DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th 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. 15-108435-WA, 15-108436-WG, 15-108428-LB, 15-108431-LO

Project Name/Address: Meydenbauer Bay Park Phase 1

Planner: Michael Paine

Phone Number: 425-452-2739

Minimum Comment Period: September 10, 2015

Materials included in this Notice:

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

OTHERS TO RECEIVE THIS DOCUMENT:

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

SEPA ENVIRONMENTAL CHECKLIST
UPDATED 2014

Purpose of checklist:

Governmental agencies use 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 for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "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 reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

Instructions for Lead Agencies:
Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the supplemental sheet for nonproject actions (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

   Meydenbauer Bay Park Phase 1 Project

2. Name of applicant:

   Robin Cole, City of Bellevue Parks and Community Services Department

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

   450 110th Avenue NE
   Bellevue, Washington 98009

4. Date checklist prepared:

   April 3, 2015

5. Agency requesting checklist:

   City of Bellevue

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

   The Meydenbauer Bay Park Phase 1 Project (Project) is anticipated to begin once all the necessary permits and approvals are secured. In-water work will occur during the in-water work window designated by Washington Department of Fish & Wildlife (WDFW), U.S. Army Corps of Engineers (Corps), National Oceanic and Atmospheric Administration (NOAA) Fisheries, and U.S. Fish and Wildlife Service (USFWS). Construction is scheduled to occur over an 11-month period beginning in 2016.

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

   This project represents the first phase of implementation of the Meydenbauer Bay Park and Land Use Plan (Bellevue 2010). While the timing of future phases of development is currently unknown, this project does assume that the all components of the Park and Land Use Plan will be constructed at some point in the future.

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

   - Meydenbauer Bay Park and Land Use Plan (Bellevue 2010); incorporated herein by reference
   - Meydenbauer Bay Park and Land Use Plan Final Environmental Impact Statement (EDAW/AECOM 2009); incorporated herein by reference

- Parking and Traffic Demand Analysis Report
- Final Geotechnical Engineering Design Report
- Basis of Design Technical Memorandum
- Biological Assessment
- Cultural Resources Assessment
- Critical Areas Report
- Wetland Delineation Report

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.

   The City of Bellevue Utilities Department has plans to repair a sewer line within the boundaries of this project, although the timeline for that work has not been determined. The City of Bellevue Parks and Community Services Department has plans to remove two of the remaining residences on the site. The City of Bellevue owns all of the property for the proposed Project.

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

    The following government approvals are anticipated to construct the project:

    - Clean Water Act, Section 404 – Corps
    - Rivers and Harbors Act, Section 10 – Corps
    - National Environmental Policy Act – Corps
    - National Historic Preservation Act, Section 106 Consultation– Corps and Washington Department of Archaeology and Historic Preservation
    - Endangered Species Act, Section 7 Consultation – NOAA Fisheries and USFWS
    - Clean Water Act, Section 401 – Washington Department of Ecology (Ecology)
    - Coastal Zone Management Act – Ecology
    - Magnuson-Stevens Fishery Conservation and Management Act Essential Fish Habitat Consultation – NOAA Fisheries
    - Hydraulic Project Approval – WDFW
    - Shoreline Substantial Development Permit with Conditional Use – City of Bellevue
    - Conditional Use Permit – City of Bellevue
    - Critical Areas Land Use Approval – City of Bellevue
    - Site Construction Permits – City of Bellevue

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.)

The Meydenbauer Bay Park Phase 1 Project is the first phase of the Meydenbauer Bay Park and Land Use Plan (Plan) adopted by the City in 2010 (Bellevue 2010). This Plan provides overarching vision, organization, and programming by defining aesthetic objectives, locating developed areas and natural ecological features, envisioning Meydenbauer Bay Park's physical spaces and amenities, and composing pedestrian connections between the waterfront and uplands. The Plan is broken out into phases due to funding constraints. There is no funding currently identified for phases beyond the current Project. Future phases of the Plan will be permitted separately as funding allows.

The Project includes the following subareas of the Park and Land Use Plan:

- Ravine
- Central Waterfront and Lake
- Hillside
- Whaling Building

See the Project Description (Attachment 1) for a complete description of the Project.

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 Project is located on Meydenbauer Bay, on Lake Washington's eastern shoreline, in Bellevue, King County, Washington (Township 25 North, Range 5 East, Section 31; see Attachment 2, Figure 1). For the purposes of this project, Lake Washington Boulevard represents project north and runs east and west. The Project encompasses 6.7 acres of waterfront property along Meydenbauer Bay on Lake Washington (Attachment 2, Figure 1b). It is located approximately 0.25 mile from Bellevue's downtown and Downtown Park. The Park includes the existing Meydenbauer Beach Park, located at the Project's western boundary, and extends eastward to 99th Avenue NE, the Whaling Building, and Bellevue Marina. The Project site is bordered by Lake Washington Boulevard NE to the north and Lake Washington to the south.

B. Environmental Elements

1. Earth

a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

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

The Project site is characterized by steep slopes covering the majority of the site. Slopes extend between 65 and 75 vertical feet, from the north, Lake Washington Boulevard NE, to the south, Lake Washington. There are flatter areas along the shoreline, particularly along the existing Meydenbauer Beach Park shoreline. The ravine's side slopes are very steep, with slope exceeding 40 percent.

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

The Project area consists of Alderwood gravelly sandy loam and Arents, Alderwood material (USDA 2015). The property does not contain agricultural land of long-term commercial significance.

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

There are no known indications or history of unstable soils in the immediate vicinity.

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

Grading will occur over 4.1 acres throughout portions of the site. Grading will be conducted to allow the construction of park features including pedestrian access, stormwater management, and recontouring the shoreline in order to provide a more natural shoreline transition area. The Project proposes to excavate approximately 13,780 cubic yards of material from uplands and 75 cubic years of material from below ordinary high water mark (OHWM). In addition, the Project proposes to place 9,998 cubic yards of fill in the uplands and approximately 1,462 cubic yards of habitat gravel below OHWM.

Filling below OHWM will occur primarily near the shoreline with approved gravels designed to enhance aquatic habitat. The habitat gravel is expected to improve the existing

shoreline habitat compared to what exists today. All fill material will be clean and sourced from approved borrow facilities.

See the Project Description (Attachment 1) for more details on proposed filling, excavation, and grading.

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

Minor erosion could occur from the Project during grading and fill activities.

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

The Project proposes to add a total of 870 square feet of new impervious surfaces, for a total of approximately 32.5 percent of coverage for the upland area. The impervious surfaces include paved walkways and the proposed bathhouse.

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

- Construction of the Project will comply with water quality requirements imposed by Ecology (Chapter 173-201A Washington Administrative Code [WAC]), which specify a mixing zone beyond which water quality standards cannot be exceeded.
- The contractor will be responsible for the preparation and implementation of a Spill Prevention, Control, and Countermeasures (SPCC) Plan to be used for the duration of the Project. The Plan will be submitted to the Project engineer prior to the commencement of any construction activities. A copy of the Plan with any updates will be maintained at the work site by the contractor.

See the Project Description (Attachment 1) for a comprehensive list of Best Management Practices (BMPs) proposed to be used to minimize potential effects of the Project.

2. Air

a. 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.

Exhaust and odor from construction equipment will be the primary sources of emissions during construction. Fugitive dust could also be generated during dry periods of construction. Any impact to air quality will be localized and temporary, and no permanent impacts to local air quality are anticipated.

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

There are no known sources of off-site emissions or odor that may affect the Project.

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

BMPs will be implemented to avoid adverse impacts to the air, such as measures to control dust and limit idling of vehicles.

3. Water

a. Surface Water:

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.

The Project site is adjacent to Lake Washington. There are three wetlands on the site (Attachment 2, Figure 2), identified in the Critical Areas Report (Attachment 3) as Wetland A, B and C.

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.

Yes, the Project will involve grading, placement of fill, paving, planting of native vegetation, and the placement of over-water cover within Lake Washington. See the Project Description and associated figures (Attachments 1 and 2, respectively) for more details on proposed activities within 200 feet of Lake Washington.

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.

Table 1 below shows the amount of excavation and fill proposed below OHWM of Lake Washington. Grading is being conducted to recontour the shoreline to a more natural transition from the water to the uplands. Filling below OHWM will occur primarily near the shoreline, to enhance the habitat with approved gravels designed to enhance aquatic habitat. The habitat gravel is expected to improve the existing shoreline habitat compared to what exists today. All fill material will be clean and sourced from approved borrow facilities.

Table 1

Proposed Shoreline Grading Below Ordinary High Water Mark

Proposed Fill Removal or Placement	Volume (cy)
Proposed excavation below OHWM	75
Proposed habitat gravel fill	1,462

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

   The Project does not require surface water withdrawals or diversions.

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

   The elevation of Lake Washington is maintained by the Corps; therefore, it does not have a regulated 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 Project does not propose to discharge waste materials to surface waters.

b. Ground Water:

1) 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 groundwater withdrawals are proposed as part of the Project.

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.

   No waste materials are anticipated to be discharged to groundwater as part of this project.

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.

   Runoff will be generated from stormwater across the impervious surfaces of the site. The Project will provide improvements to the existing stormwater management system to improve water quality prior to entering Lake Washington, including a new

treatment area at the headwaters of the daylighted channel, small ponded wetland areas within the daylighted channel, and a bioretention area and vegetated swale in the hillside subarea.

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

Waste materials, including diesel fuel and lubricating oils from accidental leakage from heavy equipment and vehicles, could enter ground or surface waters. BMPs will be implemented to reduce or avoid potential discharges.

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

The Project is not expected to substantially alter or affect drainage patterns. The site currently slopes toward Lake Washington. The Project will implement stormwater treatment measures to collect and treat stormwater before is enters Lake Washington.

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

Measures to reduce or control surface water during construction include the following:

- Construction of improvements to the stormwater capture and treatment system
- The contractor will be responsible for the preparation and implementation of a Construction Stormwater Pollution Prevention Plan (SWPPP) and a Spill Prevention, Control and Countermeasures (SPCC) Plan to be used for the duration of the Project. The SWPPP and SPCC Plan will both be submitted to the Project Engineer prior to the commencement of any construction activities. A copy of these plans with any updates will be maintained at the work site by the contractor.
- The contractor will be required to implement and maintain temporary erosion and sediment control (TESC) BMPs through construction until construction is complete and the site is vegetated.

4. Plants

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

__X__ deciduous tree: [alder], [maple], aspen, other

__X__ evergreen tree: [fir], [cedar], pine, other

__X__ [shrubs]

__X__ grass

_____ pasture

_____ crop or grain

_____ Orchards, vineyards or other permanent crops.

__X__ 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 Project seeks to protect native vegetation and existing mature trees to the extent possible. Many of the native vegetation and mature trees with the ravine area will be protected. Trees and other vegetation located in the area of proposed pathway and park amenities will be removed. Table 2 summarizes the existing vegetation, vegetation proposed for removal, and net change.

Table 2
Vegetation Removal and Planting

Project Area	Existing Native and Ornamental Tree and Shrub Vegetation (sf)	Native and Ornamental Tree and Shrub Vegetation Proposed for Removal (sf)	Proposed Native and Ornamental Tree and Shrub Plantings (sf)	Net Change (sf)
Proposed OHWM to 200 feet	52,104	34,075	55,900	+21,825
Upland beyond 200 feet from OHWM	71,677	39,135	51,233	+12,098

See the Project Description (Attachment 1) and the Critical Areas Report (Attachment 3) for more information regarding vegetation removal.

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

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

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

The Project proposes to plant native shoreline vegetation along shoreline as well as to restore upland vegetation by removing invasive species and replanting with native plants in areas where grading is proposed.

e. List all noxious weeds and invasive species known to be on or near the site.
Noxious weeds known to be on or near the site include:

Rubus armeniacus (Himalayan blackberry), *Polygonum cuspidatum* (Japanese knotweed), *Cirsium arvense* (Canadian thistle), *Hedera hibernica* (English ivy), *Iris pseudoacorus* (Yellow-flag iris)

See the Critical Areas Report (Attachment 3) for a complete list of plant species found at the site.

5. Animals

a. 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 _____

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

Table 3 lists threatened and endangered species known to be on or near the site:

Table 3

ESA-listed Species Anticipated to be within the Project Area

Common Name	ESA Status	Agency	Effects Determination	Critical Habitat	Critical Habitat Effects Determination
Chinook salmon Puget Sound ESU	Threatened	NMFS	LTAA	Designated	NLTAA
Steelhead Puget Sound DPS	Threatened	NMFS	LTAA	None designated in Lake Washington (proposed January 2013)	N/A
Bull trout Coastal-Puget Sound DPS	Threatened	USFWS	LTAA	Designated	NLTAA
Marbled murrelet	Threatened	USFWS	NLTAA	None designated in Action Area	N/A

Source: Anchor QEA 2015
Notes:
DPS = Distinct Population Segment
ESU = Evolutionary Significant Unit
LTAA = likely to adversely affect
NLTAA= not likely to adversely affect
NMFS = National Marine Fisheries Service
USFWS = U.S. Fish and Wildlife Service

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

The Project site is within the Pacific Flyway for waterfowl. Lake Washington is also a migration route for fish species.

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

Habitat restoration is an integral part of the Project, and restoration elements are designed to balance potential impacts to natural resources resulting from the construction of park improvements.

The following project elements are proposed to improve habitat conditions for fish and wildlife:

- Remove over 350 lf of existing shoreline armoring by removing the concrete steps and riprap rock bulkheads and placing habitat gravel substrate in these areas.
- Remove an existing shoreline outfall in the Ravine subarea and daylight the stream to create an open channel. The shoreline nearshore area will be expanded at the mouth of

the channel, where treated freshwater will enter the lake. This feature will provide refugia and feeding opportunities for migrating salmon. The channel will also include a rock weir waterfall to serve as a barrier to fish entering the channel and to prevent stranding.

- Provide substantial improvements to the existing stormwater management system that will improve water quality prior to entering Lake Washington. These improvements include:
  - A new treatment area at the headwaters of the daylighted channel, small ponded wetland areas within the daylighted channel, and a bioretention area and vegetated swale in the Hillside subarea.
  - A low-impact development (LID) stormwater treatment system that features a bioretention area and cascading rock-lined swale for treatment of view terrace parking lot runoff.
- Install up to 65,700 sf of new native plantings within the project site.
- Restore existing upland vegetation by removing invasive species and replanting with native plants.

With the actions described above, the Project will largely improve aquatic and shoreline habitat compared to existing conditions.

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

There are no known invasive animal species known to be on the site. However, The New Zealand Mud Snail *(Potamopyrgus antipodarum)* and the Red Swamp Crayfish *(Procambarus clarkia)* are known to inhabit Lake Washington (RCO 2015).

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.

Electricity will be needed for elements of the Project. The elements include lighting for pathways and the pier, as well as power for lighting, heat, and hot water for the bathhouse.

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

The Project is not expected to cause new sources of shading that would preclude the future use of solar power.

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 will utilize low-voltage LED lighting where possible. This is expected to not only reduce power usage at the site, but also minimize the transmission of light to adjacent properties during low light conditions.

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.

The intent of this proposal is to create both passive and active recreation. There is no known risk of exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal.

1) Describe any known or possible contamination at the site from present or past uses.

There is no known contamination at the site. Due to the past use of the site as residential, there could be a chance to encounter minor amounts of hazardous waste from activities such as vehicle maintenance or yard care.

2) 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.

According to the review of Ecology's Facility Site Database (2015), the Meydenbauer Marina has an underground storage tank. However, there appears to be no leaks documented at the site.

3) 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.

Petroleum products will be stored on site temporarily to fuel construction vehicles. A portion of the site will be used for parking. Small leaks from vehicles may occur during the life of the Project. No other storage or production of hazardous materials is expected.

4) Describe special emergency services that might be required.

The Project is not expected to result in the need for special emergency services. Access to the site will be provided for emergency vehicles.

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

The contractor will prepare a SPCC Plan to identify means to address potential spills during construction.

b. Noise

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

Sources of existing noise include sounds generated from water craft, traffic on Lake Washington Boulevard, and residential properties near the site. However, these sources of noise are not expected to affect the Project.

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.

Noise will be generated from construction of the Project. These noises are expected to be short-term in duration through construction. Noise will generally occur during daylight hours, as allowed by Bellevue Municipal Code. Once the Project is complete, no additional noise is expected beyond that generated from active and passive recreation.

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

Construction will occur during times allowed by the City of Bellevue noise ordinances.

