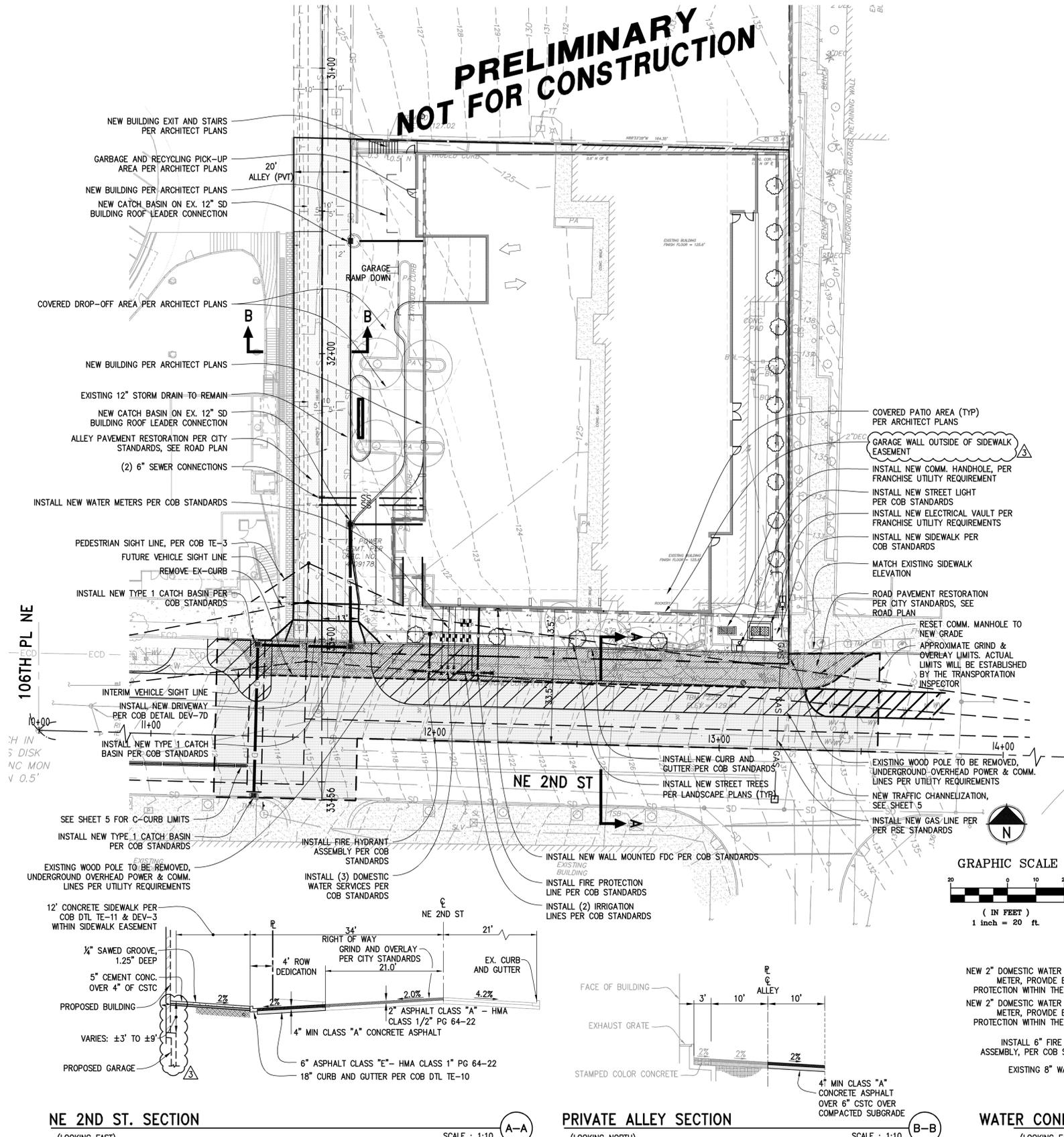
▲	MAY - 20 - 2014
▲	JUNE - 25 - 2014
▲	JULY - 29 - 2014
▲	AUG - 07 - 2014

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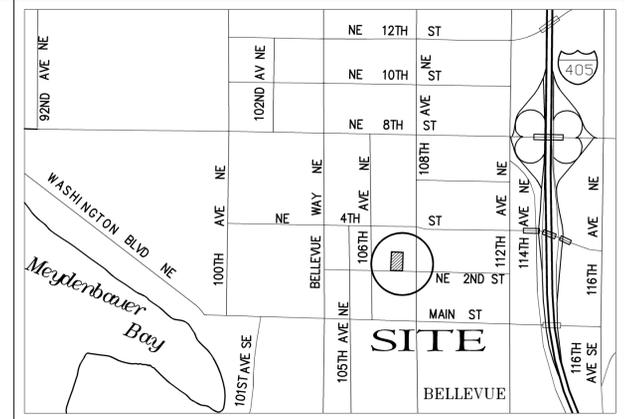


