



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

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

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

File No.

Project Name/Address:

Planner:

**Minimum Comment Period:**

Materials included in this Notice:

Blue Bulletin  
Checklist  
Vicinity Map  
Plans  
Other:

**OTHERS TO RECEIVE THIS DOCUMENT:**

State Department of Fish and Wildlife  
State Department of Ecology, Shoreline Planner N.W. Region  
Army Corps of Engineers  
Attorney General  
Muckleshoot Indian Tribe



# SEPA Environmental Checklist

## Project Proposals

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "Not Applicable" or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see [SEPA Checklist Guidance](#) on the Washington State Department of Ecology website.

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 city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### Background

Design Review (LD) applicant is Ben Jones, of Jensen Design Architects.

Ben Jones phone: (253) 229-4076

- Name of proposed project, if applicable Silver Cloud Hotel
- Name of applicant Jensen Design Architects
- Contact person Craig Davenport Phone 425 426 4994
- Contact person address 7730 Leary Way, Redmond, WA 98052
- Date this checklist was prepared September 27th, 2023
- Agency requesting the checklist City of Bellevue

Applicant submitted the Design Review (LD) permit application 10/2/23. Before construction can start, the LD must be approved, AND the applicant must submit construction permits for review and approval. This process will push back the timeline noted here.

7. Proposed timing or schedule (including phasing, if applicable)

The proposed project is scheduled to begin construction as soon as all permits are approved. It is anticipated that this will occur the first quarter of 2024. No phasing is planned at this time.

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

No future additions are planned at this time.

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

A Draft Phase I Environmental Site Assessment (ESA) Report and a Preliminary Geotechnical Report have been prepared for the project by GeoEngineers.

Geotech report is dated 4/2/23 and is located in the project file. The ESA Report has not been provided.

10. 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 is known at this time.

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

City of Bellevue Design Review  
City of Bellevue Clearing and Grading permit  
City of Bellevue Fire Sprinkler and Fire Alarm permit  
City of Bellevue Utility Extension Agreement  
City of Bellevue Building Permit, State of WA L&I Elevator Permit

SEPA Determination.

12. Give a 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.)

The proposed project will consist of a 10 story hotel with 144 guest rooms and 4 levels of below grade parking on a 23,433 sq ft site located at 200 108th Ave NE. The hotel will also include a 2,206 sq ft restaurant, 6,385 sq ft of conference and meeting space, and 130 parking stalls. The total sq footage of the project is anticipated to be 207,890 sq ft.

13. 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 the 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 site is located at 200 108th Ave NE in Bellevue, WA. The site has NE 2nd PI to the north, 108th Ave NE to the West and 2nd Street to the South. The parcel number is 3699800050. The legal description is:  
JENSENS ADD TO BELLEVUE LOT A BELLEVUE BLA #08-134157-LB REC #20090722900001 SD BLA BEING LOTS 1 THRU 4 BLOCK 2 OF SD ADD TGW PROP ADJ

## Environmental Elements

### Earth

1. General description of the site:

- Flat
- Rolling
- Hilly
- Steep Slopes
- Mountainous
- Other \_\_\_\_\_

The Critical Areas Overlay District code does not apply to the Downtown, per LUC 20.25H.005.

2. What is the steepest slope on the site (approximate percent slope)? 80%

3. 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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Based on the drilling completed for the geotechnical investigation, the site soils consist of fill (silty sand or sandy silt) overlying till-like deposits (silty sand with gravel).

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

No.

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

Excavation will take place for the below grade parking garage. Approximate cut volume will be 30,000 CY.

To be analyzed through the permit process.

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

Soils will be exposed during mass excavation. Erosion control measures will be in place during construction and the site permanently stabilized at the end of construction.

Erosion control per BCC 23.76.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 100%

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

The site will be covered entirely by impervious surface at the end of construction. Excavation will include vertical shoring so risk for erosion via run-off from the site is negligible.

Erosion control per BCC 23.76.

## Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

The proposed project is expected to add small increases of emissions due to construction equipment (during construction) and vehicular traffic once the project is complete. The completed project will use electricity as it's primary source of HVAC, all which will meet or exceed city, state and federal requirements. The emergency generator will be tested weekly for maintenance.

Construction dust suppression measures per BCC 23.76.