8. Land and shoreline use

a. 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 northwest portion of the site is currently used as Meydenbauer Beach Park, for public recreational activities. The remainder of the site is vacant or under leased residential use. Two leased residences (in the Central Shoreline/Waterfront and Hillside subareas) are planned for removal. The Project is not anticipated to affect current land uses on nearby or adjacent properties.

b. 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 nonfarm or nonforest use?

There is no known use of the site for as working farmlands or working forest lands.

1) 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:

   There are no nearby farming or forest uses; therefore, no effects are anticipated.

c. Describe any structures on the site.

The existing Meydenbauer Beach Park includes a 1,000 sf restroom facility and a variety of upland park amenities, including concrete pathways, a play area, picnic tables, benches, and stairs leading to a viewing area. The Whaling Building is located on the eastern extent of the Project site, within the Bellevue Marina. It is built on a pier sitting over the water on Lake Washington. The Whaling Building was first constructed in 1928 and served as the winter port for American Pacific Whaling Company vessels until the mid-1940s. The Whaling Building has undergone renovations, repairs, and alterations several times in the past. The original building was reduced to its current size during repairs by its previous owner after damage in the 1996 snowstorm. The Whaling Building currently provides storage space for the marina, and includes a restroom for marina use.

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

Yes, the existing bathroom and public pier at Meydenbauer Beach Park will be removed, along with a covered boat moorage pier (Attachment 2, Figure 2).

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

The zoning is currently residential (R-1.8, R-3.5 and R-30) (Bellevue 2013).

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

The site is designated both High Density Multi-Family (MF-H) and Medium Density Single-Family (SF-M) (Bellevue 2013).

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

The Shoreline Master Program designations are the same as the comprehensive plan (MF-H and SF-M) (Bellevue 2013).

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

Coordination with the City identified the following four types of critical areas within the Project area: Habitat Associated with Species of Local Importance (Land Use Code [LUC] 20.25H.150), Wetlands (LUC 20.25H.095), Shorelines (LUC 20.25E.017) and Geologic Hazard Areas (LUC 20.25H.120).

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

The new park will likely require routine maintenance by Parks staff, but this work is expected to be and accomplished by existing staff. The Project will not create residential units.

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

The completed Project will not displace any people.

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

No measures are proposed to avoid or reduced displacement impacts.

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

The Project elements and anticipated uses have been reviewed against the City of Bellevue LUC to ensure compatibility.

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

There are no nearby agricultural or forest lands of long-term commercial significance; therefore, no measures are proposed to ensure compatibility.

9. Housing

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

The Project will not create new housing.

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

The City has lease agreements with the residents who are remaining on the City-owned property; in accordance with the lease provisions, two residences are planned for removal in the Central Shoreline/Waterfront and Hillside subareas.

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

When the property was sold to the City for the purpose of the park development, the City worked with the residents to develop long-term lease arrangements. These lease arrangements provided flexibility for the residents to remain on the property for a specified term, which the City will honor.

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 Beach House is the tallest proposed structure, at approximately 15 feet above grade. The exterior building material will be concrete, clad with wood siding. In addition, an elevated walkway and pier will be constructed from shore and extend out over the water. The elevated walkway will be approximately 8 feet above grade at its highest point.

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

Views are not expected to be obstructed by the beach house because it is set back into the hillside. Views for beach users could be partially altered from the construction of the new elevated walkway that will connect to the proposed pier. The purpose of the elevated walkaway and pier is to enhance views for park users because the users would be able to look from the water back to shore. However, due to the profile and size of the structures, neighboring views towards the park should not be affected by the elevated walkway.

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

The Project proposes various elements designed to create a memorable waterfront park while balancing the Project site's natural setting with public access opportunities. Design elements account for the context of the area.

11. Light and glare

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

The proposed Project will generate new sources of lighting with the placement of low-voltage LED lighting along the pathways and dock. Additional lighting will be placed at the Beach House. The lighting would be used primarily at night for safety purposes.

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

The lighting is designed to minimize spillage off site. The minimum amount of lighting will be used to ensure safe pedestrian access through the Park during hours of low light. This lighting is not expected to cause a safety hazard or interfere with views. The lighting from the Park is not expected to exceed the existing lighting emitted from the adjacent marina and condominiums.

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

The Meydenbauer Marina, immediately to the east of the Project, and the adjoining condominiums emit light to illuminate the marina as well as common grounds of the site. However, this light is not expected to substantially affect the Project.

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

The minimum amount of illumination was chosen that still provides adequate vision for pedestrians to walk through the Park during low light hours. Lighting is also designed to face inward along trails and lower to the ground, to minimize spillage off site.

12. Recreation

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

The proposed Project will incorporate the existing Meydenbauer Beach Park. Meydenbauer Beach Park is approximately 2.44 acres and sites along the western side of the Project area and offers swimming and beach access. The proposed Project will expand the Park and increase the recreational opportunities to Park users, including expanding trails, open areas, beaches and non-motorized vessel launch and access.

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

Access to the existing Meydenbauer Beach Park will be restricted during construction. However, once complete, the new Meydenbauer Bay Park is expected to improve recreational opportunities compared to what exists today.

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

The intent of the Project is to improve recreational opportunities, therefore no measures to reduce or control impacts are currently proposed.

13. Historic and cultural preservation

a. 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.

Yes, the Whaling Building, which is located on an existing dock, is over 45 years old and has been determined to be eligible for listing on the National Register of Historic Places.

See the Cultural Resources Assessment (Attachment 4) for more information on this building.

b. 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.

There are no known landmarks, features, or other evidence of Indian or historic use or occupation.

c. 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.

A Cultural Resources Assessment was completed for the Project, which included archival research and field investigation by an archaeologist. Results of the survey are documented in Attachment 4.

d. 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.

Proposed modifications to the Whaling Building are consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties. Therefore, the Project is not anticipated to have adverse effects on the Whaling Building.

No archaeological material was discovered through shovel test pits, therefore no measures are proposed to avoid or minimize potential effects to resources.

14. Transportation

a. 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.

As shown in Attachment 2, Figure 2, the Project is bordered by Lake Washington Boulevard NE to the north and 99th Avenue NE to the east. 98th Place NE also provides access to the ravine area from the north. All three of these streets will provide access to the Project. A bus pull-out will be constructed on Lake Washington Boulevard NE, and parking will be provided at the terminus of both 99th Avenue NE and 98th Place NE.

b. 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, King County Metro provides several bus routes near the Project area along NE 4th Street and Bellevue Way NE (King County Metro 2014).

c. How many additional parking spaces would the completed project or non-project proposal have?

How many would the project or proposal eliminate?

The site has 105 existing parking stalls, including American with Disabilities Act (ADA) stalls. The proposed Project will modify and expand the available parking to a total of 119 parking stalls. Forty-two of the existing and future parking spaces are shared with Bellevue Marina moorage tenants.

d. 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).

The Project will include modifications to Lake Washington Boulevard NE, to allow for a bus pull-out along the shoulder. Improvements are also planned along 99th Avenue NE, including installation of lighting, sidewalks, and drop-off facilities.

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

The proposal will use water transportation in the form of recreational boating. Short-term moorage will be provided to non-motorized craft, and short-term moorage is already in place at the adjacent marina, for motorized boats under 26 feet.

f. 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

The improvements for the Park and Marina are expected to generate 25 peak-hour trips (Perteet 2014). These trips are expected to be primarily passenger-vehicle trips.

g. 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.

The proposed Project is not expected to affect the movement of agricultural or forest products.

h. Proposed measures to reduce or control transportation impacts, if any:

No measures are proposed to reduce or control transportation impacts.

15. Public services

a. 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 Project is not expected to substantially increase the need for public services.

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

There are no measures proposed to reduce or control impacts on public services.

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.

There are no new utilities proposed for the site. The Project will utilize the existing utilities.

References

Bellevue (City of Bellevue), 2010. *Meydenbauer Bay Park and Land Use Plan.* City of Bellevue. Adopted through City Council Resolution 8182, December 13, 2010.

Bellevue, 2013. Generalized Zoning Map. March 7, 2013.

EDAW/AECOM, 2009. *Meydenbauer Bay Park and Land Use Plan. Final Environmental Impact Statement.* Prepared for City of Bellevue Planning and Community Development and Parks and Community Services. Prepared by EDAW/AECOM. Issued November 12, 2009.

Ecology (Washington Department of Ecology), 2015. Facility/Site Database. Available from: http://www.ecy.wa.gov/fs/. Accessed February 5, 2015.

King County Metro, 2014. Metro Transit System: Northeast Area. September 2014.

Perteet, Inc., 2014. *Task 3.8 Traffic and Parking Demand Analysis – Meydenbauer Bay Park Phase 1.* Prepared for the City of Bellevue. July 11, 2014.

RCO (Washington Recreation and Conservation Office), 2015. Washington Invasive Species Council; Priority Species. Available from: http://www.invasivespecies.wa.gov/ Accessed February 13, 2015.

USDA (U.S. Department of Agriculture), 2015. Web Soil Survey. Available from: http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm. Accessed: February 13, 2015.

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: Robin J. Cole

Name of signee Robin Cole

Position and Agency/Organization Project Mgr, Bellevue Parks & Community Services Department

Date Submitted: 8.19.2015

SEPA ENVIRONMENTAL CHECKLIST
UPDATED 2014

Purpose of checklist:

Governmental agencies use 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 for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "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 reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

Instructions for Lead Agencies:
Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the supplemental sheet for nonproject actions (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

   Meydenbauer Bay Park Phase 1 Project

2. Name of applicant:

   Robin Cole, City of Bellevue Parks and Community Services Department

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

   450 110th Avenue NE
   Bellevue, Washington 98009

4. Date checklist prepared:

   April 3, 2015

5. Agency requesting checklist:

   City of Bellevue

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

   The Meydenbauer Bay Park Phase 1 Project (Project) is anticipated to begin once all the necessary permits and approvals are secured. In-water work will occur during the in-water work window designated by Washington Department of Fish & Wildlife (WDFW), U.S. Army Corps of Engineers (Corps), National Oceanic and Atmospheric Administration (NOAA) Fisheries, and U.S. Fish and Wildlife Service (USFWS). Construction is scheduled to occur over an 11-month period beginning in 2016.

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

   This project represents the first phase of implementation of the Meydenbauer Bay Park and Land Use Plan (Bellevue 2010). While the timing of future phases of development is currently unknown, this project does assume that the all components of the Park and Land Use Plan will be constructed at some point in the future.

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

   - Meydenbauer Bay Park and Land Use Plan (Bellevue 2010); incorporated herein by reference
   - Meydenbauer Bay Park and Land Use Plan Final Environmental Impact Statement (EDAW/AECOM 2009); incorporated herein by reference

- Parking and Traffic Demand Analysis Report
- Final Geotechnical Engineering Design Report
- Basis of Design Technical Memorandum
- Biological Assessment
- Cultural Resources Assessment
- Critical Areas Report
- Wetland Delineation Report

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.

   The City of Bellevue Utilities Department has plans to repair a sewer line within the boundaries of this project, although the timeline for that work has not been determined. The City of Bellevue Parks and Community Services Department has plans to remove two of the remaining residences on the site. The City of Bellevue owns all of the property for the proposed Project.

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

    The following government approvals are anticipated to construct the project:

    - Clean Water Act, Section 404 – Corps
    - Rivers and Harbors Act, Section 10 – Corps
    - National Environmental Policy Act – Corps
    - National Historic Preservation Act, Section 106 Consultation– Corps and Washington Department of Archaeology and Historic Preservation
    - Endangered Species Act, Section 7 Consultation – NOAA Fisheries and USFWS
    - Clean Water Act, Section 401 – Washington Department of Ecology (Ecology)
    - Coastal Zone Management Act – Ecology
    - Magnuson-Stevens Fishery Conservation and Management Act Essential Fish Habitat Consultation – NOAA Fisheries
    - Hydraulic Project Approval – WDFW
    - Shoreline Substantial Development Permit with Conditional Use – City of Bellevue
    - Conditional Use Permit – City of Bellevue
    - Critical Areas Land Use Approval – City of Bellevue
    - Site Construction Permits – City of Bellevue

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.)

The Meydenbauer Bay Park Phase 1 Project is the first phase of the Meydenbauer Bay Park and Land Use Plan (Plan) adopted by the City in 2010 (Bellevue 2010). This Plan provides overarching vision, organization, and programming by defining aesthetic objectives, locating developed areas and natural ecological features, envisioning Meydenbauer Bay Park's physical spaces and amenities, and composing pedestrian connections between the waterfront and uplands. The Plan is broken out into phases due to funding constraints. There is no funding currently identified for phases beyond the current Project. Future phases of the Plan will be permitted separately as funding allows.

The Project includes the following subareas of the Park and Land Use Plan:

- Ravine
- Central Waterfront and Lake
- Hillside
- Whaling Building

See the Project Description (Attachment 1) for a complete description of the Project.

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 Project is located on Meydenbauer Bay, on Lake Washington's eastern shoreline, in Bellevue, King County, Washington (Township 25 North, Range 5 East, Section 31; see Attachment 2, Figure 1). For the purposes of this project, Lake Washington Boulevard represents project north and runs east and west. The Project encompasses 6.7 acres of waterfront property along Meydenbauer Bay on Lake Washington (Attachment 2, Figure 1b). It is located approximately 0.25 mile from Bellevue's downtown and Downtown Park. The Park includes the existing Meydenbauer Beach Park, located at the Project's western boundary, and extends eastward to 99th Avenue NE, the Whaling Building, and Bellevue Marina. The Project site is bordered by Lake Washington Boulevard NE to the north and Lake Washington to the south.

B. Environmental Elements

1. Earth

a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

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

The Project site is characterized by steep slopes covering the majority of the site. Slopes extend between 65 and 75 vertical feet, from the north, Lake Washington Boulevard NE, to the south, Lake Washington. There are flatter areas along the shoreline, particularly along the existing Meydenbauer Beach Park shoreline. The ravine's side slopes are very steep, with slope exceeding 40 percent.

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

The Project area consists of Alderwood gravelly sandy loam and Arents, Alderwood material (USDA 2015). The property does not contain agricultural land of long-term commercial significance.

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

There are no known indications or history of unstable soils in the immediate vicinity.

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

Grading will occur over 4.1 acres throughout portions of the site. Grading will be conducted to allow the construction of park features including pedestrian access, stormwater management, and recontouring the shoreline in order to provide a more natural shoreline transition area. The Project proposes to excavate approximately 13,780 cubic yards of material from uplands and 75 cubic years of material from below ordinary high water mark (OHWM). In addition, the Project proposes to place 9,998 cubic yards of fill in the uplands and approximately 1,462 cubic yards of habitat gravel below OHWM.

Filling below OHWM will occur primarily near the shoreline with approved gravels designed to enhance aquatic habitat. The habitat gravel is expected to improve the existing

shoreline habitat compared to what exists today. All fill material will be clean and sourced from approved borrow facilities.

See the Project Description (Attachment 1) for more details on proposed filling, excavation, and grading.

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

Minor erosion could occur from the Project during grading and fill activities.

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

The Project proposes to add a total of 870 square feet of new impervious surfaces, for a total of approximately 32.5 percent of coverage for the upland area. The impervious surfaces include paved walkways and the proposed bathhouse.

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

- Construction of the Project will comply with water quality requirements imposed by Ecology (Chapter 173-201A Washington Administrative Code [WAC]), which specify a mixing zone beyond which water quality standards cannot be exceeded.
- The contractor will be responsible for the preparation and implementation of a Spill Prevention, Control, and Countermeasures (SPCC) Plan to be used for the duration of the Project. The Plan will be submitted to the Project engineer prior to the commencement of any construction activities. A copy of the Plan with any updates will be maintained at the work site by the contractor.

See the Project Description (Attachment 1) for a comprehensive list of Best Management Practices (BMPs) proposed to be used to minimize potential effects of the Project.

2. Air

a. 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.

Exhaust and odor from construction equipment will be the primary sources of emissions during construction. Fugitive dust could also be generated during dry periods of construction. Any impact to air quality will be localized and temporary, and no permanent impacts to local air quality are anticipated.

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

There are no known sources of off-site emissions or odor that may affect the Project.

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

BMPs will be implemented to avoid adverse impacts to the air, such as measures to control dust and limit idling of vehicles.

3. Water

a. Surface Water:

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.

The Project site is adjacent to Lake Washington. There are three wetlands on the site (Attachment 2, Figure 2), identified in the Critical Areas Report (Attachment 3) as Wetland A, B and C.

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.