**PRELIMINARY  
NOT FOR CONSTRUCTION**



### STATISTICAL INFORMATION

NO.	DESCRIPTION	REQUIRED/ALLOWED	PROPOSED
1	LAND USE ZONE	DNTN-MU	
2	SITE AREA	29,570 SF / 28,913 SF (AFTER DEDICATION)	
3	SITE DATA SUMMARY:		
A	NUMBER OF DWELLING UNITS/ACRE	-	N/A
B	TOTAL NUMBER OF DWELLING UNITS	-	234
C	AREA OF PROPOSED STRUCTURE	-	150,892 SF
D	FLOOR AREA RATIO	2.0/5.0	3.45
E	AREA OF PROPOSED BUILDING BY USE		
	RETAIL (GROSS INTERIOR)		N/A
	RESTAURANT		N/A
	OFFICE (GROSS INTERIOR)		N/A
	GARAGE (GROSS INTERIOR)		41,168 SF
4	PERCENTAGE OF LOT COVERAGE	100%	95%
5	SITE DISTURBANCE AREA IN SQUARE FEET (INC. ROW)	-	38,000 SF
6	CUT/FILL (CUBIC YARDS)	±17,800 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	150' BASIC 200' MAX	268.25'
8	PARKING: TOTAL # OF SPACES FOR THE PROJECT	-	47
A	PERCENTAGE OF COMPACT	65% MAX	0%
B	PERCENTAGE OF HANDICAPPED STALLS	2% MIN., PER ADAAG 4.1.2	4.2% (TOTAL)
9	AREA OF PROPOSED LANDSCAPING		
A	ADJACENT TO RIGHT-OF-WAY	0	116 SF
B	ADJACENT TO INTERIOR PROPERTY LINES	0 SF	2,151 SF
C	WITHIN THE PARKING AREA	0 SF	N/A
D	SIGNIFICANT TREES TO BE RETAINED	0	0



**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.

**BASIS OF BEARINGS**  
HOLD A BEARING OF N 00°06'03" E ALONG THE CENTERLINE OF 108TH AVENUE NE BETWEEN INTERSECTION MONUMENT AT MAIN STREET AND 108TH AVE NE (COB #540R) AND NORTH QUARTER CORNER AT NE 8TH ST AND 108TH AVE NE (COB #0078)

**PEDESTRIAN PROTECTION PLAN**

CONTRACTOR SHALL SECURE THE SITE WITH AN 8' TEMPORARY CHAINLINK FENCE. CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION IN ACCORDANCE WITH THE 2012 IBC SECTION 3306. WHEN CONSTRUCTION IS OVERHEAD AND ADJACENT TO EXISTING PEDESTRIAN PATHWAYS, CONTRACTOR SHALL PROVIDE COVERED WALKWAYS IN ACCORDANCE WITH IBC SECTION 3306.7

**AREAS**

TOTAL ON-SITE AREA.....	29,570 SF
EXISTING IMPERVIOUS AREA.....	27,407 SF
EXISTING PERVIOUS AREA.....	2,163 SF
LIMITS OF CONSTRUCTION.....	38,000 SF
FINAL SITE AREA AFTER DEDICATION.....	28,913 SF
IMPERVIOUS AREA.....	26,646 SF
PERVIOUS AREA.....	2,267 SF
VOLUME OF EXCAVATION.....	±17,800 CY

**OWNER / DEVELOPER**

FPG DEVELOPMENT GROUP  
50 COCONUT ROW SUITE 211  
PLUM BEACH, FL 33480  
(561) 227-1366  
CONTACT: RICHARD MIELBYE

**CIVIL**

DCI ENGINEERS  
818 STEWART STREET, SUITE 1000  
SEATTLE, WA 98101  
(206) 332-1800  
FAX (206) 332-1600  
CONTACT: DARREN SIMPSON  
MATTHEW FRISBY

**ARCHITECTS**

DLR GROUP  
7290 WEST 133RD STREET  
OVERLAND PARK, KS 66213  
(913) 897-7811  
CONTACT: JOSE RANGEL

**SURVEYOR**

TRIAD ASSOCIATES  
12112 115TH AVE NE  
KIRKLAND, WA 98034  
(425) 821-8448  
FAX (425) 821-3481  
CONTACT: LONNIE CARLSON, PLS

**LEGAL DESCRIPTION**

PARCEL A:  
THAT PORTION OF THE WEST HALF OF LOT 2, BLOCK 3, CHERITON FRUIT GARDENS, PLAT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 47, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF SAID LOT 2; AND THENCE NORTH 0°59'25" EAST ALONG THE EASTERLY LINE OF SAID WEST HALF A DISTANCE OF 30 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING NORTH 0°59'25" EAST ALONG SAID EASTERLY LINE 180 FEET; THENCE NORTH 88°39'34" WEST 164.35 FEET; THENCE SOUTH 0°03'29" EAST TO THE NORTHERLY LINE OF NORTHEAST 2ND STREET; THENCE SOUTH 88°39'34" EAST ALONG SAID NORTHERLY LINE 164.31 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:  
AN EASEMENT FOR AN ALLEY FOR DRIVEWAY OVER THE EAST 10 FEET OF THE PROPERTY ADJOINING ON THE WEST, IN KING COUNTY, WASHINGTON.