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

Off site emissions will generally be from nearby vehicular traffic.

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

During construction, contractors will use best methods to control emissions including temporary erosion control to control dust and well maintained equipment to control exhaust.

Once open, the project will use HVAC equipment that will meet or exceed city, state and federal requirements.

Construction dust mitigation measures per Clear & Grade Code: BCC 23.76.

**Water**

1. Surface Water

- a. 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 body near the site.

Project subject to Utility Code BCC 24.06 and any required Utility permits.

- b. 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.

No.

- c. 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 the fill material.

Fill and dredge material will not be placed in or removed from surface waters for this project.

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

No.

- e. Does the proposal lie within a 100-year floodplain? No.  
If so, note the location on the site plan.

- f. 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.

2. Ground Water

- a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

- b. 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.

None.



3. Water Runoff (including stormwater)

- a. 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.

Stormwater run-off from roof areas is the only source of water run-off. It will flow to the public system and eventually Meydenbauer Creek.

Project is subject to Utility Code BCC 24.06 and any required Utility permits.

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

No.

- c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

- d. Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

The site will be covered entirely by impervious surface at the end of construction. Excavation will include vertical shoring so risk for erosion via run-off from the site is negligible.

**Plants**

1. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other (5) Tilia cordata (2 in ROW) (2) Acer
- evergreen tree: fir, cedar, pine, other \_\_\_\_\_
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards or other permanent crops
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other \_\_\_\_\_
- water plants: water lily, eelgrass, milfoil, other \_\_\_\_\_
- other types of vegetation \_\_\_\_\_

Landscape Development required per LUC 20.25A.110.

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

Various shrub foundation plantings. Approximately 100+/-  
Two multi stem Japanese Maples  
Three Tilia Cordata Trees.

To be reviewed through permit process.

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

No threatened or endangered species known to be on the site at this time.

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

Proposed landscaping will have native and naturalized plants as possible.

A Preliminary Landscape Plan is included in drawings submitted with this application.

5. List all noxious weeds and invasive species known to be on or near the site.

No Noxious weeds or invasive species known to be on the site as of now.

### Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: hawk, heron, eagle, songbirds, other \_\_\_\_\_

Mammals: deer, bear, elk, beaver, other \_\_\_\_\_

Fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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

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

3. 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 with structures and pavement and located in a highly urbanized area.

4. Proposed measures to preserve or enhance wildlife, if any.

In the absence of adverse impacts on animal species, no mitigating measures are being proposed other than a small amount of landscaping.

5. List any invasive animal species known to be on or near the site.

None are known at this time.

## Energy and Natural Resources

1. 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.

The HVAC and DHW systems will be all electric. Natural gas is anticipated for cooking only. A minimum PV array of 75.4 kW will be installed on the roof and serve part of the building's electrical load.

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

It is anticipated that any impact to the adjacent properties potential use of solar will be minimal. The building to the north of our project is only 5 stories tall, but it is located across the street and not directly adjacent so it is expected that the building will still have plenty of access to sunlight and solar energy if the property ever chooses to install panels.

3. 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 anticipated mechanical system for the project is a very efficient 4-pipe air source heat pump system with DOAS. The air-cooled heat pump chillers on the roof will serve the indoor fan coils with both heating water and chilled water pipes. The DOAS will have energy recovery and provide tempered outside air ventilation. An efficient lighting design with low LPDs will also be utilized.

## Environmental Health

1. 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 environmental health hazards are known at this time. There is a the potential for small/minor spills or releases of petroleum products, including fuels or lubricants, from machinery during demolition and or construction of the proposed project. However, spill prevention and contingency plans to address any spills or releases will be in place.

- a. Describe any known or possible contamination at the site from present or past uses.

The Phase I ESA did not identify any evidence of hazardous substances in connection with the site and no field screening indicative of potential contamination was identified in soil samples collected for analysis during the recent geotechnical drilling at the site.

- b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

As noted above, the Phase I ESA did not identify any evidence of hazardous substances in connection with the site, including any underground storage tanks or pipelines, and no field screening indicative of potential contamination was identified in soil samples collected for analysis during the recent geotechnical drilling at the site.

- c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Other than typical adhesives, paint, and waterproofing materials used during construction of the building, no toxic or hazardous chemicals will be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

- d. Describe special emergency services that might be required.

