



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. 16-122368-WG

Project Name/Address: 3-Way Bridge Repair at 114th Avenue SE and SE 15th Street

Planner: Reilly Pittman

Phone Number: 425-452-4350

Minimum Comment Period: March 28, 2016

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

JPC ARCHITECTS

PROJECT DESCRIPTION / NARRATIVE

The Bellefield Office Park is a 65-acre urban office park surrounded by the Mercer Slough. It is situated as an island bordered by 112th Avenue, SE 8th Street, and adjacent to the Mercer Slough Nature Park forming its boundary. There are two main access points onto the park accessed by two bridges.

There is an existing 3-way concrete supported bridge at the intersection of 114th Ave. SE and SE 15th Street with asphalt paved roads leading up to it. Talon Portfolio Services and property management have installed temporary steel plates at the north side of the bridge as the asphalt has slumped and pulled away from the bridge causing an unsafe driving situation.

This proposal explores the possibility to install a more permanent solution to this continual ground settlement problem. The proposed bridge repair design would be to drive new pin piles, pour new concrete grade beams, and install new hollow core concrete planks from the existing bridge elevation down to a more stable elevation at the asphalt drive. We are submitting schematic sketches with this application for preliminary discussion purposes to get initial feasibility review from the City regarding construction within an existing wetland and critical area and the required permits and process.

The construction method utilizing piling techniques will produce no increase in the BFE and calculation is not required per LUC 20.25H.180.C.4.a. No expansion of the road or other permanent disturbance shall occur, therefore a Critical Areas Land Use Permit has not been included or required. A habitat assessment report with SEPA is attached to this submittal application.

Sincerely,



Name: Chris Ackerman
Title: Project Manager, JPC Architects



www.dci-engineers.com

Seattle
Portland
Spokane
San Diego
Austin
Irvine
San Francisco
Anchorage
Los Angeles

January 13, 2016

JPC Architects
909 112th Ave NE #206
Bellevue, WA 98004

Attn: Chris Ackerman

Re: Bellefield Office Park – 3-Way Bridge Repair, Bellevue, WA 98004

Dear Mr. Ackerman:

The repair of the North Approach to the existing bridge at the intersection of SE 15th Street and 114th Avenue S.E. (the “3-Way Bridge”) has been structurally designed so as not to expand the area of the existing bridge.

In addition, the new structural elements will not displace any water, so therefore will not raise the base flood elevation of the water in the region.

In the process of mobilization for the construction of the project, there may be temporary disturbances to the adjacent areas. If this does occur, restoration of the affected areas from any disturbances due to construction will be provided.

As such, this project will meet the requirement standards of LUC 20.25H.180.

Please call with questions.

Sincerely,

Joseph Glaser, PE
Senior Structural Project Manager

F E M A H A B I T A T A S S E S S M E N T

Bellefield Office Complex, Bridge Repair, Bellevue, WA

Prepared on behalf of:

Charlie Foushée
Talon Private Capital, LLC
1800 Ninth Avenue, #1600
Seattle, WA 98101

Prepared by:



750 Sixth Street South
Kirkland . WA 98033

p 425.822.5242
f 425.827.8136
watershedco.com

December 2015

The Watershed Company Reference Number:
120710

The Watershed Company Contact Person:
Kenny Booth

Cite this document as:
The Watershed Company. December 2015. FEMA Habitat Assessment,
Bellefield Office Complex, Bridge Repair, Bellevue, WA

TABLE OF CONTENTS

<u>Section</u>	<u>Page No.</u>
1 Project Area	1
2 Baseline Conditions.....	3
2.1 Overview	3
3 Project Description	4
3.1 General Description.....	4
3.2 Protection Measures.....	4
4 Species Information and Site Use	4
4.1 Chinook salmon.....	5
4.2 Coho Salmon.....	6
4.3 Steelhead	6
4.4 Bull Trout.....	7
5 Species Impacts	7
5.1 Direct Effects on Salmonids	7
5.2 Indirect Effects on Salmonids	8
5.4 Cumulative Impacts	9
6 Critical Habitat.....	9
6.1 Chinook Salmon	9
6.2 Bull Trout.....	11
6.3 Steelhead	11
7 Determination of Effect.....	11
REFERENCES.....	13
APPENDIX A: Project Plans.....	1