**BENCHMARKS**

ORIGINAL BENCHMARK:  
TOP OF BRASS CAP IN CONCRETE AT THE SOUTHEAST CORNER OF BELLEVUE WAY AND MAIN STREET NORTH OF SIGNAL POLE. CITY OF BELLEVUE BENCHMARK #50  
ELEV. = 79.95

TBM "D"  
TOP OF CHISELED SQUARE AT WEST END CONCRETE RETAINING WALL +/- 23.0' EAST OF NORTHWEST CORNER OF PROPERTY  
ELEV. = 127.02

TBM "225"  
SCRIBED "X" IN CONC WALK ON NORTH SIDE OF NE 2ND ST +/- 1.0' NORTH OF BACK OF CURB AND +/- 7.2' WEST OF CENTERLINE EASTERLY DRIVEWAY INTO SITE AND +/- 7.0' SOUTH OF NORTH EDGE CONCRETE WALK  
ELEV. = 129.41

**CONTRACTOR NOTE**

ALL EXISTING UTILITIES SHOWN ON PLANS 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. WE ASSUME 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.

**DEVELOPER NOTE:**

THE PROPERTY TO THE WEST OF THE PRIVATE ALLEY, SOMA PHASE II, IS CURRENTLY SCHEDULED TO BEGIN CONSTRUCTION IN SUMMER OF 2014.

COST SAVING/ SHARING OPPORTUNITIES ASSOCIATED WITH POWER UNDERGROUNDING, ALLEY IMPROVEMENTS, AND STREET FRONTAGE IMPROVEMENTS SHOULD BE COORDINATED BETWEEN THE TWO PROJECTS OWNERS.

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

**CALL 72 HOURS BEFORE YOU DIG**  
1-800-424-5555

**NE 2ND ST. SECTION**  
(LOOKING EAST)

**PRIVATE ALLEY SECTION**  
(LOOKING NORTH)

**WATER CONNECTIONS**  
(LOOKING EAST)

NO.	DATE	BY	APPR	REVISIONS
1	5/28/14	MJF	DAS	DR REVISIONS PER COB TRANSPORTATION COMMENTS
2	6/25/14	RH	DAS	DR REVISIONS PER COB TRANSPORTATION COMMENTS
3	7/30/14	RH	DAS	DR REVISIONS PER COB TRANSPORTATION COMMENTS