Yes, the Project will involve grading, placement of fill, paving, planting of native vegetation, and the placement of over-water cover within Lake Washington. See the Project Description and associated figures (Attachments 1 and 2, respectively) for more details on proposed activities within 200 feet of Lake Washington.

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.

Table 1 below shows the amount of excavation and fill proposed below OHWM of Lake Washington. Grading is being conducted to recontour the shoreline to a more natural transition from the water to the uplands. Filling below OHWM will occur primarily near the shoreline, to enhance the habitat with approved gravels designed to enhance aquatic habitat. The habitat gravel is expected to improve the existing shoreline habitat compared to what exists today. All fill material will be clean and sourced from approved borrow facilities.

Table 1

Proposed Shoreline Grading Below Ordinary High Water Mark

Proposed Fill Removal or Placement	Volume (cy)
Proposed excavation below OHWM	75
Proposed habitat gravel fill	1,462

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

   The Project does not require surface water withdrawals or diversions.

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

   The elevation of Lake Washington is maintained by the Corps; therefore, it does not have a regulated 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 Project does not propose to discharge waste materials to surface waters.

b. Ground Water:

1) 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 groundwater withdrawals are proposed as part of the Project.

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.

   No waste materials are anticipated to be discharged to groundwater as part of this project.

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.

   Runoff will be generated from stormwater across the impervious surfaces of the site. The Project will provide improvements to the existing stormwater management system to improve water quality prior to entering Lake Washington, including a new

treatment area at the headwaters of the daylighted channel, small ponded wetland areas within the daylighted channel, and a bioretention area and vegetated swale in the hillside subarea.

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

Waste materials, including diesel fuel and lubricating oils from accidental leakage from heavy equipment and vehicles, could enter ground or surface waters. BMPs will be implemented to reduce or avoid potential discharges.

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

The Project is not expected to substantially alter or affect drainage patterns. The site currently slopes toward Lake Washington. The Project will implement stormwater treatment measures to collect and treat stormwater before is enters Lake Washington.

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

Measures to reduce or control surface water during construction include the following:

- Construction of improvements to the stormwater capture and treatment system
- The contractor will be responsible for the preparation and implementation of a Construction Stormwater Pollution Prevention Plan (SWPPP) and a Spill Prevention, Control and Countermeasures (SPCC) Plan to be used for the duration of the Project. The SWPPP and SPCC Plan will both be submitted to the Project Engineer prior to the commencement of any construction activities. A copy of these plans with any updates will be maintained at the work site by the contractor.
- The contractor will be required to implement and maintain temporary erosion and sediment control (TESC) BMPs through construction until construction is complete and the site is vegetated.

4. Plants

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

__X__ deciduous tree: [alder], [maple], aspen, other

__X__ evergreen tree: [fir], [cedar], pine, other

__X__ [shrubs]

__X__ grass

_____ pasture

_____ crop or grain

_____ Orchards, vineyards or other permanent crops.

__X__ 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 Project seeks to protect native vegetation and existing mature trees to the extent possible. Many of the native vegetation and mature trees with the ravine area will be protected. Trees and other vegetation located in the area of proposed pathway and park amenities will be removed. Table 2 summarizes the existing vegetation, vegetation proposed for removal, and net change.

Table 2
Vegetation Removal and Planting

Project Area	Existing Native and Ornamental Tree and Shrub Vegetation (sf)	Native and Ornamental Tree and Shrub Vegetation Proposed for Removal (sf)	Proposed Native and Ornamental Tree and Shrub Plantings (sf)	Net Change (sf)
Proposed OHWM to 200 feet	52,104	34,075	55,900	+21,825
Upland beyond 200 feet from OHWM	71,677	39,135	51,233	+12,098

See the Project Description (Attachment 1) and the Critical Areas Report (Attachment 3) for more information regarding vegetation removal.

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

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

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

The Project proposes to plant native shoreline vegetation along shoreline as well as to restore upland vegetation by removing invasive species and replanting with native plants in areas where grading is proposed.

e. List all noxious weeds and invasive species known to be on or near the site.
Noxious weeds known to be on or near the site include:

Rubus armeniacus (Himalayan blackberry), *Polygonum cuspidatum* (Japanese knotweed), *Cirsium arvense* (Canadian thistle), *Hedera hibernica* (English ivy), *Iris pseudoacorus* (Yellow-flag iris)

See the Critical Areas Report (Attachment 3) for a complete list of plant species found at the site.

5. Animals

a. 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 _____

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

Table 3 lists threatened and endangered species known to be on or near the site:

Table 3

ESA-listed Species Anticipated to be within the Project Area

Common Name	ESA Status	Agency	Effects Determination	Critical Habitat	Critical Habitat Effects Determination
Chinook salmon Puget Sound ESU	Threatened	NMFS	LTAA	Designated	NLTAA
Steelhead Puget Sound DPS	Threatened	NMFS	LTAA	None designated in Lake Washington (proposed January 2013)	N/A
Bull trout Coastal-Puget Sound DPS	Threatened	USFWS	LTAA	Designated	NLTAA
Marbled murrelet	Threatened	USFWS	NLTAA	None designated in Action Area	N/A

Source: Anchor QEA 2015
Notes:
DPS = Distinct Population Segment
ESU = Evolutionary Significant Unit
LTAA = likely to adversely affect
NLTAA= not likely to adversely affect
NMFS = National Marine Fisheries Service
USFWS = U.S. Fish and Wildlife Service

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

The Project site is within the Pacific Flyway for waterfowl. Lake Washington is also a migration route for fish species.

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

Habitat restoration is an integral part of the Project, and restoration elements are designed to balance potential impacts to natural resources resulting from the construction of park improvements.

The following project elements are proposed to improve habitat conditions for fish and wildlife:

- Remove over 350 lf of existing shoreline armoring by removing the concrete steps and riprap rock bulkheads and placing habitat gravel substrate in these areas.
- Remove an existing shoreline outfall in the Ravine subarea and daylight the stream to create an open channel. The shoreline nearshore area will be expanded at the mouth of

the channel, where treated freshwater will enter the lake. This feature will provide refugia and feeding opportunities for migrating salmon. The channel will also include a rock weir waterfall to serve as a barrier to fish entering the channel and to prevent stranding.

- Provide substantial improvements to the existing stormwater management system that will improve water quality prior to entering Lake Washington. These improvements include:
  - A new treatment area at the headwaters of the daylighted channel, small ponded wetland areas within the daylighted channel, and a bioretention area and vegetated swale in the Hillside subarea.
  - A low-impact development (LID) stormwater treatment system that features a bioretention area and cascading rock-lined swale for treatment of view terrace parking lot runoff.
- Install up to 65,700 sf of new native plantings within the project site.
- Restore existing upland vegetation by removing invasive species and replanting with native plants.

With the actions described above, the Project will largely improve aquatic and shoreline habitat compared to existing conditions.

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

There are no known invasive animal species known to be on the site. However, The New Zealand Mud Snail *(Potamopyrgus antipodarum)* and the Red Swamp Crayfish *(Procambarus clarkia)* are known to inhabit Lake Washington (RCO 2015).

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.

Electricity will be needed for elements of the Project. The elements include lighting for pathways and the pier, as well as power for lighting, heat, and hot water for the bathhouse.

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

The Project is not expected to cause new sources of shading that would preclude the future use of solar power.

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 will utilize low-voltage LED lighting where possible. This is expected to not only reduce power usage at the site, but also minimize the transmission of light to adjacent properties during low light conditions.

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.

The intent of this proposal is to create both passive and active recreation. There is no known risk of exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal.

1) Describe any known or possible contamination at the site from present or past uses.

There is no known contamination at the site. Due to the past use of the site as residential, there could be a chance to encounter minor amounts of hazardous waste from activities such as vehicle maintenance or yard care.

2) 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.

According to the review of Ecology's Facility Site Database (2015), the Meydenbauer Marina has an underground storage tank. However, there appears to be no leaks documented at the site.

3) 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.

Petroleum products will be stored on site temporarily to fuel construction vehicles. A portion of the site will be used for parking. Small leaks from vehicles may occur during the life of the Project. No other storage or production of hazardous materials is expected.

4) Describe special emergency services that might be required.

The Project is not expected to result in the need for special emergency services. Access to the site will be provided for emergency vehicles.

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

The contractor will prepare a SPCC Plan to identify means to address potential spills during construction.

b. Noise

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

Sources of existing noise include sounds generated from water craft, traffic on Lake Washington Boulevard, and residential properties near the site. However, these sources of noise are not expected to affect the Project.

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.

Noise will be generated from construction of the Project. These noises are expected to be short-term in duration through construction. Noise will generally occur during daylight hours, as allowed by Bellevue Municipal Code. Once the Project is complete, no additional noise is expected beyond that generated from active and passive recreation.

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

Construction will occur during times allowed by the City of Bellevue noise ordinances.

8. Land and shoreline use

a. 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 northwest portion of the site is currently used as Meydenbauer Beach Park, for public recreational activities. The remainder of the site is vacant or under leased residential use. Two leased residences (in the Central Shoreline/Waterfront and Hillside subareas) are planned for removal. The Project is not anticipated to affect current land uses on nearby or adjacent properties.

b. 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 nonfarm or nonforest use?

There is no known use of the site for as working farmlands or working forest lands.

1) 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:

   There are no nearby farming or forest uses; therefore, no effects are anticipated.

c. Describe any structures on the site.

The existing Meydenbauer Beach Park includes a 1,000 sf restroom facility and a variety of upland park amenities, including concrete pathways, a play area, picnic tables, benches, and stairs leading to a viewing area. The Whaling Building is located on the eastern extent of the Project site, within the Bellevue Marina. It is built on a pier sitting over the water on Lake Washington. The Whaling Building was first constructed in 1928 and served as the winter port for American Pacific Whaling Company vessels until the mid-1940s. The Whaling Building has undergone renovations, repairs, and alterations several times in the past. The original building was reduced to its current size during repairs by its previous owner after damage in the 1996 snowstorm. The Whaling Building currently provides storage space for the marina, and includes a restroom for marina use.

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

Yes, the existing bathroom and public pier at Meydenbauer Beach Park will be removed, along with a covered boat moorage pier (Attachment 2, Figure 2).

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

The zoning is currently residential (R-1.8, R-3.5 and R-30) (Bellevue 2013).

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

The site is designated both High Density Multi-Family (MF-H) and Medium Density Single-Family (SF-M) (Bellevue 2013).

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

The Shoreline Master Program designations are the same as the comprehensive plan (MF-H and SF-M) (Bellevue 2013).

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

Coordination with the City identified the following four types of critical areas within the Project area: Habitat Associated with Species of Local Importance (Land Use Code [LUC] 20.25H.150), Wetlands (LUC 20.25H.095), Shorelines (LUC 20.25E.017) and Geologic Hazard Areas (LUC 20.25H.120).

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

The new park will likely require routine maintenance by Parks staff, but this work is expected to be and accomplished by existing staff. The Project will not create residential units.

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

The completed Project will not displace any people.

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

No measures are proposed to avoid or reduced displacement impacts.

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

The Project elements and anticipated uses have been reviewed against the City of Bellevue LUC to ensure compatibility.

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

There are no nearby agricultural or forest lands of long-term commercial significance; therefore, no measures are proposed to ensure compatibility.

9. Housing

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

The Project will not create new housing.

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

The City has lease agreements with the residents who are remaining on the City-owned property; in accordance with the lease provisions, two residences are planned for removal in the Central Shoreline/Waterfront and Hillside subareas.

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

When the property was sold to the City for the purpose of the park development, the City worked with the residents to develop long-term lease arrangements. These lease arrangements provided flexibility for the residents to remain on the property for a specified term, which the City will honor.

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 Beach House is the tallest proposed structure, at approximately 15 feet above grade. The exterior building material will be concrete, clad with wood siding. In addition, an elevated walkway and pier will be constructed from shore and extend out over the water. The elevated walkway will be approximately 8 feet above grade at its highest point.

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

Views are not expected to be obstructed by the beach house because it is set back into the hillside. Views for beach users could be partially altered from the construction of the new elevated walkway that will connect to the proposed pier. The purpose of the elevated walkaway and pier is to enhance views for park users because the users would be able to look from the water back to shore. However, due to the profile and size of the structures, neighboring views towards the park should not be affected by the elevated walkway.

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

The Project proposes various elements designed to create a memorable waterfront park while balancing the Project site's natural setting with public access opportunities. Design elements account for the context of the area.

11. Light and glare

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

The proposed Project will generate new sources of lighting with the placement of low-voltage LED lighting along the pathways and dock. Additional lighting will be placed at the Beach House. The lighting would be used primarily at night for safety purposes.

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

The lighting is designed to minimize spillage off site. The minimum amount of lighting will be used to ensure safe pedestrian access through the Park during hours of low light. This lighting is not expected to cause a safety hazard or interfere with views. The lighting from the Park is not expected to exceed the existing lighting emitted from the adjacent marina and condominiums.

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

The Meydenbauer Marina, immediately to the east of the Project, and the adjoining condominiums emit light to illuminate the marina as well as common grounds of the site. However, this light is not expected to substantially affect the Project.

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

The minimum amount of illumination was chosen that still provides adequate vision for pedestrians to walk through the Park during low light hours. Lighting is also designed to face inward along trails and lower to the ground, to minimize spillage off site.

12. Recreation

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

The proposed Project will incorporate the existing Meydenbauer Beach Park. Meydenbauer Beach Park is approximately 2.44 acres and sites along the western side of the Project area and offers swimming and beach access. The proposed Project will expand the Park and increase the recreational opportunities to Park users, including expanding trails, open areas, beaches and non-motorized vessel launch and access.

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

Access to the existing Meydenbauer Beach Park will be restricted during construction. However, once complete, the new Meydenbauer Bay Park is expected to improve recreational opportunities compared to what exists today.

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

The intent of the Project is to improve recreational opportunities, therefore no measures to reduce or control impacts are currently proposed.

13. Historic and cultural preservation

a. 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.

Yes, the Whaling Building, which is located on an existing dock, is over 45 years old and has been determined to be eligible for listing on the National Register of Historic Places.

See the Cultural Resources Assessment (Attachment 4) for more information on this building.

b. 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.

There are no known landmarks, features, or other evidence of Indian or historic use or occupation.

c. 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.

A Cultural Resources Assessment was completed for the Project, which included archival research and field investigation by an archaeologist. Results of the survey are documented in Attachment 4.

d. 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.

Proposed modifications to the Whaling Building are consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties. Therefore, the Project is not anticipated to have adverse effects on the Whaling Building.

No archaeological material was discovered through shovel test pits, therefore no measures are proposed to avoid or minimize potential effects to resources.

14. Transportation

a. 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.

As shown in Attachment 2, Figure 2, the Project is bordered by Lake Washington Boulevard NE to the north and 99th Avenue NE to the east. 98th Place NE also provides access to the ravine area from the north. All three of these streets will provide access to the Project. A bus pull-out will be constructed on Lake Washington Boulevard NE, and parking will be provided at the terminus of both 99th Avenue NE and 98th Place NE.

b. 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, King County Metro provides several bus routes near the Project area along NE 4th Street and Bellevue Way NE (King County Metro 2014).

c. How many additional parking spaces would the completed project or non-project proposal have?

How many would the project or proposal eliminate?

The site has 105 existing parking stalls, including American with Disabilities Act (ADA) stalls. The proposed Project will modify and expand the available parking to a total of 119 parking stalls. Forty-two of the existing and future parking spaces are shared with Bellevue Marina moorage tenants.

d. 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).

The Project will include modifications to Lake Washington Boulevard NE, to allow for a bus pull-out along the shoulder. Improvements are also planned along 99th Avenue NE, including installation of lighting, sidewalks, and drop-off facilities.

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

The proposal will use water transportation in the form of recreational boating. Short-term moorage will be provided to non-motorized craft, and short-term moorage is already in place at the adjacent marina, for motorized boats under 26 feet.

f. 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

The improvements for the Park and Marina are expected to generate 25 peak-hour trips (Perteet 2014). These trips are expected to be primarily passenger-vehicle trips.

g. 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.

The proposed Project is not expected to affect the movement of agricultural or forest products.

h. Proposed measures to reduce or control transportation impacts, if any:

No measures are proposed to reduce or control transportation impacts.

15. Public services

a. 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 Project is not expected to substantially increase the need for public services.

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

There are no measures proposed to reduce or control impacts on public services.

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.

There are no new utilities proposed for the site. The Project will utilize the existing utilities.