LIST OF TABLES

Table 1.	Assessment of primary constituent elements for Chinook salmon.	10
Table 2.	Determination of Effect.	12

LIST OF FIGURES

Figure 1.	Vicinity map	Error! Bookmark not defined.
-----------	--------------------	-------------------------------------

Figure 2. Overview of project locations (from King County iMAP). Blue hatched area represents the mapped FIRM floodplain. 2

FEMA HABITAT ASSESSMENT

BELLEFIELD OFFICE COMPLEX, BRIDGE REPAIR, BELLEVUE WA

1 PROJECT AREA

The applicant is proposing to repair a bridge at the intersection of 114th Ave SE and SE 15th Street, within the Bellevue Office Park in the City of Bellevue, King County, Washington, Section 5 of Township 24N, Range 05E (parcel 0662880030) (Figures 1 and 2).

The project area is located within the Cedar-Sammamish watershed, Water Resource Inventory Area (WRIA) 8. The site is located on an island, bounded to the north, west, and south by the West Channel of Mercer Slough, and to the east by Mercer Slough. Mercer Slough comprises the lower drainage of Kelsey Creek, and the site is located approximately 1.2 miles upstream from the mouth of Mercer Slough at Lake Washington.

The Bellefield Office Park was built within the historic extent of Lake Washington and Mercer Slough. Prior to the lowering of Lake Washington in 1916 as a result of the construction of the Hiram Chittenden Locks, the subject area was underwater and formed part of Lake Washington. Following the lowering of the lake level, the area emerged as a peat bog wetland that was subsequently drained and used for agriculture. In the early 1970's non-structural fill was imported and placed on top of the peat. Filling was augmented by spoils from the dredging of existing and new channels along the slough.

The project area is outside of the mapped floodplain based on the Federal Emergency Management Agency's (FEMA) revised 1995 Flood Insurance Rate Map (FIRM) (see Figure 2); however, the present elevations in the proposed work area are at or below the Base Flood Elevation (BFE) of 20.3 feet NAVD 88. The project area is outside of the designated 250-foot Riparian Buffer Zone (RBZ), and there is no mapped floodway for Mercer Slough or the West Channel of Mercer Slough. A Channel Migration Zone has also not been mapped for either section of the slough, and given the low channel gradient and associated low energy level available to drive bank erosion, no channel migration would be anticipated.

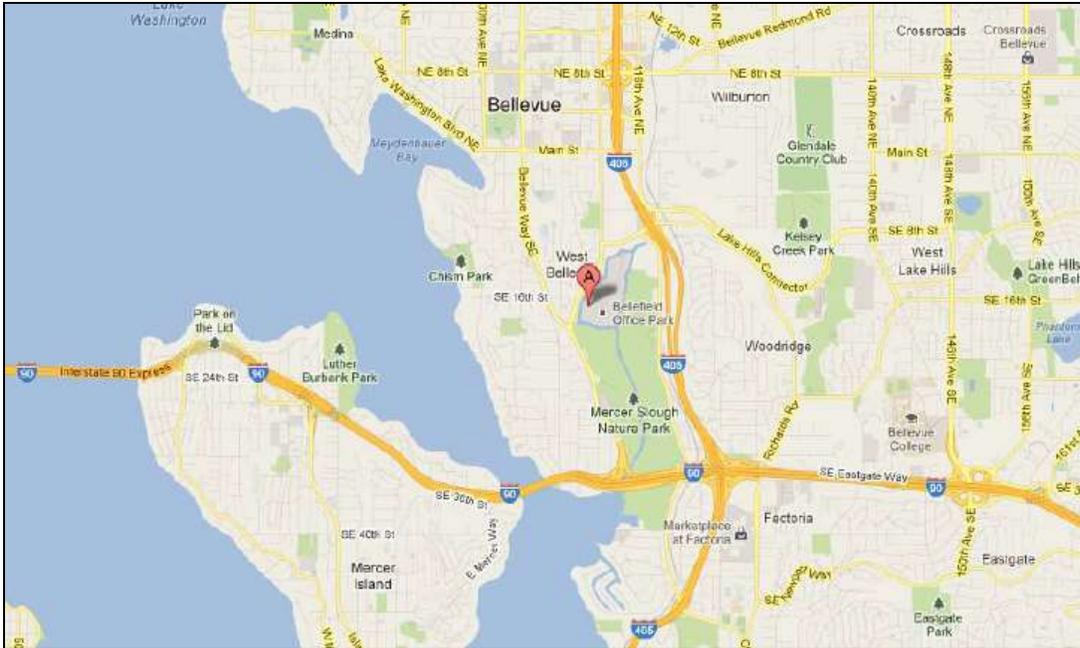


Figure 1. Vicinity map



Figure 2. Overview of project location (from King County iMAP). Blue hatched area represents the mapped FIRM floodplain.