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CIVIL / STRUCTURAL

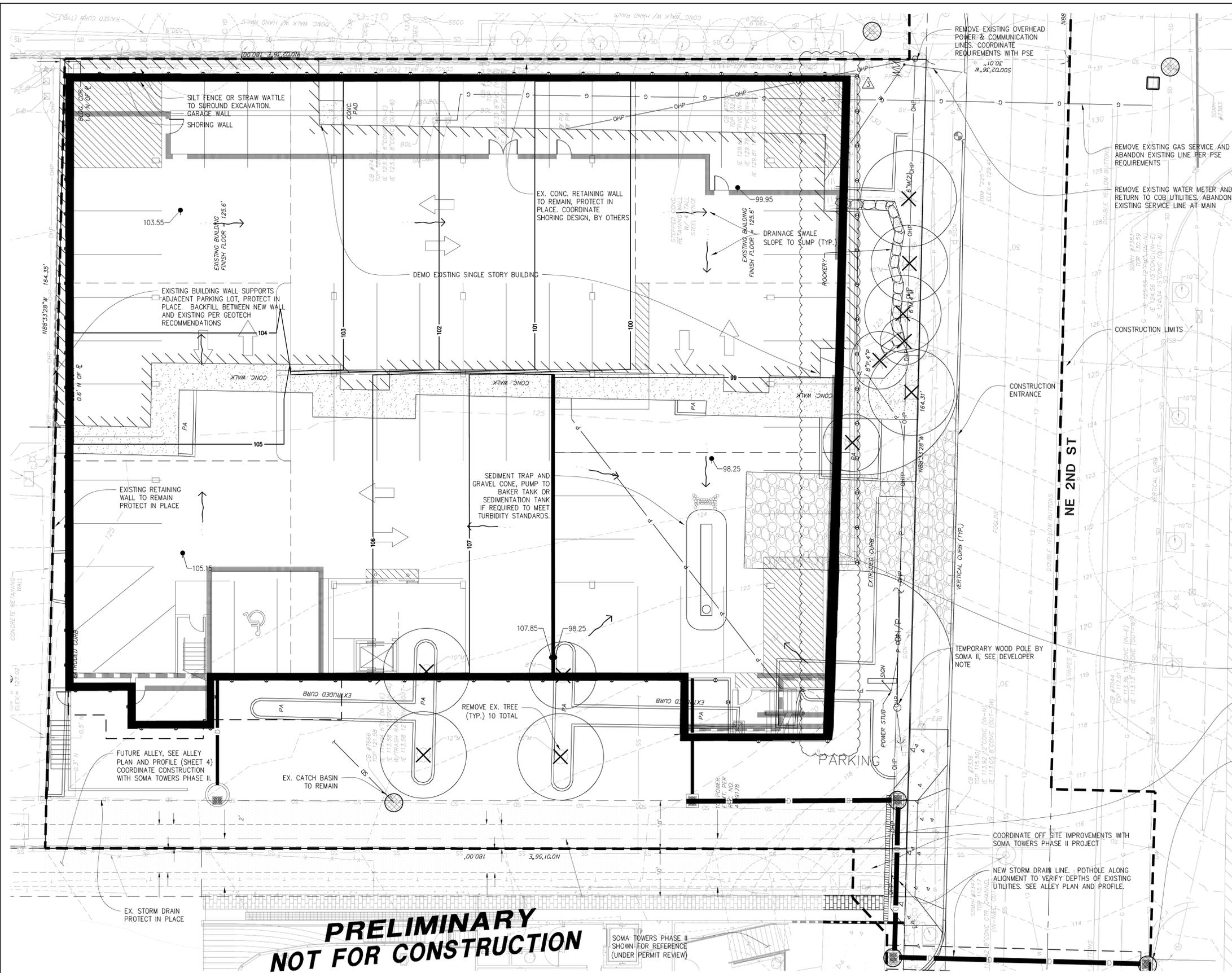
**DARREN A. SIMPSON**  
REGISTERED PROFESSIONAL ENGINEER  
01/20/14

DAS
PROJECT MANAGER
MJF
DRAWN BY
DAS
CHECKED BY
13012-0026
JOB NUMBER

**BELLEVUE HOTEL**  
**10628 NE 2nd ST.**  
**BELLEVUE, WA**

CITY OF BELLEVUE WASHINGTON

DRAINAGE MAP #	#		
WATER GRID #	#		
SEWER GRID #	#		
<b>SITE PLAN B</b>			
SEC 32	TWP 2N	RGE 5E	SHT 1 OF 5



**CLEARING AND GRADING STANDARD NOTES**

- 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, GEGRID REINFORCED ROCKERIES, AND GEGRID REINFORCED MODULAR BLOCK WALLS, MUST BE STAMPED BY A PROFESSIONAL ENGINEER.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 ON-SITE.
- FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 2% SLOPE, PER THE UNIFORM BUILDING CODE.
- 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.
- 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.
- 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 23.76.093A OF THE CLEARING AND GRADING CODE.

**AREAS**

TOTAL ON-SITE AREA.....	29,570 SF
EXISTING IMPERVIOUS AREA.....	27,407 SF
EXISTING PERVIOUS AREA.....	2,163 SF
LIMITS OF CONSTRUCTION.....	38,000 SF (INCLUDES GRIND AND OVERLAY)
FINAL SITE AREA AFTER DEDICATION.....	28,913 SF
IMPERVIOUS AREA.....	26,646 SF
PERVIOUS AREA.....	2,267 SF
VOLUME OF EXCAVATION.....	±17,800 CY

PARKING STRUCTURE OUTSIDE OF PUBLIC SIDEWALK EASEMENT. SEE ROAD PLAN FOR CROSS SECTION.

NEW DRIVEWAY CUT PER DEV 7-D. COORDINATE CONSTRUCTION WITH SOMA TOWERS PHASE II.

NEW TYPE 1 CB ON EXISTING 15" CONC. STORM MAIN

**DEVELOPER NOTE:**

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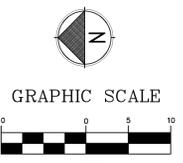
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**FINISHED FLOOR NOTE**

ELEVATIONS FOR BELOW GRADE PARKING LEVEL ARE PRELIMINARY. FINAL ELEVATIONS WILL BE ESTABLISHED ON THE CONSTRUCTION DOCUMENTS.

**DEMOLITION NOTE**

ALL EXISTING ON-SITE IMPROVEMENTS WITHIN THE AREA OF EXCAVATION 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 OR AS DIRECTED BY THE INSPECTOR.



**CALL 72 HOURS BEFORE YOU DIG**  
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**PRELIMINARY NOT FOR CONSTRUCTION**

SOMA TOWERS PHASE II SHOWN FOR REFERENCE (UNDER PERMIT REVIEW)

NO	DATE	BY	APPR	REVISIONS
1	5/28/14	MJF	DAS	DR REVISIONS PER COB TRANSPORTATION COMMENTS
2	6/25/14	RH	DAS	DR REVISIONS PER COB TRANSPORTATION COMMENTS
3	7/30/14	RH	DAS	DR REVISIONS PER COB TRANSPORTATION COMMENTS

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PHONE: (206) 332-1900 • FAX: (206) 332-1800  
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DAS	PROJECT MANAGER
MJF	DRAWN BY
DAS	CHECKED BY
13012-0026	JOB NUMBER