References

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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: Robin J. Cole

Name of signee Robin Cole

Position and Agency/Organization Project Mgr, Bellevue Parks & Community Services Department

Date Submitted: 8.19.2015

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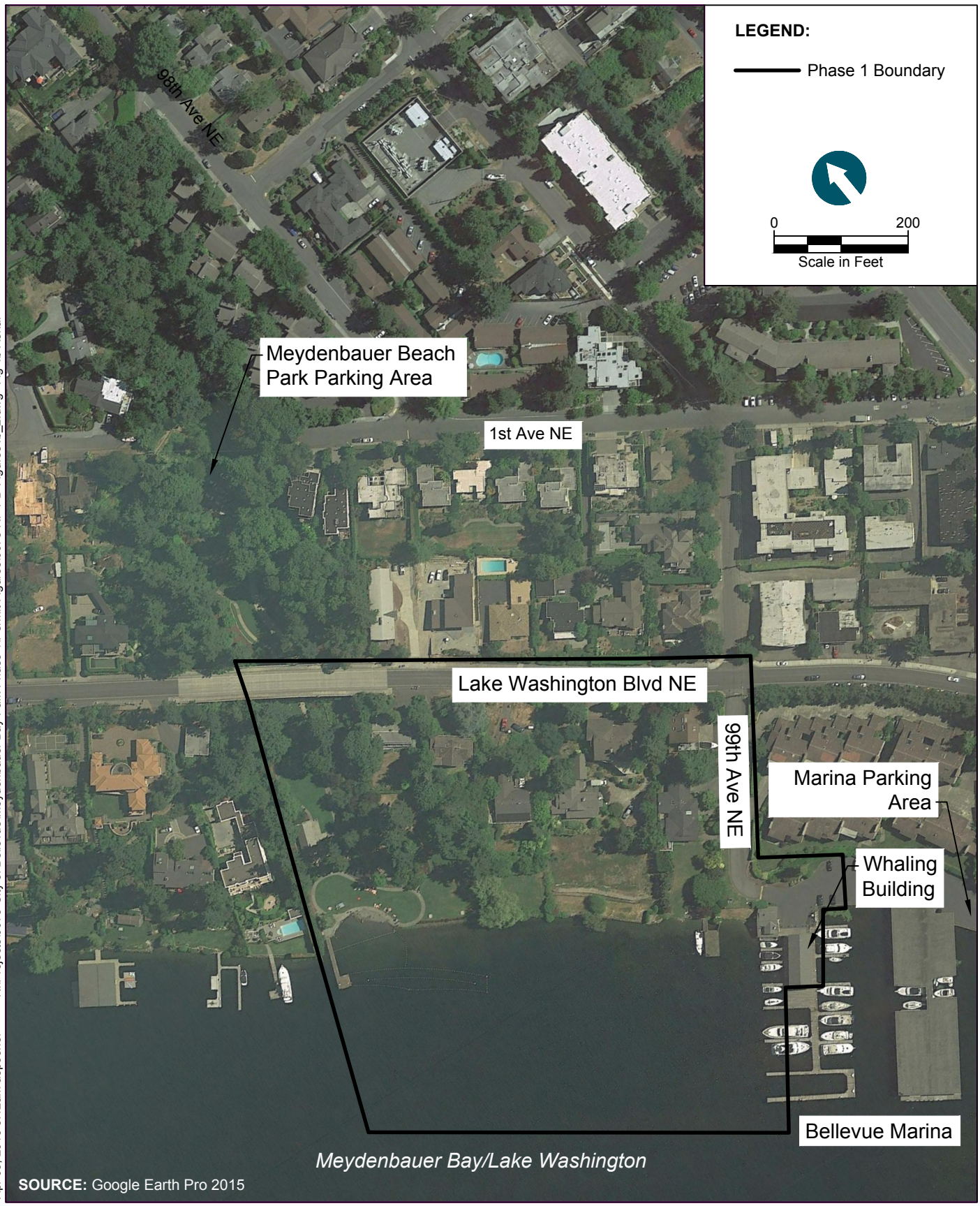
CITY OF BELLEVUE WASHINGTON

Figure 1a
Vicinity Map
Meydenbauer Bay Park Phase 1
City of Bellevue



K:\Projects\0078-City of Bellevue\Meydenbauer Bay Park Phase 1\Permit Figures\0078-RP-PD-Figures1b_2.dwg Fig 1b Aerial

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CITY OF BELLEVUE WASHINGTON

Figure 1b
Project Site Aerial View
Meydenbauer Bay Park Phase 1
City of Bellevue

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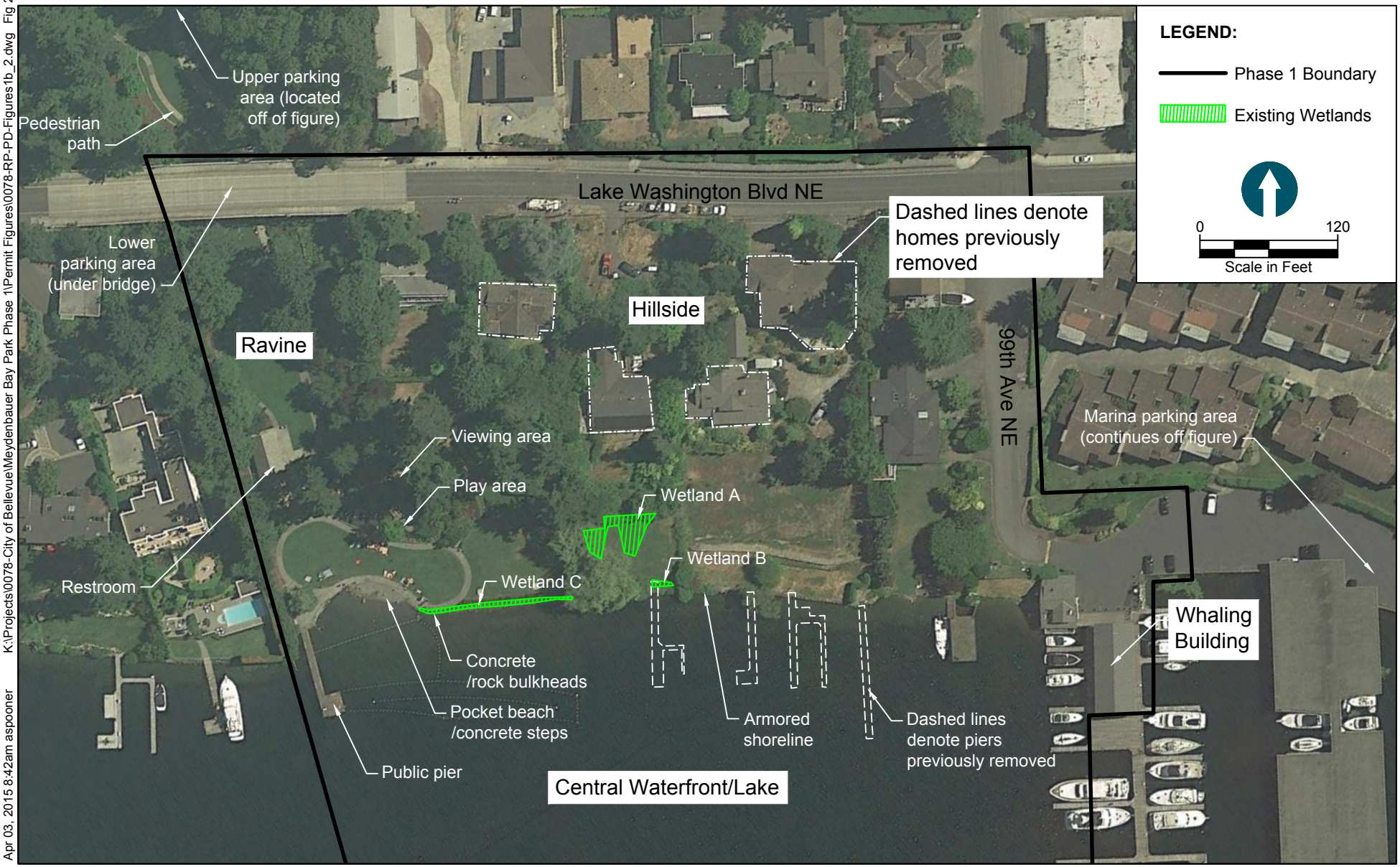

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Figure 2
Existing Conditions
Meydenbauer Bay Park Phase 1
City of Bellevue

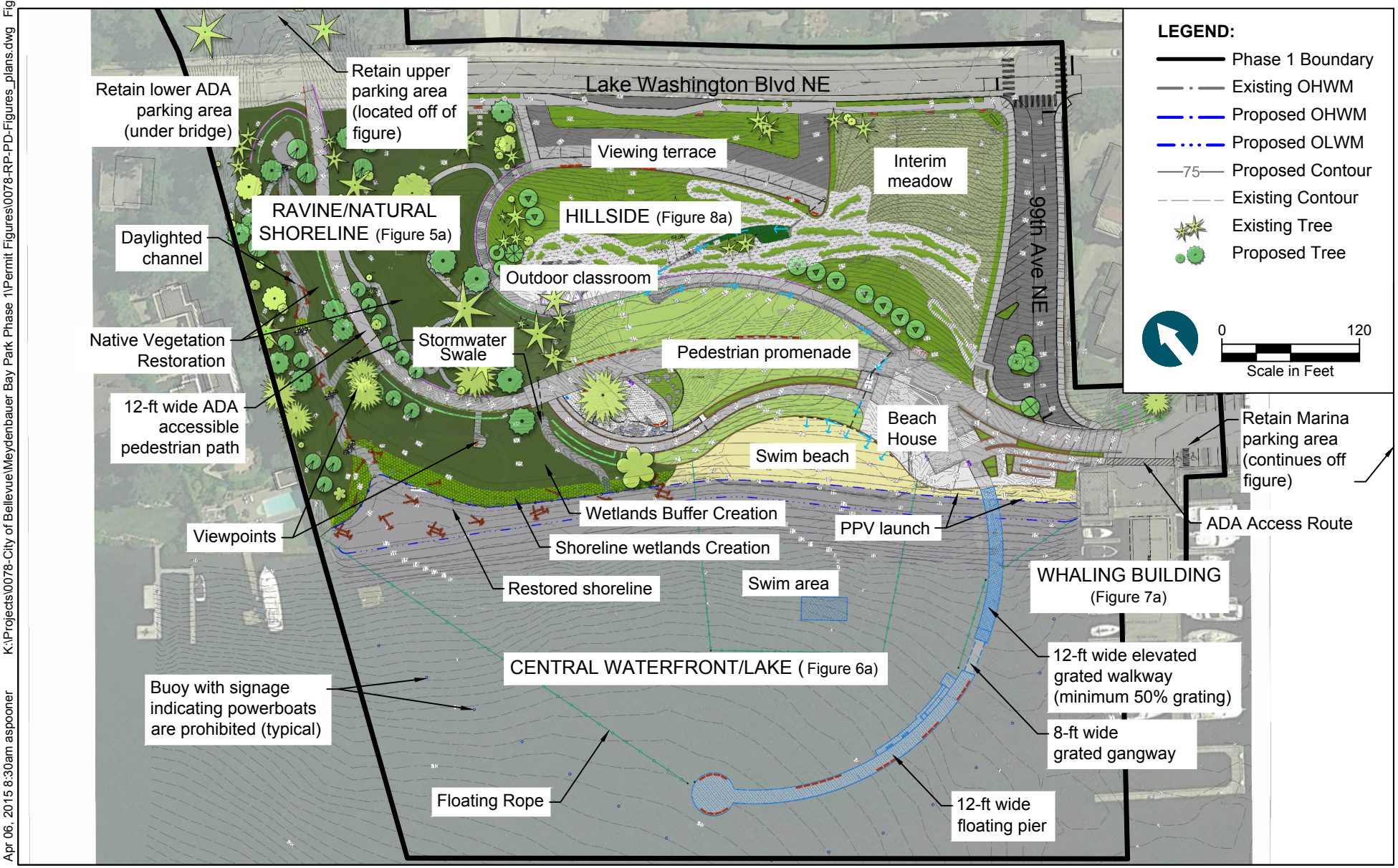

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Figure 3
Composite Site Plan
Meydenbauer Bay Park Phase 1
City of Bellevue

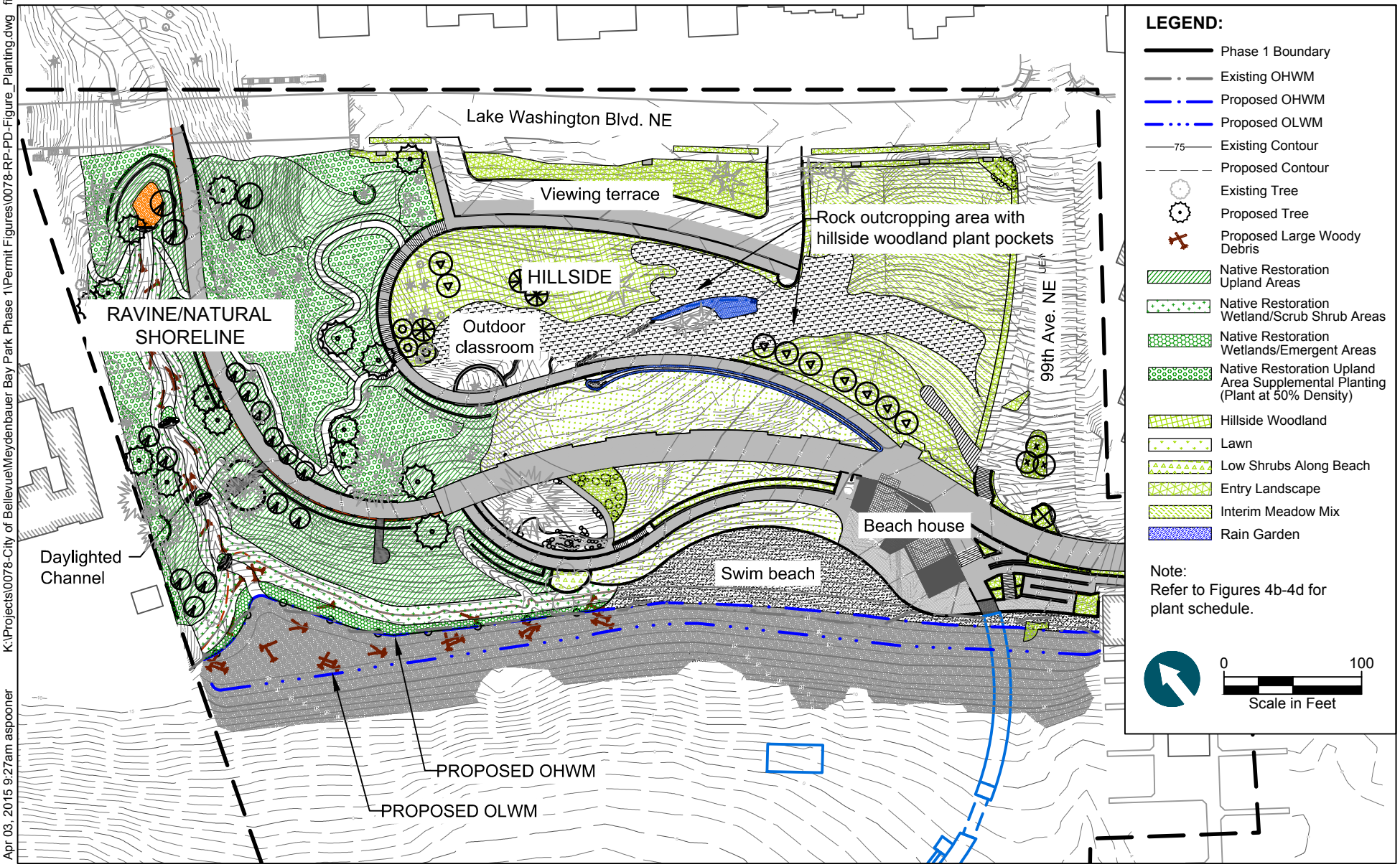

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Figure 4a
Planting Plan
Meydenbauer Bay Park Phase 1
City of Bellevue

