

Skanska NE 8th Project
Application #19-121498-LD Public Meeting
October 10, 2019 at 6:00 pm at the Bellevue City Hall

With approximately 30 attendees (about 18 of them being the residents and owners at Washington Square Towers, and with 77 Partners, represented by Kerri Findlay and Mike Nielson) Toni Pratt, the City Planner assigned to this project, introduced the members of the Skanska Design, Architectural and Construction team: Christian Gunter, the Vice President of Skanska's Development Department; Tony Markese from Pickard Chilton design architect team, and representatives of Adamson Associates as the Architect of Record and Magnusson Klemencic as the Structural Engineer for the project.

Chris and Brian from TenW (the traffic consultant company currently working on the study) was present as well, and followed up by providing additional information on the planned traffic flow for the areas the extension of the connector road.

After Christian from Skanska introduced the members of the design and architectural team, he highlighted that the Skanska teams consists of developer, contractor and financing team, and/or they do not require outside financing for their projects. Their team worked extensively with the City of Bellevue planners to address their requirements, as well as the owners of Washington Square Towers.

Tony Markese, representing the design team for the project, described the proposed 25-story office building with five underground parking levels (850 parking stalls), as "a gift back to the neighborhood with the quality construction to replace the current parking lot and three existing retail stores".

Per the desire of the Bellevue Planning Department, the new Skanska project will be creating pedestrian links and subdividing the block, make the area more walkable with the placement of the building to accommodate the sunlight, and to create a vibrant active retail with a plaza and opening for pedestrian traffic with an open lobby.

In addition to the attached power point presentation, Tony presented a model of the 385 ft. high project (exceeding the neighboring 929 Office Building in height by 75 ft.) and described the project as, "Gateway" along NE 8th building that feels rich and alive –built to the north of the parcel with light from the south, with the feeling that the building belongs in Pacific NW and Bellevue as city in the park.

Large trees and pockets of green expected as the landscape design, and transparent glass, so that people can see inside, with a deck on top for the occupants. The glass it will be transparent rather than reflective.



Sally and Toni, as the City planners, made sure that there is overhead weather protection with the small free standing pavilion for a coffee house to keep the activity on 108th weather protected for pedestrian waiting at the traffic lights.

The project will be required to construct the 2nd half of the mid-block connector road (NE 9th Place – the private road) along the extent of the project frontage. An additional private roadway connection to the NE 8th Street will be constructed on the west side of the site. Chris from Skanska explained that their team proposed a single reversible lane, but the City asked that the road to be one way going outward.

Chris, the traffic engineer from TenW explained that, regarding the newly introduced connection between NE 8th and NE 9th, Skanska will construct only one way with 77 Partners developing the second lane on the West side of the Skanska property lane.

Ryan from the City of Bellevue, addressed the inquiry that we will need to wait 12 years for the 2nd lane, stating that the development will be depending on market conditions

Chris from TenW addressed the inquiry about traffic and semi-trucks stating that, based on the studies, 80% of the deliveries are done by box trucks.

Toni explained that the application is just in beginning of the process, and that the full traffic study will address some of the inquiries.

Toni highlighted that a separate request for being *Party of Record* is required for each property.

Chris from TenW addressed the NE 9th traffic concerns with drivers parking in fire lane, and blocking the street by explaining that the hotel construction team will be widening NE 9th by 10 ft. in the area of the hotel entry.

Mike from 77 Partners, complimented Chris from Skanska on the design of the building.

Time line for the Skanska Project: Construction to start next year.

The meeting ended around 6:50 pm.

SKANSKA NE 8TH



NE 8TH BELLEVUE, WA

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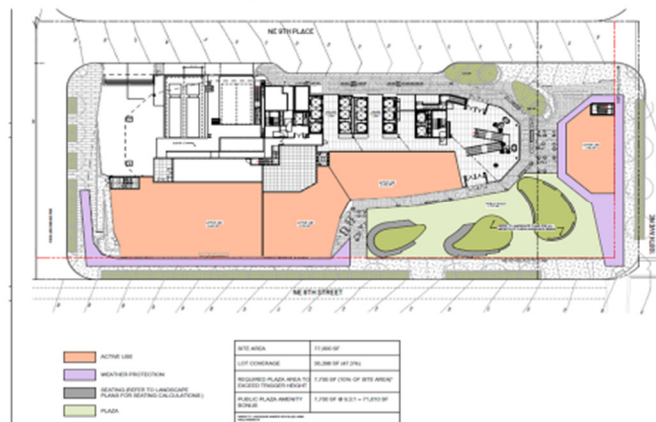
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