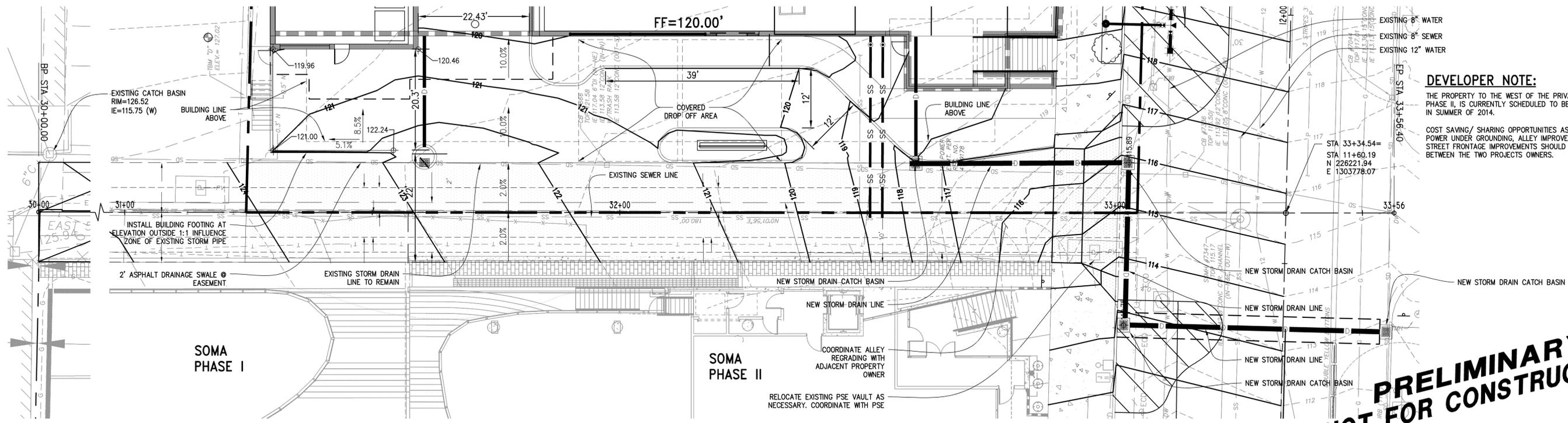
**BELLEVUE HOTEL**  
**10628 NE 2nd ST.**  
**BELLEVUE, WA**

CITY OF BELLEVUE WASHINGTON

DRAINAGE MAP #	_____
WATER GRID #	_____
SEWER GRID #	_____

PRELIMINARY CLEARING AND GRADING PLAN

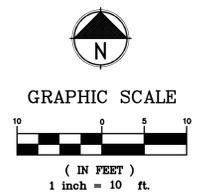
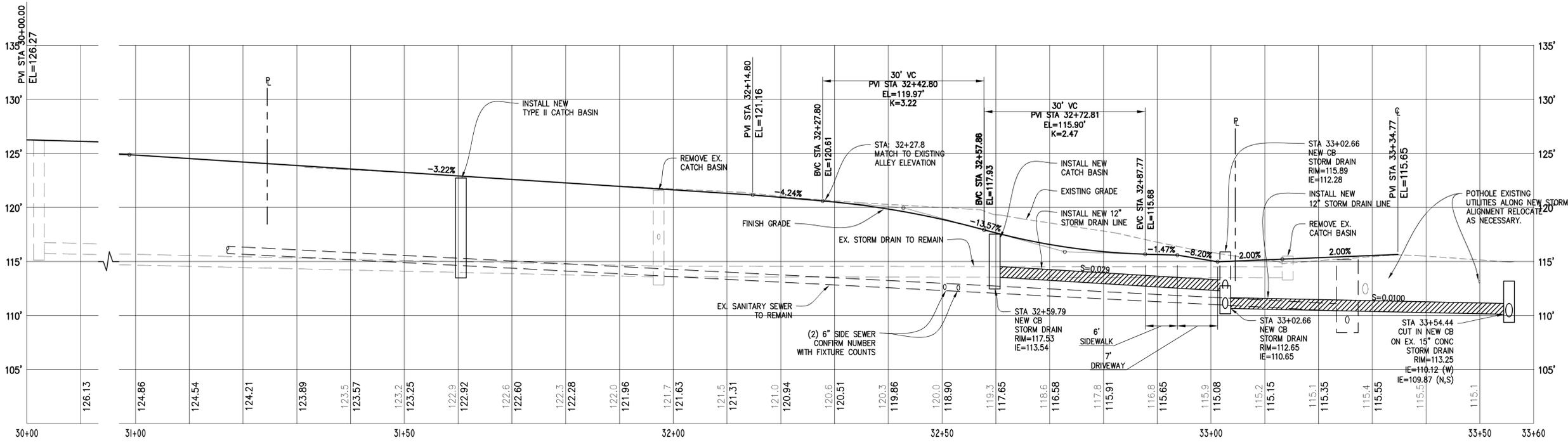
SEC 32 TWP 2N RGE 5E SHT 2 OF 5



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**PRELIMINARY  
 NOT FOR CONSTRUCTION**

**PLAN VIEW**  
 SCALE: 1"=10'



**PROFILE**  
 SCALE: VERT: 1"=5'  
 HORIZ: 1"=10'

**CALL 72 HOURS  
 BEFORE YOU DIG  
 1-800-424-5555**

NO	DATE	BY	APPR	REVISIONS
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DAS  
 PROJECT MANAGER  
 MJF  
 DRAWN BY  
 DAS  
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 JOB NUMBER