2 BASELINE CONDITIONS

2.1 Overview

The property presently consists of commercial buildings, parking lots, and asphalt access. As stated above, the Bellefield Office Park is located within the historic extent of Mercer Slough. The vast majority of the study area is mapped by NRCS as Seattle Muck (Sk). A small area mapped as Alderwood gravelly sandy loam on 8 to 15 percent slopes (AgC) is present along 112th Ave SE, outside of the project area. Because of the organic character of the onsite soils, portions of the surface parking lots, drive lanes and adjoining landscaped areas are continuously subsiding, creating saturated and inundated conditions. Wetland conditions persist in most areas not covered by development. This results in numerous separate wetland units, several of which seasonally or permanently flood adjacent parking lots. Wetlands adjacent to the proposed project include depressional wetlands that are disconnected from the slough by the surrounding development. These wetlands include forested, scrub-shrub, and emergent vegetation. Poplar, Pacific willow, red alder, western red cedar, and paper birch characterize the forest canopy. Red-osier dogwood, hardhack spirea, pacific twinberry and salmonberry are common in the scrub-shrub layer. Emergent cover is dominated by cattails, soft rush, small bedstraw, and spike rush. A wetland is also present continuous with Mercer Slough. In the vicinity of the project area, this wetland and the Mercer Slough shoreline are characterized by a narrow fringe of native shrubs along the slough, with mowed lawn mixed with native and ornamental landscape trees and shrubs.

In the vicinity of the project area, Mercer Slough is characterized by a low velocity, broad, relatively uniform channel. Mercer Slough suffers from high water temperatures and low dissolved oxygen levels, particularly in late-summer and early-fall, which are inhospitable to salmon, and other fish and aquatic life. Due to the proximity of the site to Lake Washington, water levels in Lake Washington affect water levels in Mercer Slough at the site location. Because water levels in Lake Washington are managed at the Hiram Chittenden Locks to maintain highest water levels in the summer, the water levels in Mercer Slough near the project site are typically higher in the summer than in the winter.

As mentioned, portions of the surface parking lots, drive lanes and adjoining landscaped areas have significantly subsided over time, creating saturated and inundated conditions. Standing water occurs in the paved parking areas as a result of a high water table and a continued settling of the entire island upon which the office park is located. Because of the proximity of the site to Lake Washington and the influence of lake levels on water levels in Mercer Slough and ground water at the site, standing water is most significant in the summer months when the surface water elevation of Lake Washington is highest.

In the vicinity of the project area, the asphalt at the north approach to the bridge has slumped and pulled away from the bridge as a result of the continued settling. Temporary steel plates

have been installed at the north side of the bridge to remedy the elevation difference between the bridge and the road.

3 PROJECT DESCRIPTION

3.1 General Description

The proposal is to repair the approach to an existing 3-way concrete-supported bridge at the intersection of 114th Ave. SE and SE 15th Street. This proposal would create a more permanent solution to the temporary steel plates and the continual ground settlement problem.

The proposed bridge repair design will drive new pin piles, pour new concrete grade beams, and install new hollow-core concrete planks from the existing bridge elevation down to a more stable elevation at the asphalt drive. Pin piles will be 4 or 6 inches in diameter and will be driven with a hydraulic hammer. Construction will likely occur during the summer.

All work will occur within the existing paved width of the road and sidewalk. No new permanent impacts will occur. Any temporary disturbance of the surrounding area resulting from construction will be restored. No fill is proposed, and the project will not result in a rise in the base flood elevation (see accompanying memo from DCI Engineers).

3.2 Protection Measures

The use of Temporary Erosion and Sedimentation Control (TESC) measures during and after construction will help minimize potential water quality impacts on the aquatic environment. All available and appropriate BMPs will be implemented, including (but not limited to): establishing and marking clearing limits, covering exposed soils, establishing a construction entrance, and using filter fencing around the work area.

