



October 12, 2015

Job No. 1863-001-015

Mr. Bob Mannon
Lodgeworks Partners
8100 East 22nd Street, Building 500
Wichita, Kansas 67226

RE: Redmond Town Center Archer Hotel Critical Areas Reconnaissance

Dear Bob:

Please consider this Critical Areas Reconnaissance letter in conjunction with the 30% Site Plan Entitlement application for the Redmond Town Center Archer Hotel project.

The project site is located at the intersection of 164th Ave NE and Bear Creek Parkway in Redmond, WA 98052. The proposed hotel is situated in the Redmond Town Center and will replace the existing Claim Jumpers restaurant on parcel number 720241-0040. Currently, the site is developed with a restaurant (Claim Jumper) on the eastern portion of the site. The remainder of the site is covered with paved parking lot. The proposed development consists of a single 7-story hotel building with associated access ways, landscaped areas, and 2 floors with 170 parking spaces.

A thorough and comprehensive investigation of available critical areas information was performed prior to a site visit on August 30, 2015.

The site is located in the Sammamish River Watershed and is approximately 300 linear feet to the north of Bear Creek. According to the City of Redmond the site is in a Wellhead Protection Zone 4 which does not require any special or additional protections. There are several known wetlands near Bear Creek to the south and west. However, these wetlands are over 300 feet from the site and the proposed development will not impact the wetlands in any way. There are no known steep slopes on or near the site and a Geotechnical Study prepared by Associated Earth Sciences Inc addresses the soils condition in more detail.

ESM Federal Way
33400 8th Ave S, Ste 205
Federal Way, WA 98003
253.838.6113 tel
800.345.5694 toll free
253.838.7104 fax

ESM Everett
1010 SE Everett Mall Way, Ste 210
Everett, WA 98208
425.297.9900 tel
800.345.5694 toll free
425.297.9901 fax

Civil Engineering Land Planning
Land Surveying Landscape Architecture
3D Laser Scanning GIS

www.esmcivil.com

Mr. Bob Mannon
October 12, 2015
Page 2

In our research there were no critical areas discovered that are on the site or within any distance that would materially impact the site by way of buffers or other regulations. As such, no further research or analysis is recommended as the proposed project is not anticipated to impact any critical areas.

Sincerely,

ESM CONSULTING ENGINEERS, LLC



LEANNE KUHLMAN
Wetland Ecologist

Enclosures

\\esm8\engr\esm-jobs\1863\001\015\office\spe prep\critical areas report.doc