PLANT SCHEDULE				
COMMON NAME	**SPECIES NAME**	**SIZE**	**SPACING**	**REMARKS**
NATIVE RESTORATION - RAVINE, SHORELINE, DAYLIGHTED CHANNEL				
UPLAND AREA				
TREES - CONIFERS				
Grand fir	*Abies grandis*	5 gallon	as shown	midbank elevation slopes
Douglas fir	*Pseudotsuga menziesii*	5 gallon	as shown	
Western red cedar	*Thuja plicata*	5 gallon	as shown	with existing shade
Western hemlock	*Tsuga heterophylla*	5 gallon	as shown	with existing shade
TREES - DECIDUOUS				
Big leaf maple	*Acer macrophyllum*	5 gallon	as shown	
Pacific dogwood	*Cornus nuttallii*	5 gallon	as shown	
Douglas hawthorne	*Crataegus douglasii*	5 gallon	as shown	
Bitter cherry	*Prunus emargiata*	5 gallon	as shown	
Cascara	*Rhamnus purshiana*	5 gallon	as shown	
SHRUBS				
Vine maple	*Acer circinatum*	5 gallon	5' O.C.	
Saskatoon serviceberry	*Amelanchier alnifolia*	2 gallon	5' O.C.	
Red osier dogwood	*Cornus sericea*	2 gallon	5' O.C.	midbank elevation slopes
Beaked hazelnut	*Corylus cornuta*	2 gallon	5' O.C.	
Tall Oregon grape	*Mahonia aquifolium*	2 gallon	5' O.C.	
Indian plum	*Oemleria cerasiformis*	2 gallon	5' O.C.	midbank elevation slopes
Mock orange	*Philadelphus lewisii*	2 gallon	5' O.C.	
Pacific ninebark	*Physocarpos capitatus*	2 gallon	5' O.C.	midbank elevation slopes
Red flowering currant	*Ribes sanguineum*	2 gallon	5' O.C.	
Nootka rose	*Rosa nutkana*	2 gallon	5' O.C.	
Red elderberry	*Sambucus racemosa*	2 gallon	5' O.C.	
Snowberry	*Symphoricarpos albus*	2 gallon	5' O.C.	
Evergreen huckleberry	*Vaccinium ovatum*	2 gallon	5' O.C.	
GROUNDCOVERS				
Salal	*Gaultheria shallon*	1 gallon	2' O.C.	shade
Low Oregon grape	*Mahonia nervosa*	1 gallon	2' O.C.	
Sword fern	*Polystichum munitum*	1 gallon	2' O.C.	
False Lily of the Valley	*Maianthemum dilatatum*	1 gallon	2' O.C.	shade
Trillium	*Trillium grandiflorum*	1 gallon	2' O.C.	
WETLAND SCRUB SHRUB AREA				
Red osier dogwood	*Cornus sericea*	Livestake	2' O.C.	
Hooker willow	*Salix hookeriana*	Livestake	2' O.C.	
Pacific willow	*Salix lasiandra*	Livestake	2' O.C.	
Scouler willow	*Salix scouleriana*	Livestake	2' O.C.	
Twinberry	*Lonicera involucrata*	1 gallon	5' O.C.	
WETLAND EMERGENT AREA				
EMERGENTS				
Slough sedge	*Carex obnupta*	10 inch³ plug	2' O.C.	
Creeping spike-rush	*Eleocharis palustris*	10 inch³ plug	2' O.C.	
Dagger-leaved rush	*Juncus ensifolius*	10 inch³ plug	2' O.C.	
Hardstem bulrush	*Scirpus acutus*	10 inch³ plug	2' O.C.	
Small-fruited bulrush	*Scirpus microcarpus*	10 inch³ plug	2' O.C.	

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CITY OF BELLEVUE WASHINGTON

Figure 4b
Plant Schedule
Meydenbauer Bay Park Phase1
City of Bellevue

PLANT SCHEDULE				
COMMON NAME	**SPECIES NAME**	**SIZE**	**SPACING**	**REMARKS**
HILLSIDE WOODLAND				
LARGE CONIFEROUS TREES				
Grand fir	*Abies grandis*	5 gallon	as shown	
Western hemlock	*Tsuga menziesii*	5 gallon	as shown	or Mountain Hemlock
MEDIUM TO LARGE DECIDUOUS TREES				
Katsura Tree	*Cercidiphyllum japonicum*	5 gallon	as shown	needs summer water
Flowering cherry	*Prunus x yedoensis*	5 gallon	as shown	spring, pink flowers
TRANSPLANTED				
Japanese Maple (salvaged from onsite)				
SMALL TO MEDIUM DECIDOUS TREES				
Vine maple	*Acer circinatum*	5 gallon	10' O.C.	plant adjacent to existing and proposed conifers
Paperbark maple	*Acer griseum*	5 gallon	10' O.C.	fall interest, bark, plant near pathways
Japanese maple	*Acer palmatum*	5 gallon	10' O.C.	with conifers, 'Inazuma' or 'Sango kaku', plant near pathways
Japanese snowbell	*Styrax japonicus*	5 gallon	10' O.C.	small ornamental tree, white flowers, plant on uphill side of outdoor classroom
SHRUBS				
Witchhazel	*Hamamelis sp.*	5 gallon	10' O.C.	winter/early spring interest, plant adjacent to pathways; multiple hybrid species for varied interest
Japanese rose	*Kerria japonica*	2 gallon	5' O.C.	early spring, yellow flower
Osmanthus	*Osmanthus x burkwoodii*	2 gallon	5' O.C.	white flowers, evergreen
Rhododendron	*Rhododendron sp.*	2 gallon	5' O.C.	
Bodnant Viburnum	Viburnum bodnantense "Dawn"	2 gallon	5' O.C.	winter and early spring flowers; pink
GROUNDCOVERS				
Wood anemone	*Anemone nemorosa*	1 gallon	2' O.C.	early spring flower, blue/purple/pink/white flowers
Deer Fern	*Blechnum spicant*	1 gallon	2' O.C.	shade
Common strawberry	*Fragraria chiloensis*	4" pot	1' O.C.	sun
Salal	*Gaultheria shallon*	1 gallon	2' O.C.	shade
Creeping forget-me-not	*Omphalodes verna*	4" pot	1' O.C.	semi-evergreen, late winter/early spring true blue flowers, plant with witch hazels
Western swordfern	*Polystichum munitum*	1 gallon	2' O.C.	
Sweet box	*Sarcococca confusa*	4" pot	1' O.C.	sun, evergreen, fragrant
Trillium	*Trillium grandiflorum*	1 gallon	2' O.C.	
RAIN GARDEN				
GROUNDCOVER				
Piggyback plant	*Tolmiea menziesii*	10 inch plug	2' O.C.	
EMERGENTS				
Slough sedge	Carex obnupta	10 inch plug	2' O.C.	
Common rush	Juncus effusus	10 inch plug	2' O.C.	

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CITY OF BELLEVUE WASHINGTON

Figure 4c
Plant Schedule
Meydenbauer Bay Park Phase 1
City of Bellevue

PLANT SCHEDULE					
COMMON NAME	SPECIES NAME	SIZE	SPACING	REMARKS	DETAIL
LOW SHRUBS AND GROUNDCOVERS ALONG SWIMBEACH					
Common Strawberry	*Fragraria chiloensis*	4" pot	1' O.C.		
Low Oregon grape	*Mahonia nervosa*	2 gallon	5' O.C.		
Sword fern	*Polystichum munitum*	1 gallon	2' O.C.		
ENTRY LANDSCAPE					
TREES - CONIFERS					
Korean Fir	*Abies koreana*	2 inch caliber	as shown		
TREES - DECIDUOUS					
Flowering cherry	*Prunus someijoshino*	2 inch caliber	as shown	spring, white flowers	
Japanese Stewartia	*Stewartia pseudocamellia*	2 inch caliber	as shown		
SHRUBS					
Vine maple	*Acer circinatum*	5 gallon	10' O.C.		
Cornelian Cherry	*Cornus mas*	2 gallon	5' O.C.	4-season interest, mid-winter yellow flower	
Japnese spirea	*Spiraea japonica*	2 gallon	5' O.C.		
Dawn Viburnum	Viburnum bodnatense "Dawn"	2 gallon	5' O.C.		
GROUNDCOVERS					
Salal	*Gaultheria shallon*	1 gallon	2' O.C.		
Western swordfern	*Polystichum munitum*	1 gallon	2' O.C.		
Fragrant sarcococca	*Sarcococca ruscifolia*	4" pot	1' O.C.		
GRASSES, PERENNIALS, BULBS					
Ornamental onion	*Allium giganteum*	1 gallon	2' O.C.		
Cone flower	*Echinacea spp.*	1 gallon	2' O.C.		
Heath	*Erica sp*	4" pot	1' O.C.		
Boulder Blue fescue grass	*Festuca 'Boulder Blue'*	1 gallon	2' O.C.	low (6"-1')	
Hakone grass	*Hakonechloa macra 'Aurea'*	1 gallon	2' O.C.	yellow (2-3')	
Daylily	*Hemerocallis 'Stella De Oro'*	1 gallon	2' O.C.		
Hyacinth	*Hyacinthus sp.*	bulb			
Munstead english lavendar	*Lavandula angustifolia 'Mustead'*	1 gallon	2' O.C.		
Morning light maiden grass	*Miscanthus sinensis 'Morning Light'*	1 gallon	2' O.C.	6-10'	
Porcupine grass	*Miscanthus sinensis 'Strictus'*	1 gallon	2' O.C.	4-6'	
Black mondo grass	*Ophiopogon planiscapus*	1 gallon	2' O.C.	black, low (6"-1')	
Perennial fountain grass	*Pennisetumalopecuriodes*	1 gallon	2' O.C.	silvery white flowers, golden in fall	
Prince' purple fountain grass	*Pennisetum setaceum 'Prince'*	1 gallon	2' O.C.	purple, 3'	
Russian sage	*Perovskia atriplicifolia*	1 gallon	2' O.C.		

Mar 27, 2015 12:10pm mdoo K:\Projects\0078-City of Bellevue\Meydenbauer Bay Park Phase 1\Permit Figures\0078-RP-PD-Figure_Planting.dwg fig. 4d

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Figure 4d
Plant Schedule
Meydenbauer Bay Park Phase 1
City of Bellevue

K:\Projects\0078-City of Bellevue\Meydenbauer Bay Park Phase 1\Permit Figures\0078-RP-PD-Figures_plans.dwg Fig 5a Ravine

Apr 03, 2015 9:29am aspooner

LEGEND:

- Phase 1 Boundary
- Existing OHWM
- Proposed OHWM
- Proposed OLWM
- 75 Proposed Contour
- Existing Contour
- Existing Tree
- Proposed Tree

0 60
Scale in Feet

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Figure 5a
Ravine Subarea
Meydenbauer Bay Park Phase 1
City of Bellevue

LEGEND:

- Existing OHWM
- Proposed OHWM
- Proposed OLWM
- Proposed Contour
- 75 Existing Contour
- Concrete Pavement
- Crushed Gravel Pathways
- Planting Topsoil
- Wetland Planting Soil
- Habitat Gravel (See Note 1)
- Cobble Substrate
- Water Treatment Area
- Log Edge
- Coir Log
- Coir Fabric

NOTE 1: Habitat gravel will be a 2-inch minus mix (100% less than 2 inches, 85% less than 1 inch, and greater than 40% between 0.25 and 0.75 inch).

0 60
Scale in Feet

K:\Projects\0078-City of Bellevue\Meydenbauer Bay Park Phase 1\Permit Figures\0078-RP-PD-Figure_Materials.dwg fig. 5b Ravine

Mar 27, 2015 12:10pm mdoo

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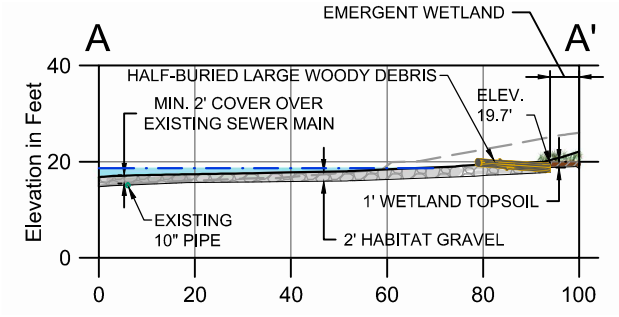
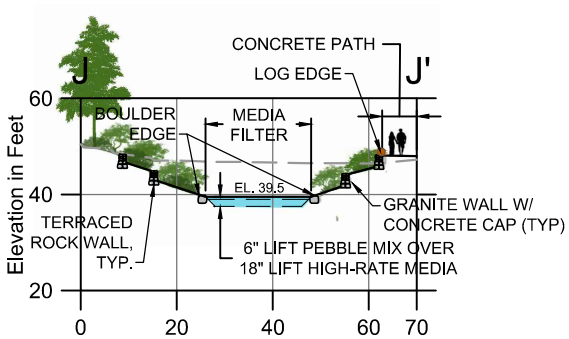
Figure 5b
Ravine Subarea - Materials Plan
Meydenbauer Bay Park Phase 1
City of Bellevue

Apr 03, 2015 9:31am aspooner K:\Projects\0078-City of Bellevue\Meydenbauer Bay Park Phase 1\Permit Figures\0078-RP-PD-Figures_grading.dwg Fig 5c



A 5A SECTION
SCALE: 1" = 40'



J 5A SECTION
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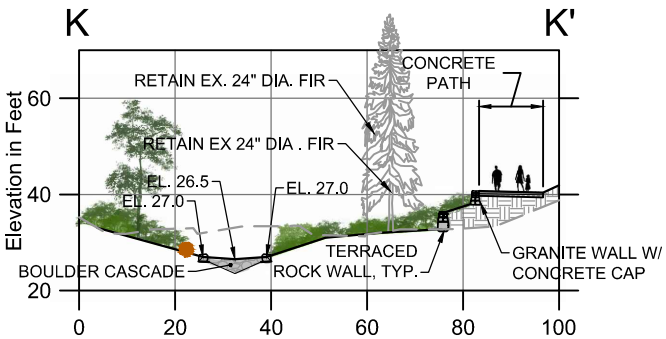

K 5A SECTION
SCALE: 1" = 40'

0 40
Scale in Feet

LEGEND:

OHWM
OLWM
Existing Grade
Proposed Grade

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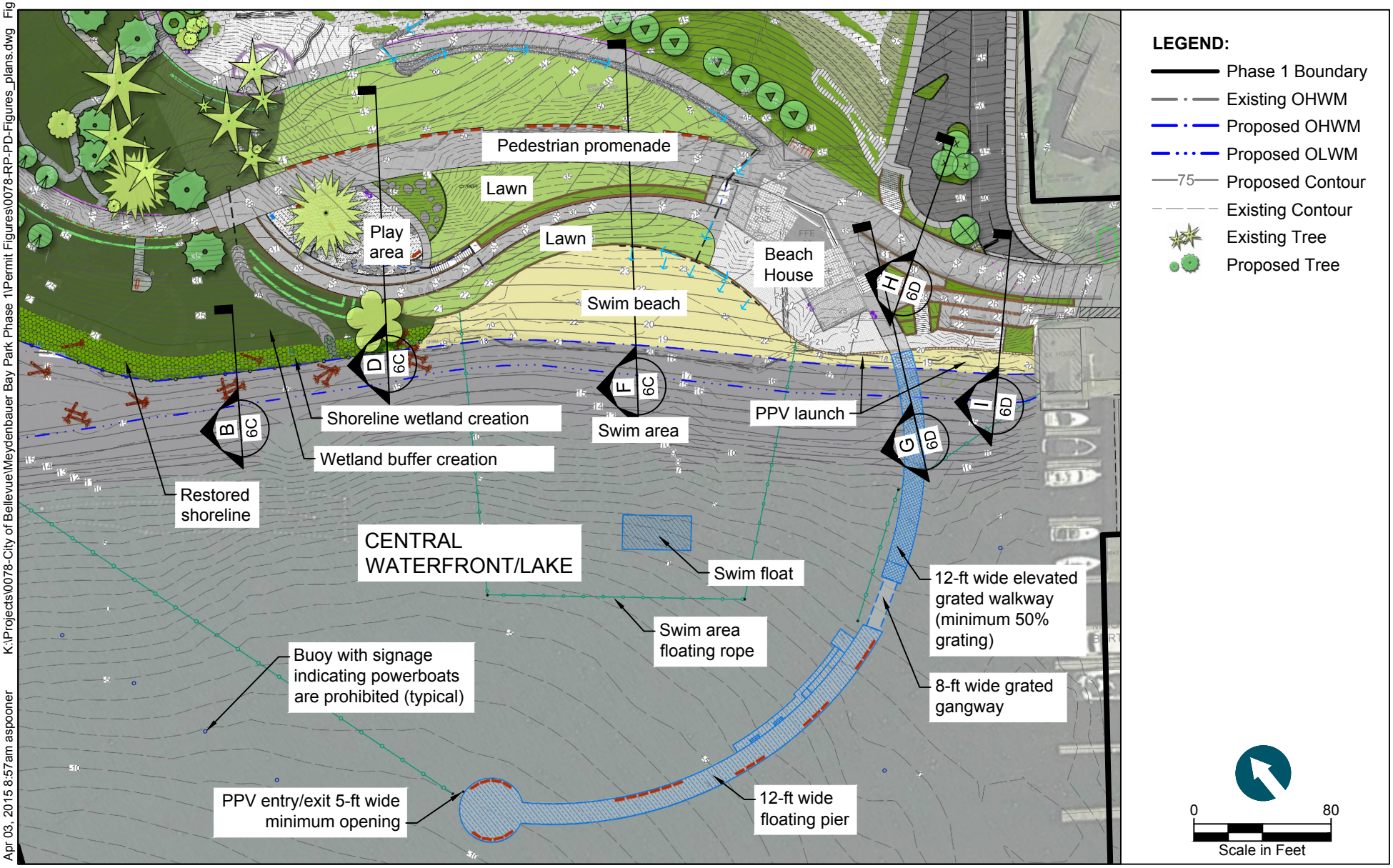
Figure 5c
Ravine Subarea - Sections A, J, K, and L
Meydenbauer Bay Park Phase 1
City of Bellevue