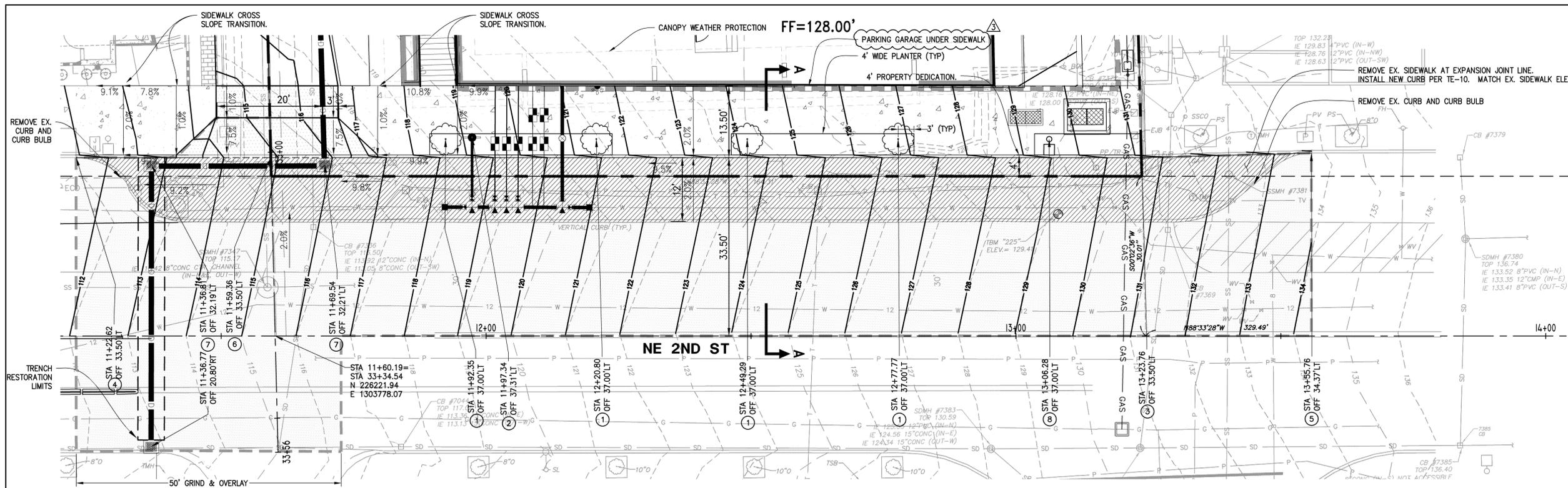
**BELLEVUE HOTEL  
 10628 NE 2nd ST.  
 BELLEVUE, WA**

CITY OF BELLEVUE WASHINGTON

DRAINAGE MAP # \_\_\_\_\_  
 WATER GRID # \_\_\_\_\_  
 SEWER GRID # \_\_\_\_\_

ROAD PLAN  
 ALLEY PLAN  
 & PROFILE

SEC 32 TWP 2N RGE 5E SHT 3 OF 5



**CONSTRUCTION NOTES**

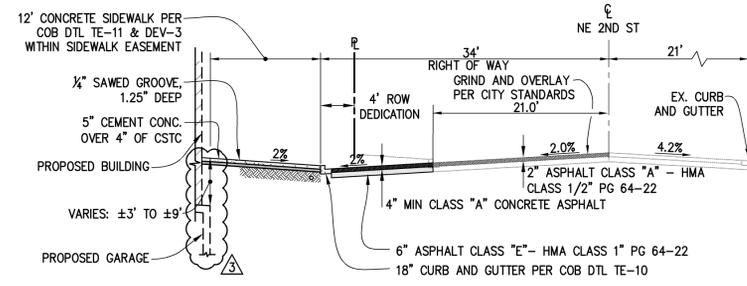
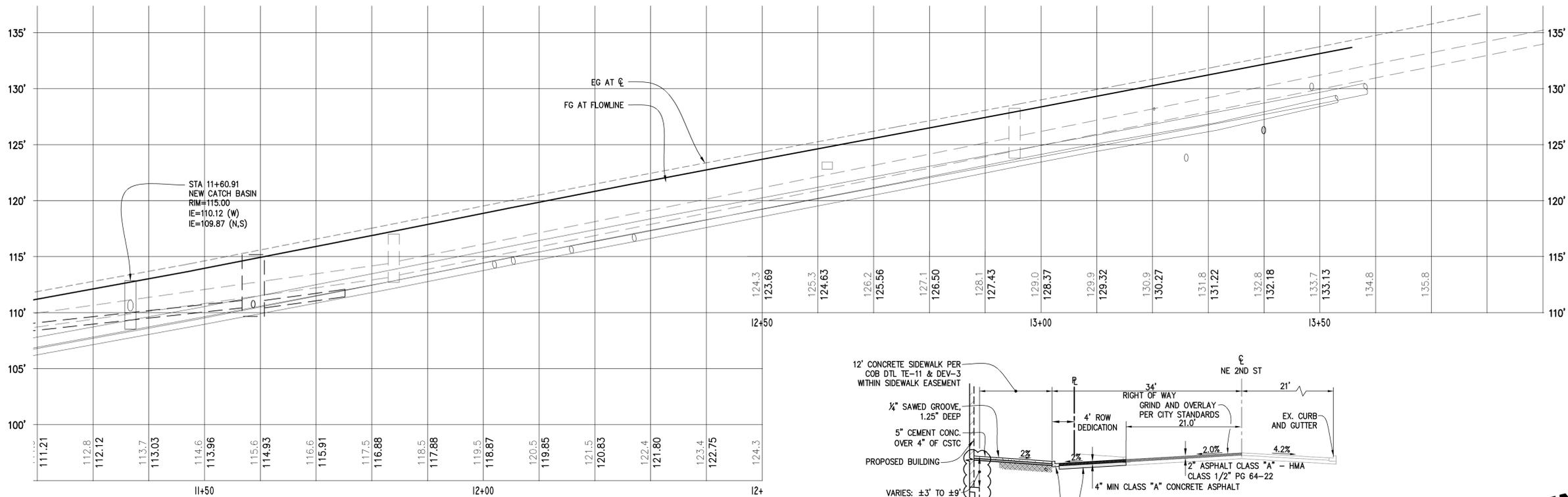
- 1 NEW STREET TREE, PER LANDSCAPE
- 2 NEW FIRE HYDRANT PER W-13
- 3 CURB TAPER
- 4 BEGIN NEW CURB
- 5 END NEW CURB
- 6 NEW DRIVEWAY CUT PER DEV-7D
- 7 NEW TYPE 1 CATCH BASIN PER D-2
- 8 NEW STREET LIGHT PER LIGHTING PLAN