No special emergency services are anticipated to serve the residential 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.

- e. Proposed measures to reduce or control environmental health hazards, if any.

Proposed measures to reduce or control environmental health hazards will be minimized through the use of Best Method Practices and standard construction practices.

2. Noise

- a. 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 and nearby I 405.

- b. 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.

Short term - Construction activities will comply with the City's noise ordinance. Construction occurring outside of daytime hours will need to meet nighttime noise level limits.

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

Construction noise will be limited to the City's Noise Ordinance: BCC 9.18.

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

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. Measures to reduce off-site noise to the project will include being sensitive to street noise. Design measures will include increased insulation and acoustic glazing.

Conditions of Approval to use noise suppression techniques throughout construction.

## Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current site contains a single story building that is used as a bank. Adjacent uses include a multi-family project to the east and north, a commercial office building to the west and a bank to the south.

The proposal will not affect current land uses as the proposed project is allowed outright by the zoning code.

The proposed use is allowed outright, the proposed project is subject to Design Review approval.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

The site has never been used as an agricultural or working farm or working forest land in modern times.

- a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

No, this is not applicable.

3. Describe any structures on the site.

The site currently contains an approximately 6,350 sq foot bank building, which will be demolished as part of the hotel development.

4. Will any structures be demolished? If so, what?

Yes, the existing building on site will be demolished.

5. What is the current zoning classification of the site? Downtown - MU

6. What is the current comprehensive plan designation of the site? Downtown

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

Not Applicable

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Not to our knowledge.

9. Approximately how many people would reside or work in the completed project? 50

10. Approximately how many people would the completed project displace? None

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

Not Applicable as the site does not contain any housing units so there will be no displacement impacts.

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

The proposed project will be developed in accordance to the Bellevue Municipal Code and will be reviewed and approved by the City of Bellevue.



13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

Not Applicable

**Housing**

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

None - Not Applicable

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

No housing will be eliminated as part of this development.

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

Not Applicable

123' above average grade, per submitted elevations.

**Aesthetics**

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

The tallest height of the structure is approximately \_\_\_\_\_ feet from 2nd Street. The principal exterior building material will glazing, brick and metal siding.

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

The views in the immediate vicinity will have some views altered by the this project but the project will meet or exceed the requirements of the Bellevue Muncipal Code, which imposes no requirement for view protection from this property.

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

The project will be going thru the City of Bellevue Design Review process. The design of the building is intended to mix in with the other recently built developments near the site. Materials will be of high quality and will meet or exceed the City of Bellevue's design standards.

### Light and Glare

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

Reflective glazing is not being used. The majority of light and glare will come from lights from within the interior of the building at night.

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

It is not expected that light and glare will be a safety hazard as the glass is not considered highly reflective. Some views from surrounding structures will be somewhat impacted.

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

Existing off site lighting or glare will not affect this development.

4. 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. Minimal light and glare would be generated by the project as the perimeter glazing will be approx. 40% of the facade and will not have a reflective coating. Interior lighting in the public areas will use tinted windows or window coverings. Guest room windows will use window coverings.

Project subject to light and glare requirements per LUC 20.20.522.

### Recreation

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

Bellevue Downtown Park is located approx .32 miles to the west of the site.

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

The project will not displace any current recreational uses.

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

The proposed hotel will have a fitness room and a swimming pool for guest staying at the hotel.

### Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

The existing building on the site was constructed in 1978 and so is 45 years old. No other building adjacent to the site is older than 45 years old.

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

The existing site is mostly covered by a parking lot and the existing building. To the best of my knowledge, this site does not exhibit any features that has held any landmark, features or evidence of Native American significance. A geotechnical report has been done with no evidence of any findings.

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The proposed has been researched using historic maps. In 1927, the area of site shows the City of Bellevue already existing. In 1856, it appears that this area of Bellevue was inhabited by the Duwamish Tribe.

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

The proposed project will be designed and constructed to meet the latest building and energy codes to lessen the disturbance to any resources. The site will proceed with the use of an Inadvertent Discovery Plan (IDP). IDP requires to communicate federal and state laws in the event of an inadvertent discovery of archaeological or historic resources.



## Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Vehicular access to the site is provided via a driveway on the southeast corner of the building on NE 2nd Street which would provide access to an underground parking garage. A secondary driveway will also be provided on the northeast corner of the building on NE 2nd Place for loading and garbage/recycling access.

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes. The closest transit stops are located less than 500 feet away at the intersection of 108th Ave NE and NE 2nd Street serving 3 King County Metro transit routes. In addition, the Bellevue Transit Center is located less than 1/4-mile north of the site and the future Downtown Bellevue Light Rail Station will be located less than 1/2-mile northeast of the site.

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

Street frontage improvements meeting City of Bellevue requirements will be provided on NE 2nd Street, 108th Ave NE and NE 2nd Place (all public streets).

4. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

The project is estimated to generate 884 net new weekday daily trips (442 in, 442 out). Peak volumes are expected to occur between 7-9 AM and 4-6 PM. Less than 3% truck traffic is expected. These estimates were based on the methodology in the ITE Trip Generation Manual, 11th Edition, and the City of Bellevue Transportation Impact Fee Program.

5. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

6. 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 fund the City of Bellevue's planned transportation improvements throughout the City.

### Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, 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, EMS and fire protection.

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

The project will be designed such that the entry drive and access to the parking garage will interfere as little as possible with public transportation, vehicular, pedestrian and other non-motorized forms of circulation near and around this site. The building will also be constructed to meet the latest fire and life/safety codes.

## Utilities

1. Check the utilities currently available at the site:

- Electricity
- natural gas
- water
- refuse service
- telephone
- sanitary sewer
- septic system
- other

2. 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.

Construction to include underground trenching for the following utilities:  
Electric - PSE, Natural Gas - PSE, Water/Sewer/Storm - City of Bellevue,  
Telephone/Data - Comcast/Lumen/Zayo. Refuse service to be provided by Republic.

## 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 Craig Davenport  Digitally signed by Craig Davenport  
DN: C=US, E=craigd@jd-arch.com, O=Jensen Design Architects, CN=Craig Davenport  
Date: 2023.09.27 15:06:31-07'00'