Apr 03, 2015 8:57am aspooner K:\Projects\0078-City of Bellevue\Meydenbauer Bay Park Phase 1\Permit Figures\0078-RP-PD-Figures_plans.dwg Fig 6a Lake



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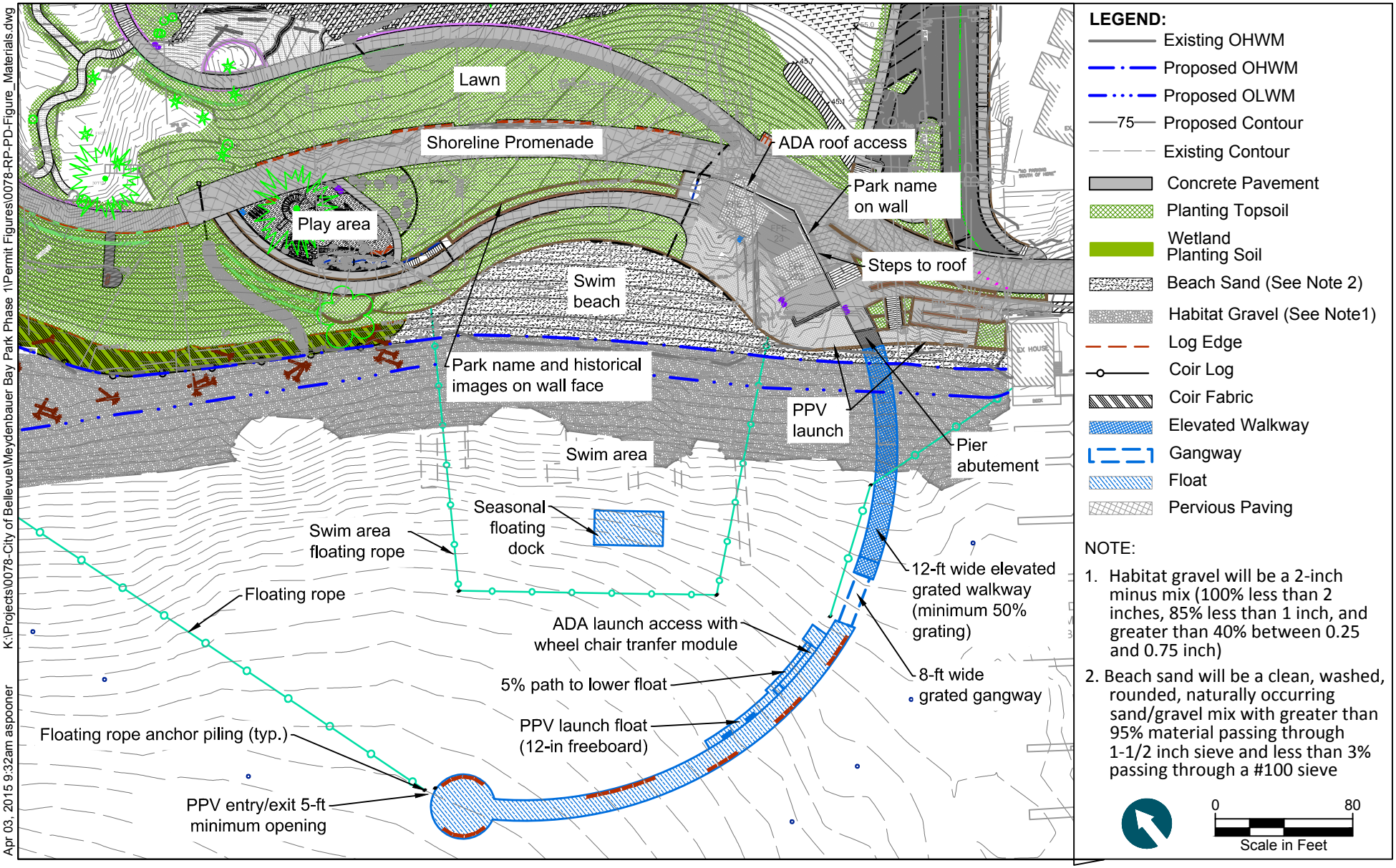
CITY OF BELLEVUE WASHINGTON

Figure 6a
Central Waterfront/Lake Subarea - Plan View
Meydenbauer Bay Park Phase 1
City of Bellevue



Apr 03, 2015 9:32am aspooner K:\Projects\0078-City of Bellevue\Meydenbauer Bay Park Phase 1\Permit Figures\0078-RP-PD-Figure_Materials.dwg Fig 6b Lake

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CITY OF BELLEVUE WASHINGTON

Figure 6b
Central Waterfront/Lake Subarea - Materials Plan
Meydenbauer Bay Park Phase 1
City of Bellevue

Mar 27, 2015 12:11pm mdoo K:\Projects\0078-City of Bellevue\Meydenbauer Bay Park Phase 1\Permit Figures\0078-RP-PD-Figures_grading.dwg Fig 6c

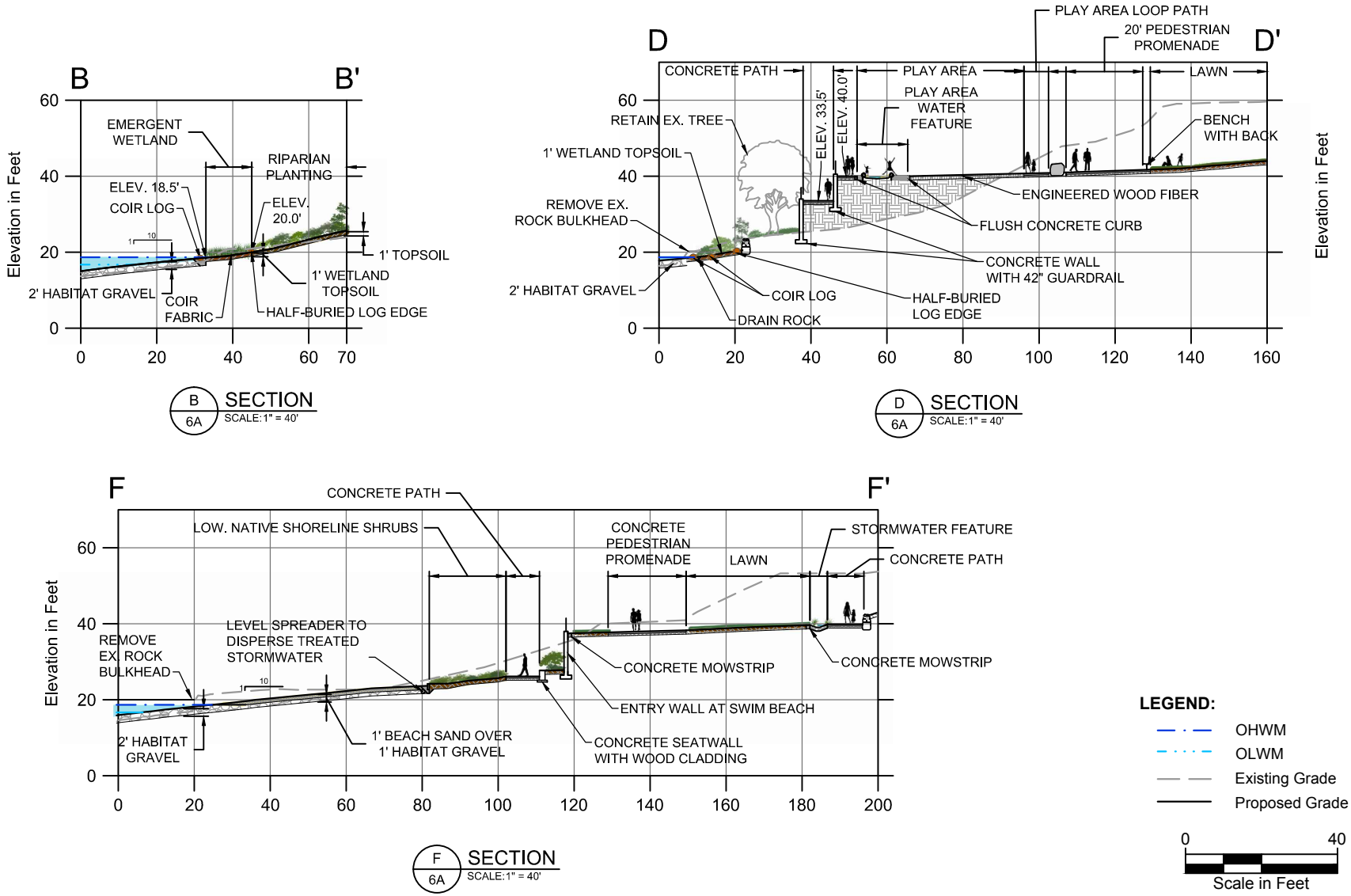

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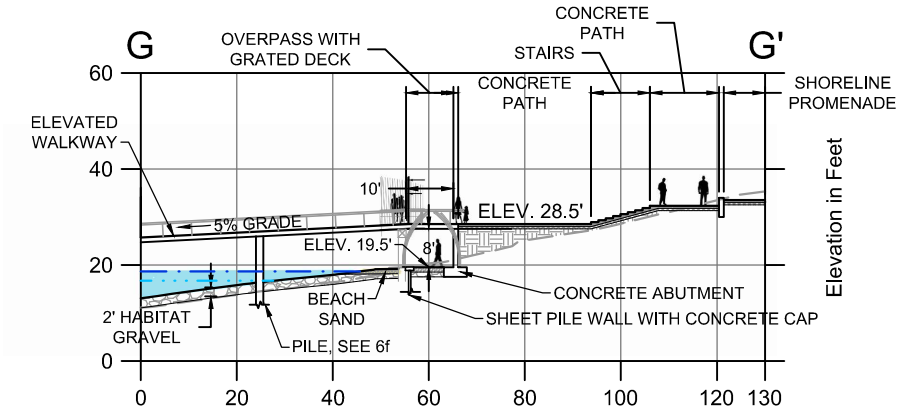
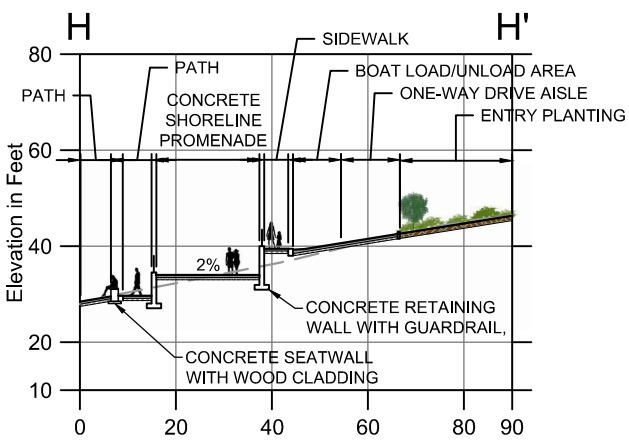
Figure 6c
Central Waterfront/Lake Subarea - Sections B, D, and F
Meydenbauer Bay Park Phase 1
City of Bellevue

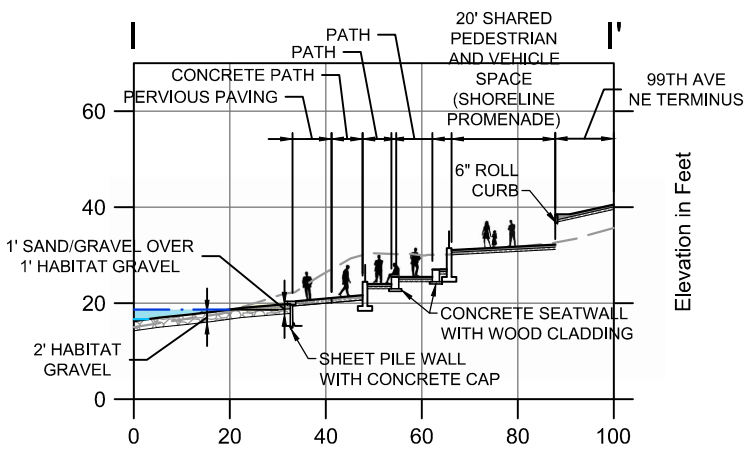
Mar 27, 2015 12:11pm mdoo K:\Projects\0078-City of Bellevue\Meydenbauer Bay Park Phase 1\Permit Figures\0078-RP-PD-Figures_grading.dwg Fig 6d



G 6A SECTION
SCALE: 1" = 40'



H 6A SECTION
SCALE: 1" = 40'



I 6A SECTION
SCALE: 1" = 40'

LEGEND:

- OHWM
- OLWM
- Existing Grade
- Proposed Grade

0 40
Scale in Feet

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Figure 6d
Central Waterfront/Lake Subarea - Sections G, H, and I
Meydenbauer Bay Park Phase 1
City of Bellevue

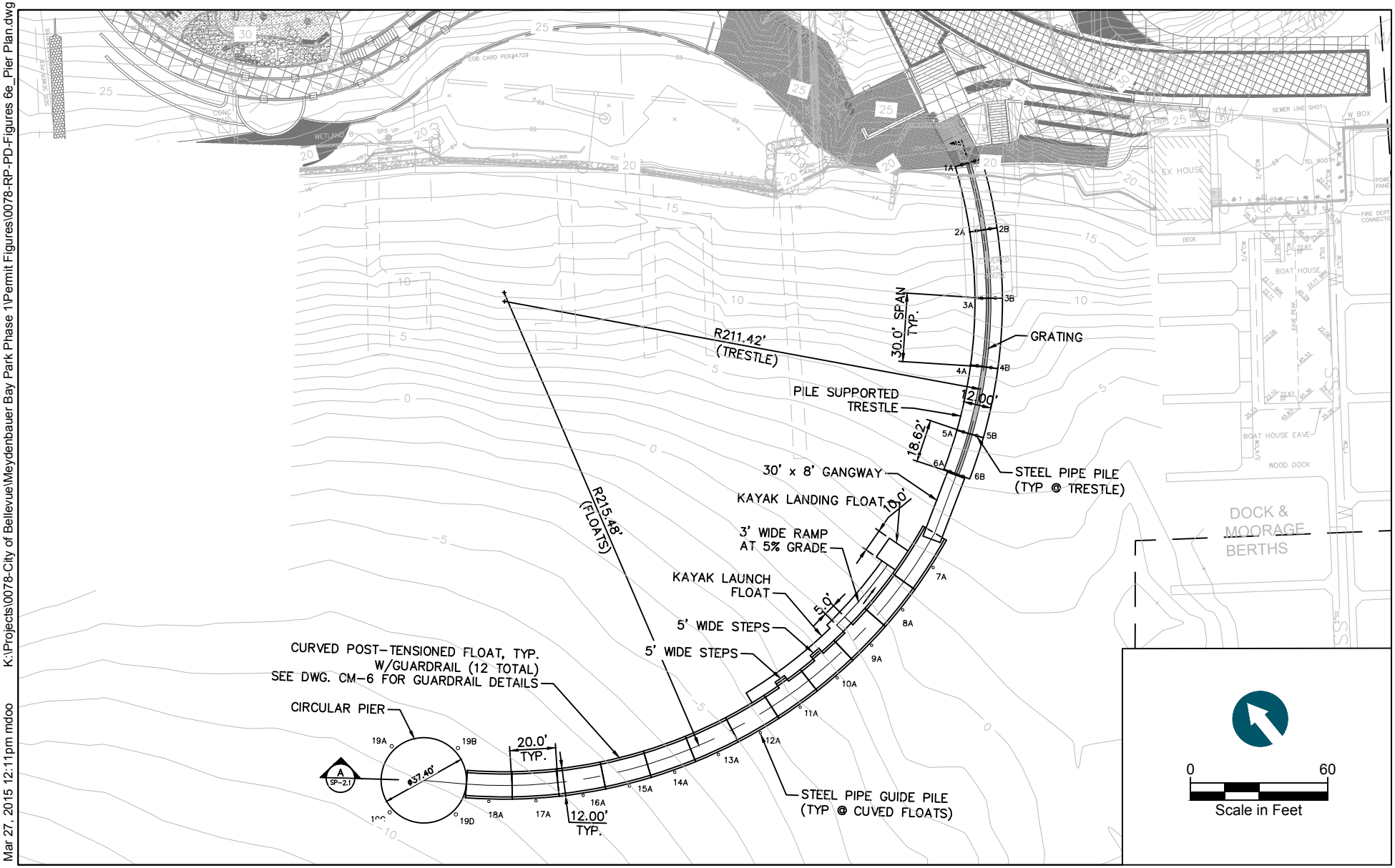

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Figure 6e
Pier Structure Detail - Plan View
Meydenbauer Bay Park Phase 1
City of Bellevue