**NOTE:**

- 1. ALL EXISTING UTILITY BOXES WITHIN THE EXISTING SIDEWALK WILL NEED TO BE RELOCATED OR UPGRADED WITH TRAFFIC RATED VAULTS AND/ OR MANHOLE COVERS. DETAILS TO BE WORKED OUT IN THE CLEARING & GRADE PLANS
- 2. SEE SHEET 5 FOR CHANNELIZATION

**DEVELOPER NOTE:**

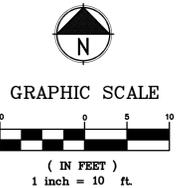
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**NE 2ND ST. SECTION**  
(LOOKING EAST)

SCALE: 1:10

**PRELIMINARY  
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01/20/14

DAS  
PROJECT MANAGER  
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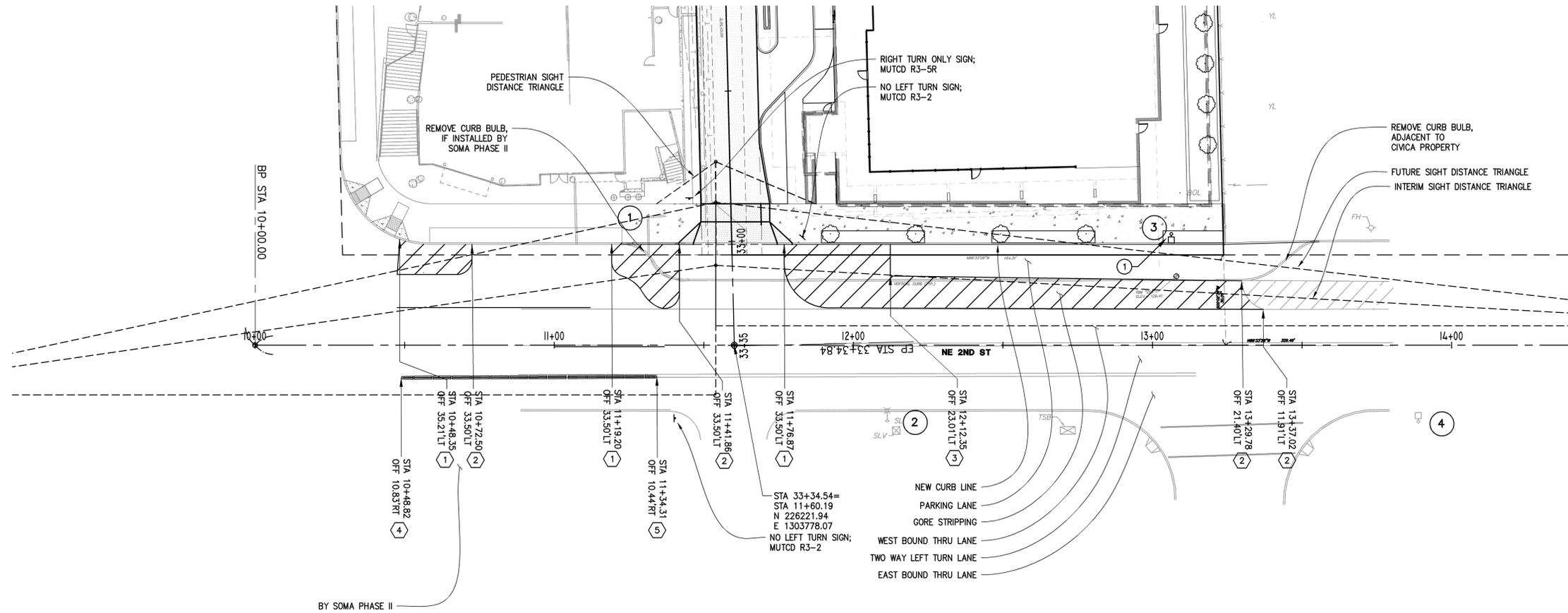
CITY OF BELLEVUE

