



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

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

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

File No. 14-140942 LD  
Project Name/Address: Washington Square Hilton Garden Inn  
965 108<sup>th</sup> Avenue NE; Bellevue, WA  
Planner: Toni Pratt  
Phone Number: (425) 452-5374

**Minimum Comment Period Ends: October 16, 2014**

Materials included in this Notice:

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

*Joni Pratt*  
*9/23/14*

**Hilton Garden Inn Hotel**  
**965 108<sup>th</sup> Ave NE**  
**Bellevue, WA**

**Received**  
**SEP 10 2014**  
**Permit Processing**

WAC 197-11-960 Environmental checklist.  
SMC 25.05.960

*Purpose of checklist:*

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

*Instructions for applicants:*

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

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

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

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

**A. BACKGROUND**

**1. Name of proposed project, if applicable:**

Hilton Garden Inn

2. *Name of applicant:*

Jensen Fey Architecture and Planning

3. *Address and phone number of applicant and contact person:*

APPLICANT:

Kurt Jensen

7730 Leary Way

Redmond, WA

425-216-0318

4. *Date checklist prepared:*

September 8, 2014

5. *Agency requesting checklist:*

City of Bellevue

6. *Proposed timing or schedule (including phasing, if applicable):*

The proposed project that is the subject of this environmental review is scheduled to begin construction as soon as all permits are approved. That timing is expected to be second quarter of 2015.

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

There are no plans for future additions, expansion, or further activity related to this proposal.

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

- A geotechnical report has been prepared by Golder and Associates.

9. *Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.*

None known.

10. *List any government approvals or permits that will be needed for your proposal, if known.*

Clear and Grade Permit

Shoring Permit

Fire Sprinkler and Fire Alarm Permits

Washington Department of Labor and Industries:

City of Bellevue:

City of Bellevue:

Elevator Permit

Street Improvements

Utility hook-ups

T.P.

City of Bellevue:

ADR, Building  
Permit, MEP Permits

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

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

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

The subject property is located at 965 108<sup>th</sup> Avenue NE in Bellevue. The site sits at the NE corner of 108<sup>th</sup> Ave NE and NE 10<sup>th</sup> Street.

*SW*  
B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Flat / grass

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

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

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

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

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

Lodgement Till – very dense silty sand with gravel

Glaciolacustrine Deposits – very dense sand with varying amounts of silt

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Advance Outwash – very dense sand with varying amounts of silt

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

None

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

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

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

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

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

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

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

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

## 2. *Air*

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

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

Construction

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

#### Operations

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

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

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

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

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

#### Construction

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

#### Operations

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

**3. Water**

**a. Surface:**

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

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

T.P.

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

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

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

N/A

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

No surface water withdrawals or diversions are proposed.

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

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

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

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

**b. Ground:**

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

Some groundwater may be collected by the buildings footing drains, but groundwater is not proposed to be withdrawn for any other purpose.

Likewise, no water is proposed to be discharged to groundwater.

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

Waste water will be discharged to the municipal sanitary sewer system.

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

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

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

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



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

No

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

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

**4. Plants**

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

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

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

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

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

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

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

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

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

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5. *Animals*

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

birds: hawk, heron, eagle, songbirds, other: pigeons, crows, sparrows, gulls

mammals: deer, bear, elk, beaver, other: rodents, squirrels

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

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

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

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

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

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

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

6. *Energy and Natural Resources*

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

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

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

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

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

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

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

7. *Environmental Health*

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

Construction

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

Operations

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

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

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

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

Construction

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

b. **Noise:**

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

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

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

Construction

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

*Sat. 9-6 per 3rd 9.18*

Operations

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

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

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

Construction

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

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

Operations

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

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

8. *Land and Shoreline Use*

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

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

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

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

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

None

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

N/A

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

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

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

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

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

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

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

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



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

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

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

N/A

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

Not applicable.

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

Bellevue Land Use Code

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

**9. Housing**

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

No housing is proposed as part of the development.

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

Not applicable.

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

Not applicable.

**10. Aesthetics**

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

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

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

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

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

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

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

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

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

**11. Light and Glare**

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

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

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

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

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

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

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

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

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

**12. Recreation**

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

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

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

No permanent displacement of any existing recreational uses.

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

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

**13. Historic and Cultural Preservation**

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

There are no buildings on the site.

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

Not applicable

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

Not applicable

**14. Transportation**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Construction

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

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

*15. Public Services*

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

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

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

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

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



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

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

**16. Utilities**

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

All utilities are currently available.