Apr 03, 2015 9:35am aspooner K:\Projects\0078-City of Bellevue\Meydenbauer Bay Park Phase 1\Permit Figures\0078-RP-PD-Figures 6e_Pier Section.dwg Fig 6f pier section

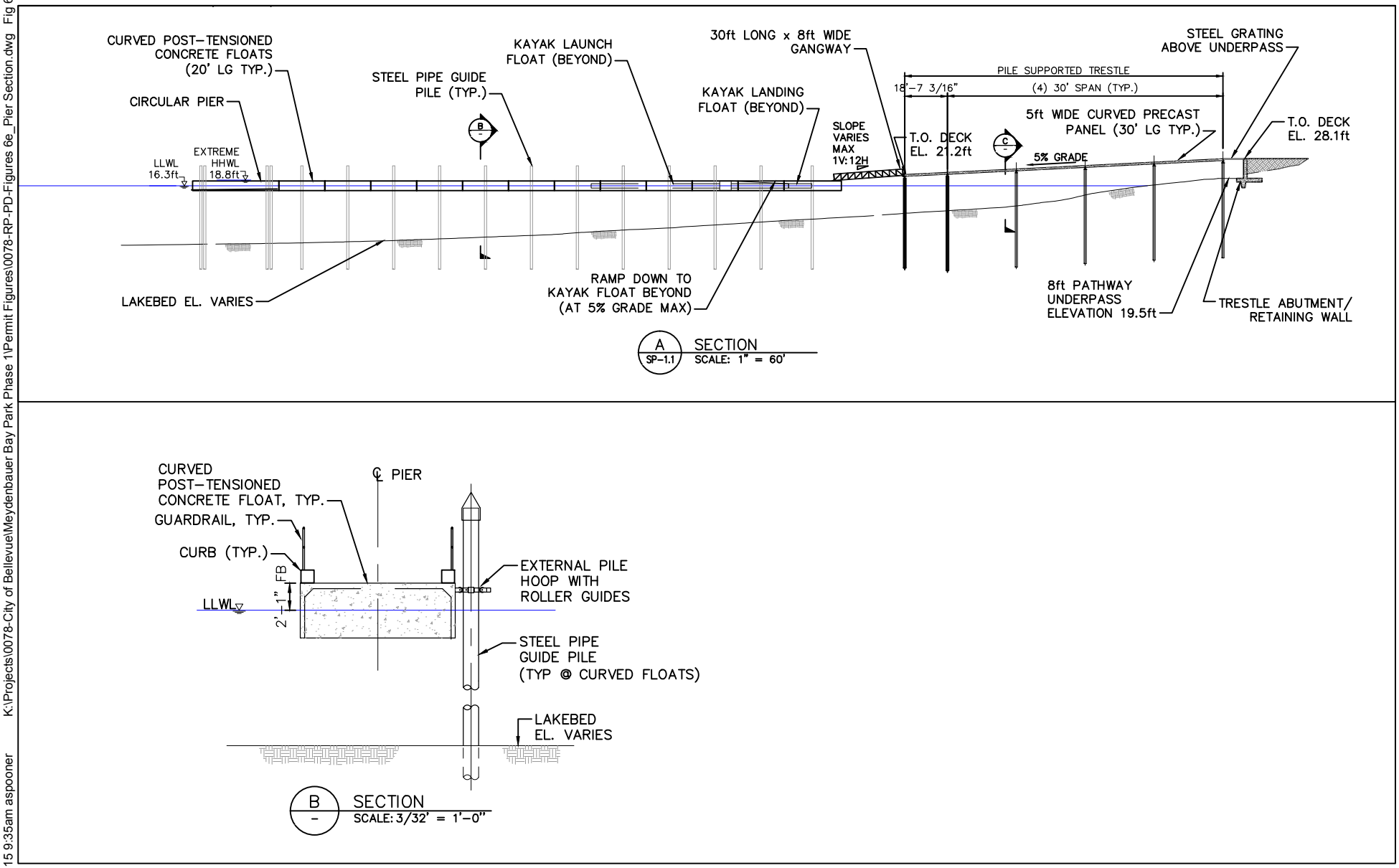
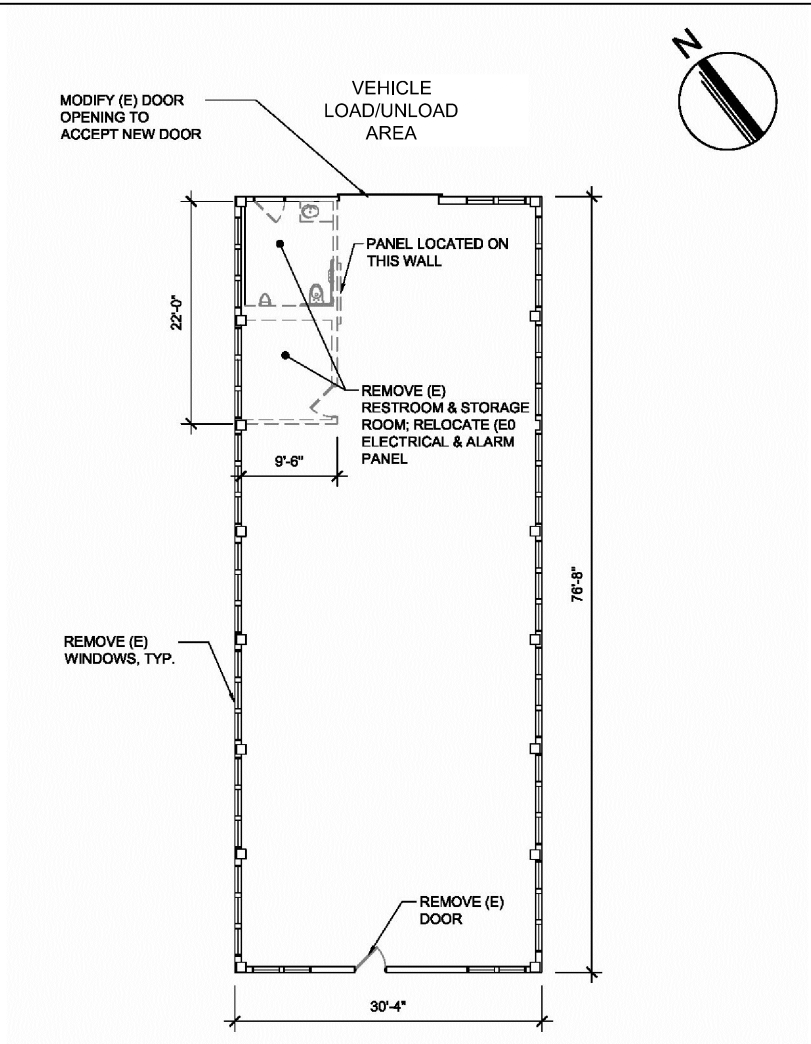
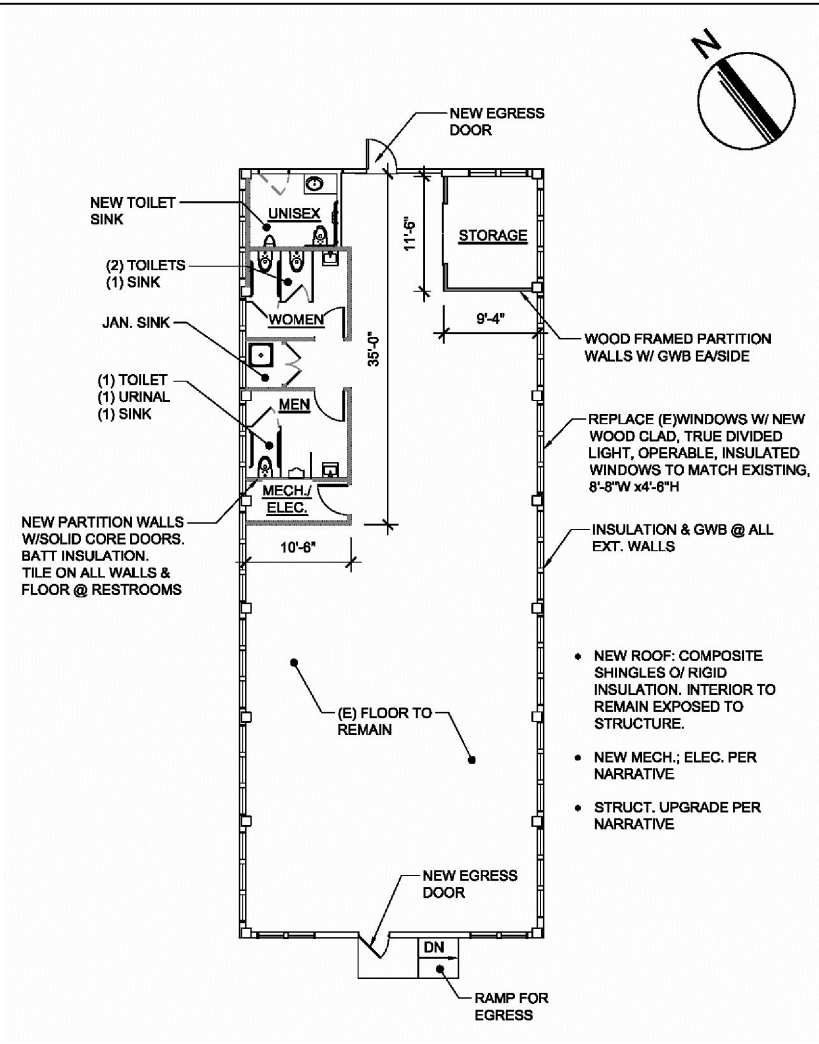


Figure 6f
Pier Structure Detail - Cross-sections
Meydenbauer Bay Park Phase 1
City of Bellevue

Apr 03, 2015 8:57am aspooner K:\Projects\0078-City of Bellevue\Meydenbauer Bay Park Phase 1\Permit Figures\0078-RP-PD-Figures_plans.dwg Fig 7a Whaling



PRELIMINARY
DEMO PLAN
SCALE: NTS



PRELIMINARY
FLOOR PLAN
SCALE: NTS

ANCHOR QEA

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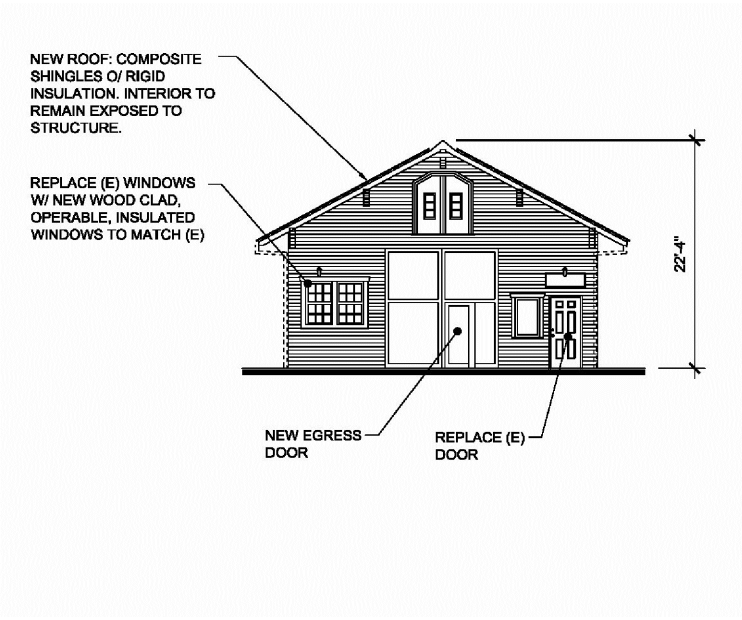
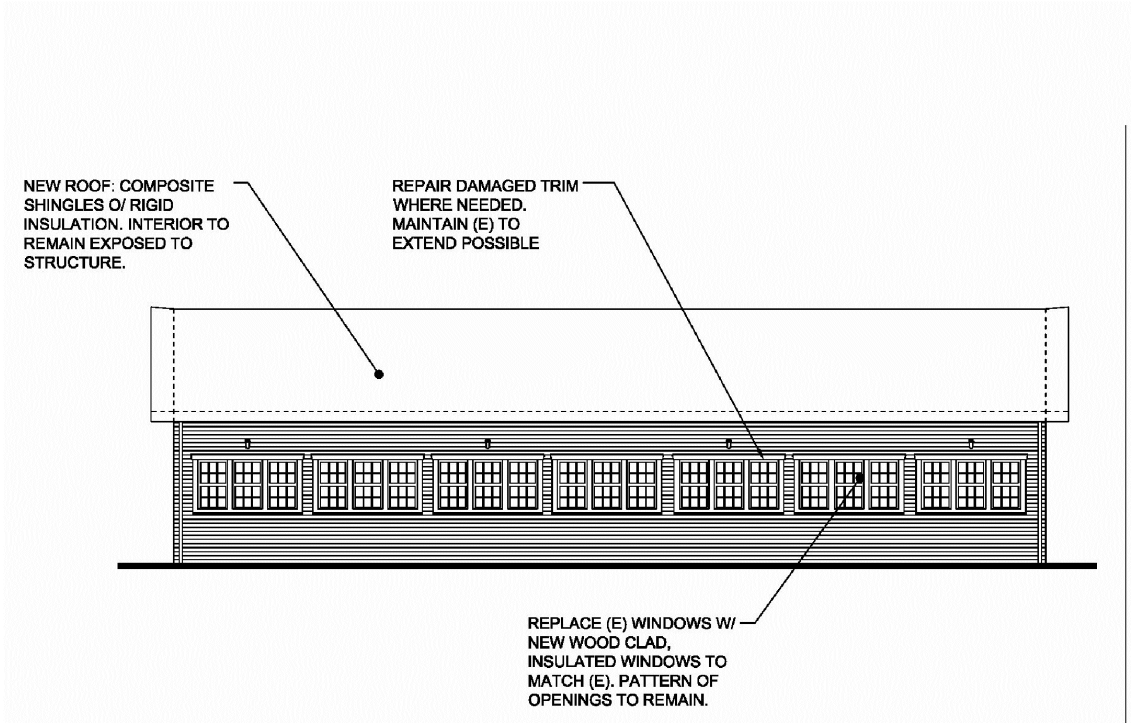
Figure 7a
Whaling Building Improvements - Plan View
Meydenbauer Bay Park Phase 1
City of Bellevue

Apr 03, 2015 9:44am aspooner K:\Projects\0078-City of Bellevue\Meydenbauer Bay Park Phase 1\Permit Figures\0078-RP-PD-Figures_plans.dwg Fig 7b Whaling



PRELIMINARY
FRONT ELEVATION
SCALE: NTS



PRELIMINARY
SIDE ELEVATION
SCALE: NTS

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Figure 7b
Whaling Building Improvements - Elevation View
Meydenbauer Bay Park Phase 1
City of Bellevue

Apr 06, 2015 8:30am aspooner K:\Projects\0078-City of Bellevue\Meydenbauer Bay Park Phase 1\Permit Figures\0078-RP-PD-Figures_plans.dwg Fig 8a Hillside