WASHINGTON

DRAINAGE MAP # \_\_\_\_\_  
WATER GRID # \_\_\_\_\_  
SEWER GRID # \_\_\_\_\_

ROAD PLAN  
NE 2nd STREET

SEC 32 TWP 2N RGE 5E SHT 4 OF 5



- LIGHTING NOTES**
1. LOCATE JUNCTION BOXES PER COB DTL TSSL-3
  2. PLACE JUNCTION BOXES PER COB DTL TSSL-5
  3. NEW JUNCTION BOXES PER WSDOT DTL J-11a, TYPE 2 (UNLESS OTHERWISE NOTED)
  4. WIRING BETWEEN JUNCTION BOXES SHALL HAVE THWN INSULATION, (TYP. ALL LOCATIONS).
  5. WIRING FROM JUNCTION BOXES TO LUMINAIRES SHALL BE 3- #12 THHN TRAY CABLE IN 2" CONDUIT (TYP. TO ALL LIGHTS AND CONDUITS AS NOTED. PER COB DETAIL TSSL-3)

- CONSTRUCTION NOTES**
1. INSTALL NEW KIM CURVILINEAR 126W LED ON 12M CONCRETE POLE, PER TSSL-1. INTERCONNECT TO EXISTING ELECTRICAL SYSTEM, WEST OF ALLEY.

- CHANNELIZATION NOTES**
1. BEGIN GORE STRIPPING
  2. END GORE STRIPPING
  3. BEGIN ON STREET PARKING
  4. BEGIN C-CURB
  5. END C-CURB
- ALL CHANNELIZATION, C-CURB, SIGNING, AND STRIPPING SHALL BE PER CITY OF BELLEVUE TRANSPORTATION STANDARD DRAWINGS.
- EXACT LOCATION OF ALL STREET SIGNS TO BE FIELD COORDINATED WITH THE TRANSPORTATION INSPECTOR.

**POLE SCHEDULE**

POLE NO.	LUMINAIRE TYPE	POLE ID	POLE LOCATON	POLE OFFSET	LAMP WATTAGE	LAMP TYPE	DISTRIBUTION TYPE	MOUNTING HEIGHT	MAST ARM
1	KIM CSS CC213E35-1204K	PER SOMA TOWERS PHASE II	EXISTING	LOCATION	126	LED	M-III	12.2 M	N/A
2	STERNER EXECUTIVE SHOEBOX	EXISTING	EXISTING	LOCATION	400	HPS	M-III	12.2 M	N/A
3	KIM CSS CC213E35-1204K	PER COB STD TSSL 1	13+06	37.00' LT	126	LED	M-III	12.2 M	N/A
4	STERNER EXECUTIVE SHOEBOX	EXISTING	EXISTING	LOCATION	400	HPS	M-III	12.2 M	N/A

MODELED AS KIM CURVILINER CUTOFF  
CC213E35-1204K

**LIGHTING STATISTICS**

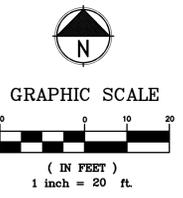
AVERAGE FOOTCANDELS..... 1.12 FC  
 UNIFORMITY ..... 3.1  
 MAX/MIN ..... 6.2

**DEVELOPER NOTE:**

THE PROPERTY TO THE WEST OF THE PRIVATE ALLEY, SOMA PHASE II, IS CURRENTLY SCHEDULED TO BEGIN CONSTRUCTION IN SUMMER OF 2014.

COST SAVING/ SHARING OPPORTUNITIES ASSOCIATED WITH POWER UNDERGROUNDING, ALLEY IMPROVEMENTS, AND STREET FRONTAGE IMPROVEMENTS SHOULD BE COORDINATED BETWEEN THE TWO PROJECT OWNERS.

**PRELIMINARY  
NOT FOR CONSTRUCTION**



**CALL 72 HOURS  
BEFORE YOU DIG  
1-800-424-5555**

NO	DATE	BY	APPR	REVISIONS
1	5/28/14	MJF	DAS	DR REVISIONS PER COB TRANSPORTATION COMMENTS
2	6/25/14	RH	DAS	DR REVISIONS PER COB TRANSPORTATION COMMENTS

**EDCI ENGINEERS**  
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 SEATTLE, WASHINGTON 98101  
 PHONE: (206) 332-1900 • FAX: (206) 332-1600  
 WEBSITE: www.edci-engineers.com  
 CIVIL / STRUCTURAL



01/20/14

DAS  
 PROJECT MANAGER  
 MJF  
 DRAWN BY  
 DAS  
 CHECKED BY  
 13012-0026  
 JOB NUMBER

**BELLEVUE HOTEL  
10628 NE 2nd ST.  
BELLEVUE, WA**

CITY OF BELLEVUE WASHINGTON

DRAINAGE MAP # \_\_\_\_\_  
 WATER GRID # \_\_\_\_\_  
 SEWER GRID # \_\_\_\_\_

**LIGHTING &  
CHANNELIZATION PLAN  
NE 2nd STREET**

SEC 32 TWP 2N RGE 5E SHT 5 OF 5