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

Proposed utilities will be served by the following companies:

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

**C. SIGNATURE**

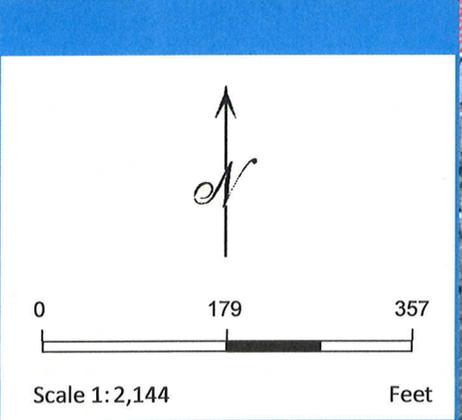
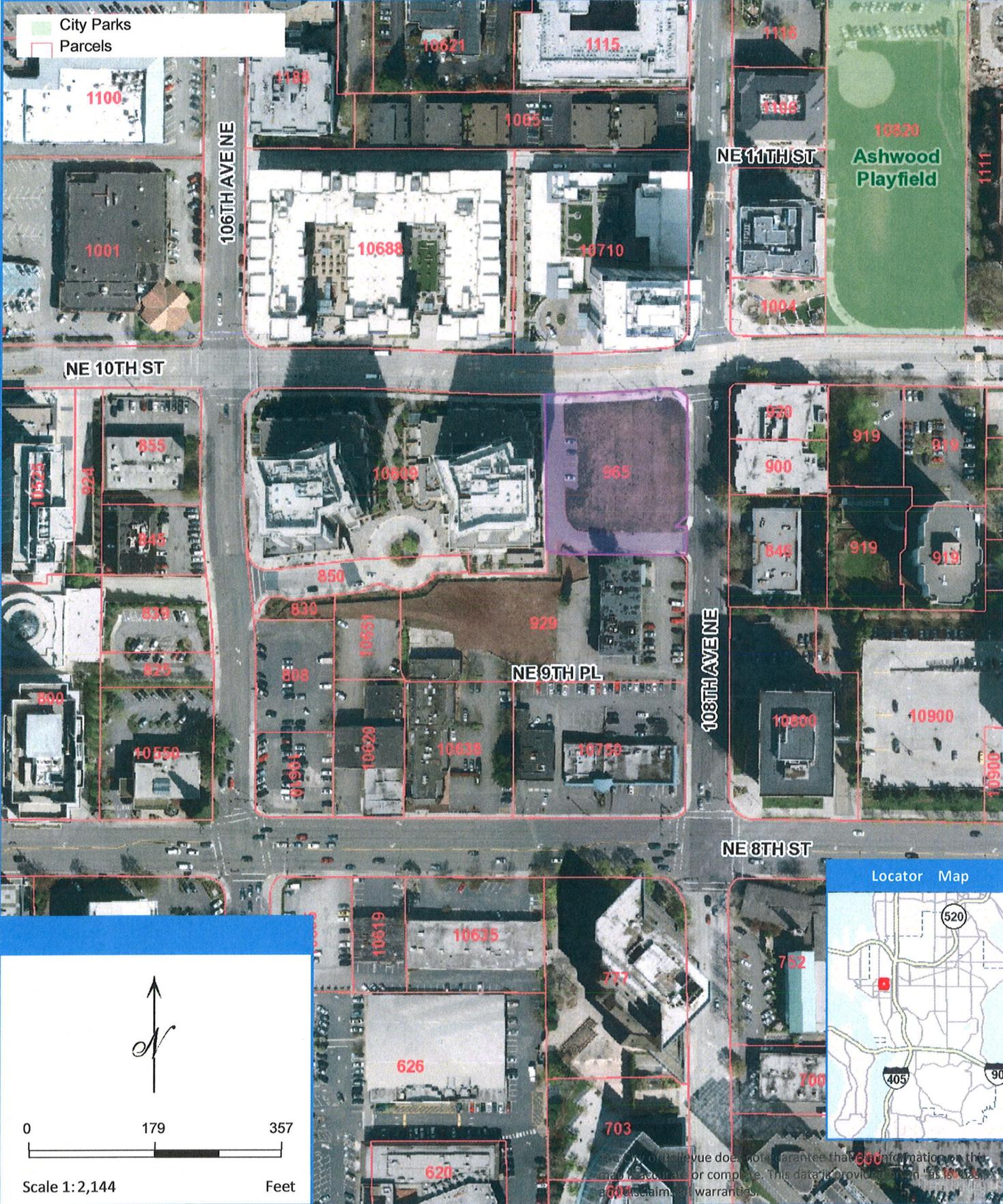
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

**Signature:**  \_\_\_\_\_  
**Title:** Principal

**Date submitted:** September 9, 2014

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City Parks  
Parcels



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