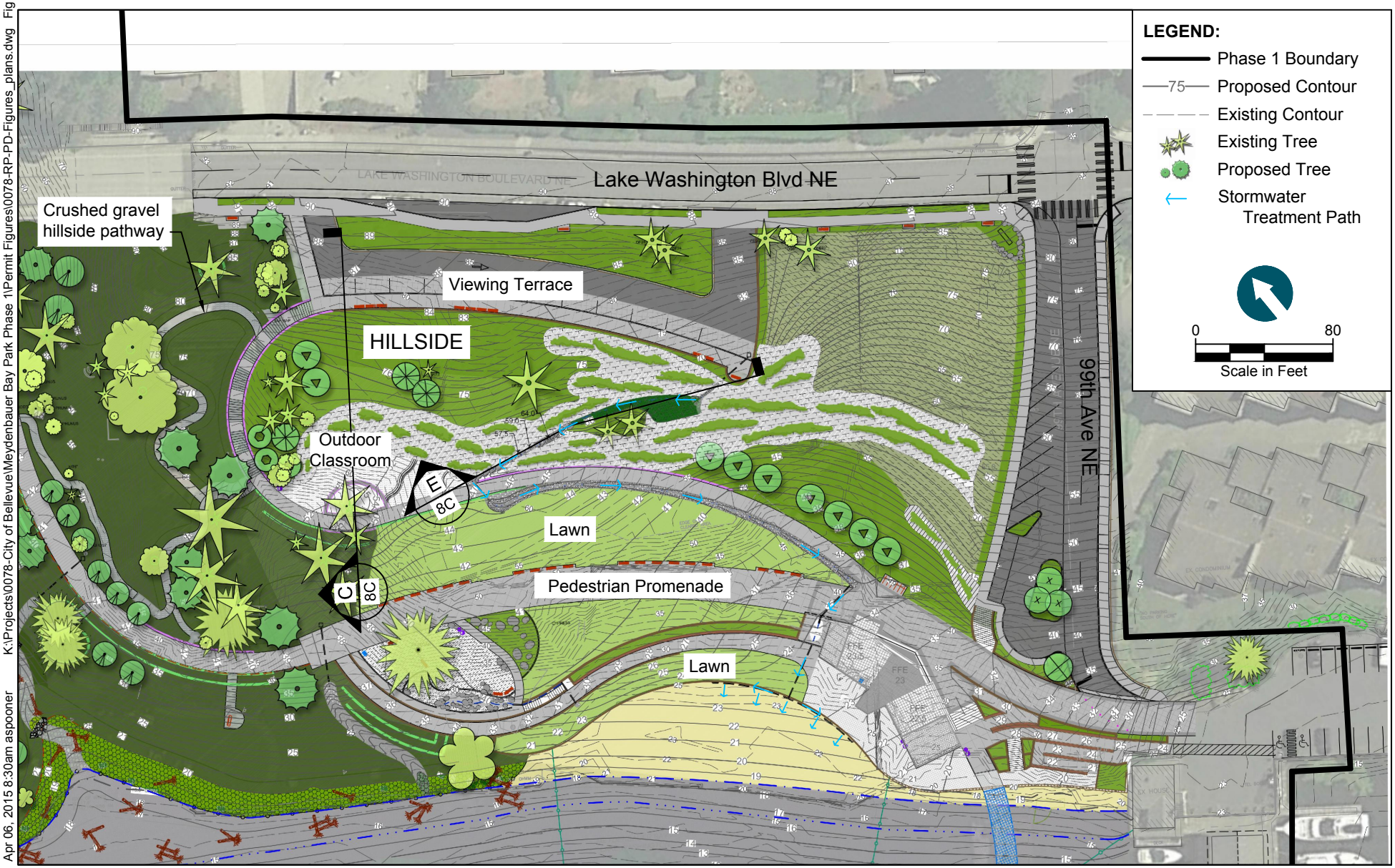

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Figure 8a
Hillside Subarea - Plan View
Meydenbauer Bay Park Phase 1
City of Bellevue

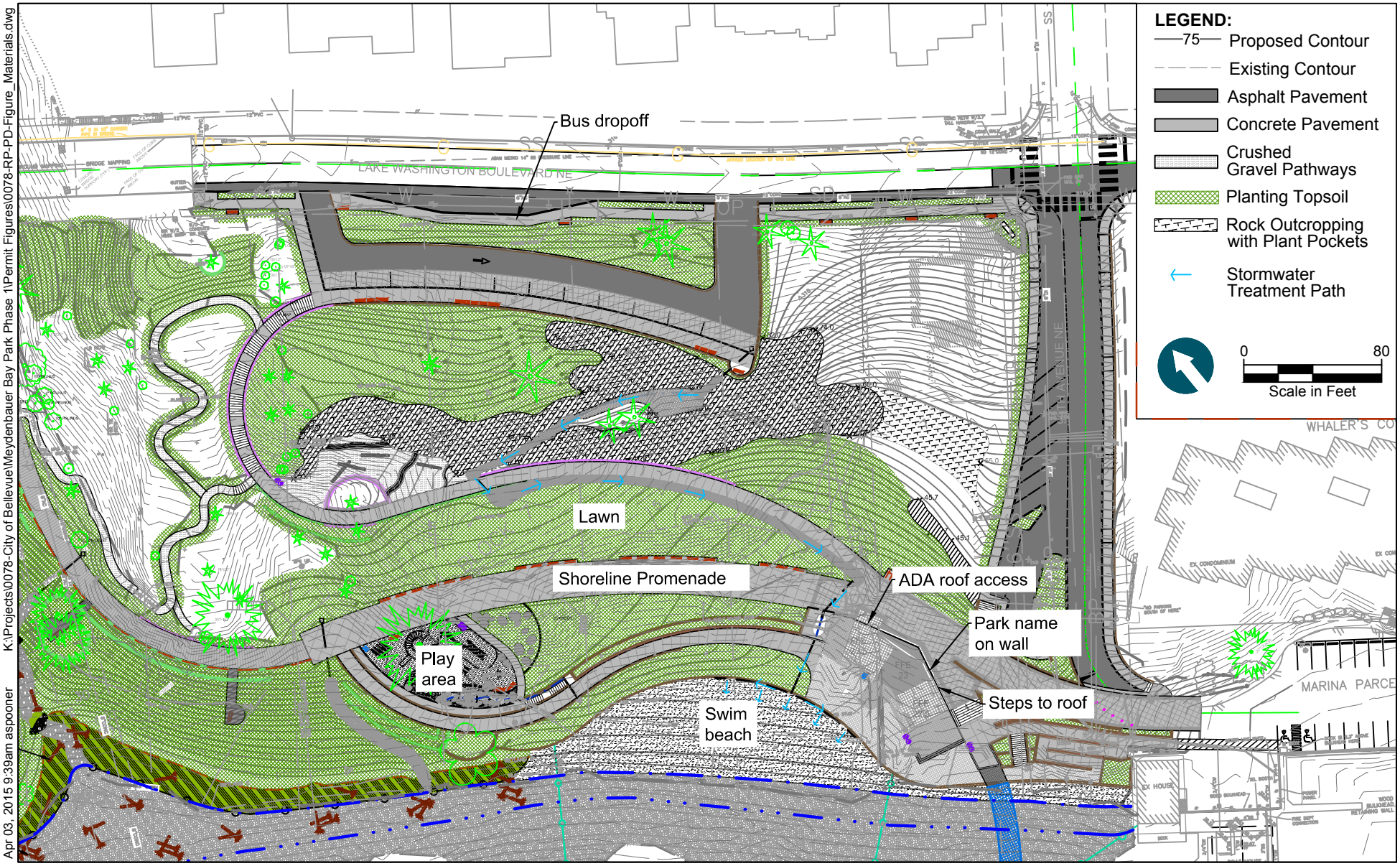

Fig 8b Hillside

K:\Projects\0078-City of Bellevue\Meydenbauer Bay Park Phase 1\Permit Figures\0078-RP-PD-Figure_Materials.dwg

Apr 03, 2015 9:39am aspooner

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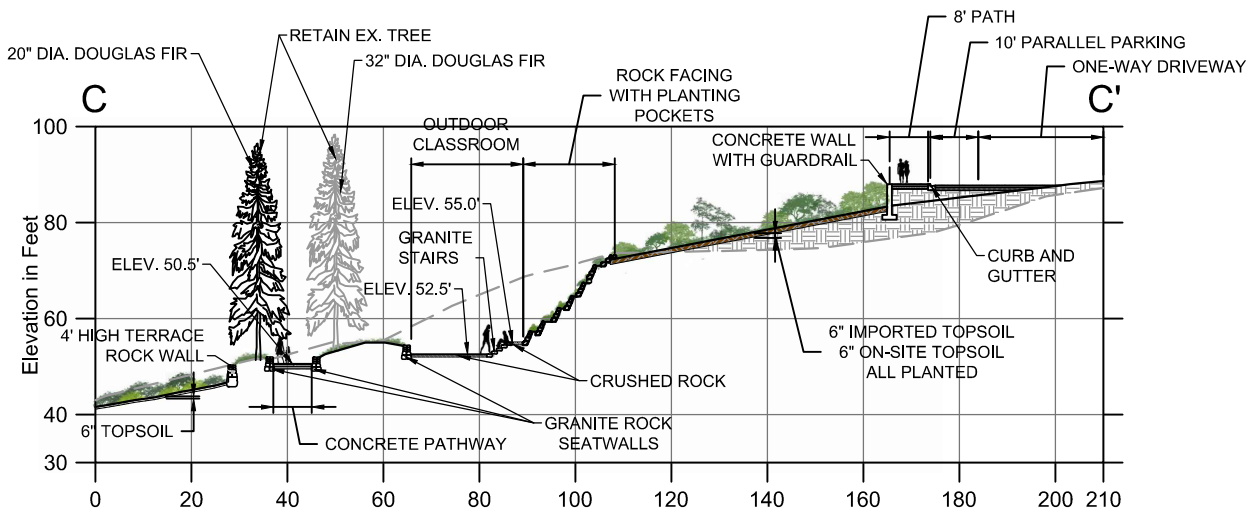
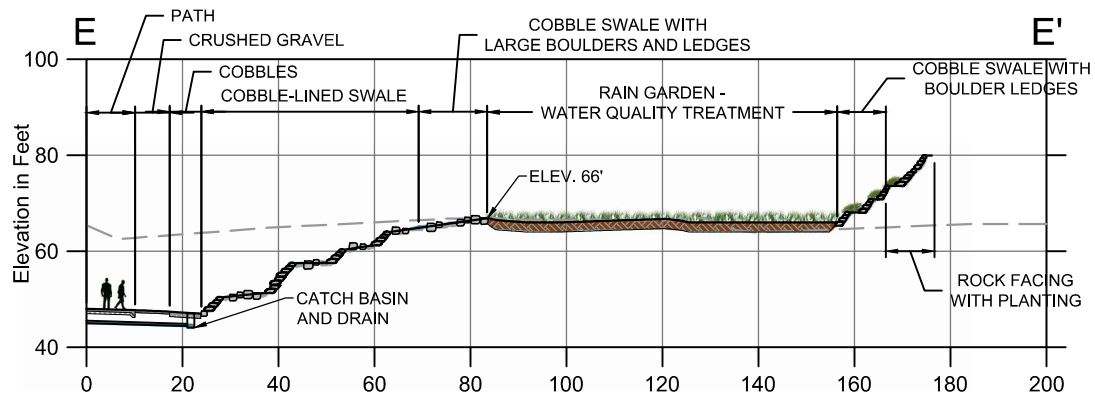
Figure 8b
Hillside Subarea - Materials Plan
Meydenbauer Bay Park Phase 1
City of Bellevue

Mar 27, 2015 12:12pm mdoo K:\Projects\0078-City of Bellevue\Meydenbauer Bay Park Phase 1\Permit Figures\0078-RP-PD-Figures_grading.dwg Fig 8c



C 8A SECTION
SCALE: 1" = 40'



E 8A SECTION
SCALE: 1" = 40'

LEGEND:

- OHWM
- OLWM
- Existing Grade
- Proposed Grade

0 40
Scale in Feet

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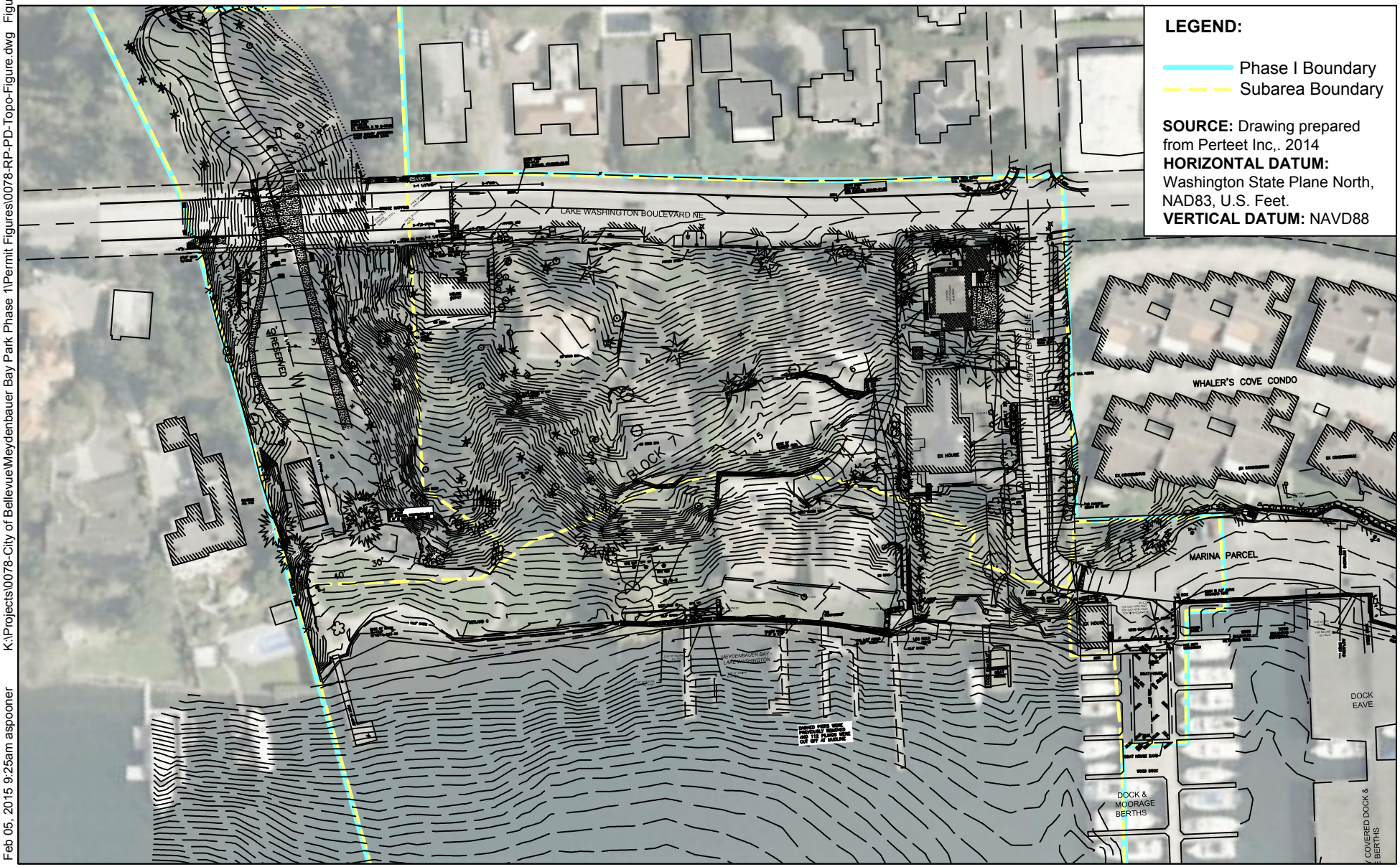
CITY OF BELLEVUE WASHINGTON

Figure 8c
Hillside Subarea - Sections C and E
Meydenbauer Bay Park Phase 1
City of Bellevue

Feb 05, 2015 9:25am aspooner K:\Projects\0078-City of Bellevue\Meydenbauer Bay Park Phase 1\Permit Figures\0078-RP-PD-Topo-Figure.dwg Figure 9 Topo



0 120
Scale in Feet

Figure 9
Project Site Survey and Topography
Meydenbauer Bay Park Phase 1
City of Bellevue

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Feet
0 250 500

Figure 10
NRCS Soils
Meydenbauer Bay Park Phase 1
City of Bellevue

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ANCHOR QEA

Feet
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Figure 11
USFWS National Wetland Inventory
Meydenbauer Bay Park Phase 1
City of Bellevue

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ANCHOR QEA

Feet
0 75 150

Figure 12
Wetland Delineation Results
Meydenbauer Bay Park Phase 1
City of Bellevue