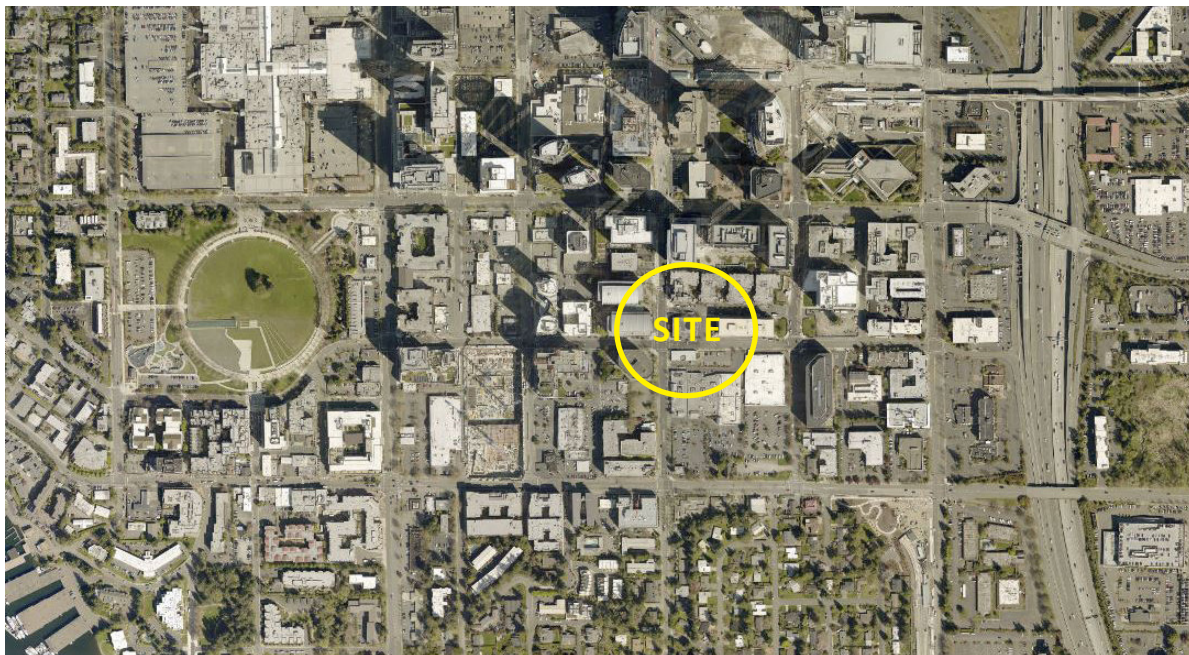
Name of signee Craig Davenport

Position and Agency/Organization Principal, Jensen Design Architects

Date Submitted 9/27/23

## PROJECT INFORMATION

<b>SITE ADDRESS:</b>	SW CORNER OF NE 2ND STREET AND 108TH AVE NE
<b>LOT SIZE:</b>	23,433 SF
<b>ZONE:</b>	DOWNTOWN-MU
<b>ALLOWABLE HEIGHT:</b>	230' (250' W/MECHANICAL)
<b>PROPOSED HEIGHT:</b>	114' (125 W/MECHANICAL)
<b>FAR:</b>	4.5 BASE – 5.0 MAX
<b>PROPOSED USED:</b>	RESIDENTIAL R-1 (HOTEL)
<b>TYPE OF CONSTRUCTION:</b>	TYPE IA
<b>BUILDING AREA ABOVE GRADE:</b>	143,400 SF
<b>BUILDING AREA BELOW GRADE:</b>	64,500 SF
<b>TOTAL BUILDING AREA:</b>	207,900 SF
<b>GUESTROOMS:</b>	144
<b>PARKING (VALET PARK):</b>	130 UNDERGROUND, 4 AT PORTE COCHERE, 5 ON-STREET



VICINITY MAP

## DESIGN NARRATIVE

THE PROPOSED SILVER CLOUD HOTEL WILL BE LOCATED AT THE CORNER OF 108TH AVE NE, NE 2ND PL AND NE 2ND ST IN THE SOUTHEAST CORE OF DOWNTOWN BELLEVUE IN THE DT-MU ZONE. THE 23,433 SQ FT SITE IS SURROUNDED ON THREE SIDES BY STREETS (108TH AVE NE, NE 2ND STREET AND 2ND AVE) AND THE SITE ITSELF SLOPES DOWN FROM NORTH TO SOUTH IN SUCH A WAY THAT WE WILL HAVE LOADING AND TRASH SERVICES AT GRADE FROM NE 2ND PL AND THE PORTE COCHERE / HOTEL LOBBY AND RESTAURANT ACCESS DIRECTLY OFF OF NE 2ND STREET. THE SITE IS SURROUNDED BY APARTMENT BUILDINGS TO THE NORTH AND EAST (BETWEEN 4 AND 6 STORIES), A SIX STORY OFFICE BUILDING TO THE WEST AND AN UNDEVELOPED SITE TO THE SOUTH. THE PROPOSED HOTEL WILL BE TEN STORIES WITH FOUR LEVELS OF UNDERGROUND PARKING WITH 130 STALLS. THE FIRST LEVEL WILL CONTAIN THE HOTEL LOBBY AND A THREE MEAL A DAY RESTAURANT AND KITCHEN. LEVEL TWO WILL HAVE 6,300 SF CONFERENCE SPACE ALONG WITH HOTEL OFFICES AND THE LOADING DOCK. LEVELS 3 THROUGH 10 WILL HAVE 144 GUEST ROOMS WITH THE TOP FLOOR CONTAINING THE ROOF TOP AMENITY SPACE, INCLUDING AN OUTDOOR POOL. THE ENTIRE SQUARE FOOTAGE OF THE PROJECT IS 207,900 SQ FT WHICH INCLUDES 64,500 SQ FT OF BELOW GRADE PARKING.

THE HOTEL'S EXTERIOR DESIGN IS A COMBINATION OF MATERIALS AND FORMS WHERE CONTRASTING METAL PANELS TAKE CENTER STAGE TO ACCENTUATE THE BUILDING'S MODULATION. THESE MATERIALS NOT ONLY REFLECT THE EVER-CHANGING SKIES OF THE PACIFIC NORTHWEST BUT ALSO EMBODY THE CITY'S DYNAMIC SPIRIT. THE FAÇADE'S MODULATION CREATES A VISUAL CONTRAST OF LIGHT AND SHADOW, MAKING EACH MOMENT OF THE DAY A NEW EXPERIENCE FOR GUESTS AND PASSERSBY'S ALIKE. UPON ARRIVAL, GUESTS ARE GREETED WITH A CAPTIVATING AMENITY AT THE SOUTHWEST CORNER OF THE SITE. HERE, A TOWERING 32-FOOT-HIGH WATER WALL GRACES THE ENTRANCE TO THE HOTEL'S RESTAURANT, SERVING AS BOTH A BREATHTAKING VISUAL CENTERPIECE AND A SOOTHING AUDITORY BACKDROP. THIS WATER FEATURE DRAWS THE EYE, CREATING A SENSE OF GRANDEUR AND SERENITY FOR BOTH PATRONS OF THE RESTAURANT AND FOR PEDESTRIANS. TO ENSURE A SEAMLESS FLOW OF TRAFFIC AND PRIORITIZE GUEST CONVENIENCE, THE HOTEL'S ENTRY IS LOCATED ON THE SOUTHEAST SIDE OF THE BUILDING OFF OF NE 2ND STREET, AWAY FROM THE BUSY STREET CORNER. THIS THOUGHTFUL PLACEMENT ENSURES THAT GUESTS CAN ACCESS THE HOTEL LOBBY, CHECK IN AND ACCESS THE UNDERGROUND PARKING GARAGE WITH EASE WHILE MAINTAINING THE TRANQUILITY OF THE SURROUNDINGS. BOTH GROUND LEVELS OF THE SILVER CLOUD HOTEL ARE DESIGNED WITH MAXIMUM TRANSPARENCY IN MIND. A TWO STORY CURTAIN WALL ENVELOPS BOTH THE FIRST AND SECOND FLOOR, ALLOWING GUESTS TO ENJOY UNOBSTRUCTED VIEWS. GLASS CANOPIES PROVIDE SHELTER WHILE INVITING NATURAL LIGHT TO FLOOD THE INTERIOR SPACES, CREATING A WELCOMING AND OPEN ATMOSPHERE. RECOGNIZING THE IMPORTANCE OF FUNCTIONALITY AND PRIVACY, AN ORGANIC LANDSCAPE SCREEN GRACEFULLY DRAPES OVER THE LOADING DOCK, MITIGATING ANY VISUAL DISRUPTIONS FOR BOTH HOTEL GUESTS AND NEARBY RESIDENTS. WITH THE BUILDING SITUATED TO THE WEST SIDE OF THE SITE, THE HOTEL TOWER MAINTAINS A RESPECTFUL DISTANCE FROM THE ADJACENT APARTMENT BUILDING TO THE EAST. THIS STRATEGIC PLACEMENT NOT ONLY ENSURES GUEST PRIVACY BUT ALSO ALLOWS FOR SPECTACULAR VIEWS OF THE CITY, THE NATURAL BEAUTY THAT SURROUNDS BELLEVUE AND MT. RAINIER.

THE PROPOSED SILVER CLOUD HOTEL WITH ITS CLASSICAL FAÇADE, TIMELESS ELEGANCE, AND INNOVATIVE DESIGN ELEMENTS, WILL STAND AS A SYMBOL OF SOPHISTICATION AND LUXURY IN THE PACIFIC NORTHWEST. ITS COMMITMENT TO BOTH AESTHETIC BEAUTY AND GUEST COMFORT IS A TESTAMENT TO THE CITY'S VIBRANT SPIRIT. WHETHER YOU ARE A TRAVELER SEEKING RESPITE OR A LOCAL RESIDENT LOOKING FOR A NICE MEAL, THE SILVER CLOUD HOTEL WILL CREATE AN UNFORGETTABLE EXPERIENCE IN THE HEART OF BELLEVUE.



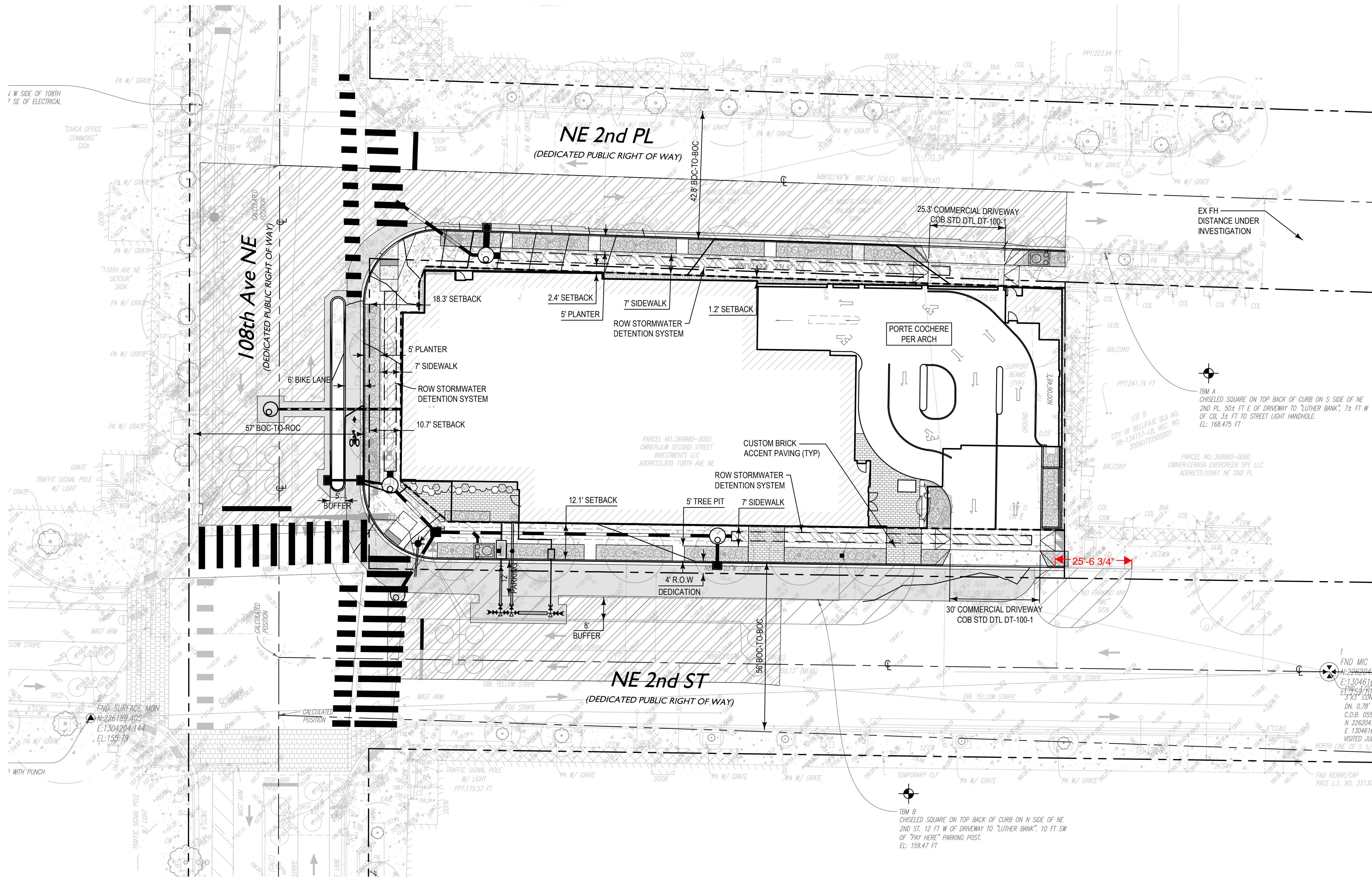
BIRD'S EYE PERSPECTIVE

SILVER CLOUD HOTEL | BELLEVUE, WA

JENSEN DESIGN ARCHITECTS  
7730 LEARY WAY NE, REDMOND, WA 98052  
www.jd-arch.com







**SITE NOTES**

SITE ADDRESS:  
200 108TH AVENUE NE  
BELLEVUE, WA 98004

TAX ACCOUNT NO.:  
369980-0050-02

ZONING:  
DT-MU  
DOWNTOWN MIXED USE DISTRICT

ZONING AGENCY:  
CITY OF BELLEVUE  
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
450 110TH AVENUE NE  
PO BOX 90012  
BELLEVUE, WA 98009-9012  
(425) 452-6800

SETBACKS:  
CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS  
MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING  
IMPROVEMENTS.

THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING JURISDICTION  
INDICATES THAT STRUCTURES ON THIS PROPERTY COMPLIED WITH MINIMUM SETBACK AND  
HEIGHT REQUIREMENTS FOLLOWING CONSTRUCTION.

FLOOD ZONE:  
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED AUGUST 19, 2020,  
COMMUNITY PANEL NO. 53033C0652G, AND IS SITUATED IN ZONE "X", AREAS DETERMINED TO  
BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

HORIZONTAL DATUM:  
NAD 83/2011 - WASHINGTON NORTH ZONE

VERTICAL DATUM:  
NAVD88

AREA:  
SITE AS SHOWN CONTAINS 23,433 SQUARE FEET OR 0.5379 ACRES, MORE OR LESS.

PARKING SPACE COUNT:  
PARKING SPACES TOTAL 14 INCLUDING 1 DISABLED PARKING SPACES.

SUBSTRUCTURES:  
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND  
VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY  
FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN  
AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:  
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT  
ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY  
COMPANIES IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES  
WITHIN ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY  
FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH  
ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL  
1-800-424-5555 BEFORE CONSTRUCTION.

VERTICAL DATUM BENCHMARK  
NAVD88

OWNER: CITY OF BELLEVUE  
IDENTIFIER: 914  
DESCRIPTION: 2"Ø CITY OF BELLEVUE BRASS CAP WITH PUNCH STAMPED "H3803"  
LOCATION: IN TOP CURB ON SOUTH SIDE NE 2ND ST AT SOUTHWEST RETURN NE 2ND ST & 108TH AVE NE. 70 FT± WEST OF INTERSECTION NE 2ND ST & 108TH AVE NE. 3 FT± WEST OF CATCH BASIN.  
ELEVATION: 155.789 FT

OWNER: CITY OF BELLEVUE  
IDENTIFIER: 918  
DESCRIPTION: 2"Ø CITY OF BELLEVUE BRASS CAP STAMPED "H3852" & "V918"  
LOCATION: IN TOP CURB ON EAST SIDE 108TH AVE NE. 145 FT± NORTH OF INTERSECTION 108TH AVE NE & NE 2ND PL JUST NORTH OF NORTH END RAISED CONCRETE ISLAND FOR X-WALK.  
ELEVATION: 165.152 FT

DESCRIPTION:  
LOT A OF CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 08-134157-LB,  
RECORDED JULY 22, 2009 UNDER RECORDING NO. 2009072290001, RECORDS OF  
KING COUNTY, WASHINGTON.

TITLE REPORT REFERENCE:  
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN,  
FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.  
NCS-587433-WA1, PRO FORMA AS OF MAY 23, 2013. THE EASEMENTS SHOWN OR  
NOTED HEREON RELATE TO THIS COMMITMENT.

NOTE: EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT SHOWN  
OR NOTED HEREON.

304 Alaskan Way South, Suite 301  
Seattle, WA 98104

Silver Cloud  
Bellevue Hotel

200 108th Avenue NE  
Bellevue, WA 98004



COUGHLIN  
PORTER  
LUNDEEN

801 SECOND AVENUE, SUITE 900  
SEATTLE, WA 98104  
(206) 343-0460 www.cplinc.com

ADMINISTRATIVE DESIGN REVIEW  
09.22.2023

DRAWN BY: JAS  
QA/QC: AJF DATE: 12/19/22

NO.	DATE	REMARK

SHEET TITLE:  
SITE PLAN B

SHEET NO:

C0.03

**Legend**

[Symbol]	PROPERTY LINE
[Symbol]	SIDEWALK PER COB STD DETAIL DT-120-1
[Symbol]	PLANTING PER LANDSCAPING PLANS
[Symbol]	CONCRETE TRAFFIC CURB PER COB STD DETAIL SW-100-1
[Symbol]	FLUSH CURB
[Symbol]	ASPHALT PER COB STD DETAIL RC-110-1 AND RC-240-1
[Symbol]	ASPHALT OVERLAY PER COB STD DTL RC-200-1
TC	TOP OF CURB
FL	FLOW LINE
BW	BACK OF WALK
CL	CENTERLINE