4 SPECIES INFORMATION AND SITE USE

The project area is within the geographic range of three federally listed species of salmonids: 1) Chinook salmon of the Puget Sound Evolutionary Significant Unit (ESU) (Reaffirmed as Threatened, U.S. Federal Register, 28 June 2005), 2) bull trout of the Coastal-Puget Sound Distinct Population Segment (DPS) (Threatened, U.S. Federal Register, 1 November 1999), and 3) steelhead of the Puget Sound DPS (Threatened, U.S. Federal Register, 11 May 2007). Coho salmon of the Puget Sound-Strait of Georgia ESU are also present in the watershed and are currently considered a Species of Concern (U.S. Federal Register, 15 April 2004), indicating that they are under less active consideration for formal listing.

Critical habitat for Chinook salmon includes the Lake Washington Subbasin (Watershed Code 17110012-03) of the Puget Sound ESU (U.S. Federal Register, 2 September 2005), which includes Mercer Slough. Critical habitat of Coastal-Puget Sound bull trout does not include Mercer Slough. Proposed critical habitat for steelhead does not include Mercer Slough (U.S. Federal Register, 14 January, 2013).

Chinook and coho salmon are also designated as Essential Fish Habitat (EFH) species, managed by NOAA's National Marine Fisheries Service (U.S. Federal Register, 15 October 2008).

4.1 Chinook salmon

Washington Department of Fish and Wildlife's SalmonScape website indicates that Mercer Slough is used as rearing habitat by Chinook salmon. Although use of the West Channel of Mercer Slough is not specifically indicated by the SalmonScape mapping, it is assumed that Chinook salmon also rear in and migrate through the West Channel.

In the Lake Washington watershed, Chinook salmon are grouped into two stocks: 1) the Cedar River, and 2) the Sammamish River (City of Seattle 2008). The majority of summer/fall-run Chinook salmon migrate through the Lake Washington ship canal to reach spawning habitat in either the Cedar or Sammamish River systems, while a smaller proportion of Chinook salmon spawn in other Lake Washington tributaries, including Mercer Slough and Kelsey Creek. The Lake Washington basin has seen an average escapement of 819 returning Chinook salmon from 1994 to 2007 (City of Seattle 2008).

Adults migrate into freshwater in late July through early September and spawn in the tributaries to Lake Washington between August and November (City of Seattle 2008). Therefore, adult Chinook salmon may pass near the project area from July through September. As noted above, high temperatures and low dissolved oxygen levels in Mercer Slough may impede upstream migration into Kelsey Creek.

Graphs of trapping data indicate that juvenile Chinook salmon migrating from the tributaries into Lake Washington exhibit two basic strategies: 1) direct migration to the lake as fry without extended stream rearing; and 2) migration to the lake as parr or smolts (average length 100 mm), following extended stream rearing. Chinook fry begin entering Lake Washington around the first of the year, peaking in February, while parr and smolts enter the lake from April through July, peaking in late May (Tabor et al. 2006). Juvenile progeny of Chinook salmon spawning in Kelsey Creek likely rear along the shallow, vegetated shorelines near the project area in the spring months.

A final critical habitat designation was formalized for Puget Sound Chinook salmon on 12 August 2005 (U.S. Federal Register), specifically including Unit 10, the Lake Washington sub-basin, which includes Mercer Slough.

4.2 Coho Salmon

Coho salmon are discussed here because they are designated EFH species. Washington Department of Fish and Wildlife's SalmonScape website indicates that Mercer Slough is used as rearing habitat by coho salmon. Although use of the West Channel of Mercer Slough is not specifically indicated by the SalmonScape mapping, it is assumed that coho salmon also rear in and migrate through the West Channel.

The Lake Washington/Sammamish coho is characterized as a mixed stock with composite production. Due to a pattern of chronically low escapements that have persisted since the 1980s, the stock was rated as depressed in 1992 and again in 2002 (WDFW 2002). Adults begin migrating into freshwater in August, and most spawning activity takes place from late October through December (WDF et al. 1993). Juvenile coho salmon are likely to avoid high temperatures that occur in Mercer Slough during the summer, and are likely to migrate before temperatures exceed 17°C.

In conclusion, juvenile coho may migrate through Mercer Slough near the project area from mid-March through June. Adult coho may migrate through Mercer Slough near the project area.

4.3 Steelhead

Federally threatened steelhead occur in Lake Washington, but are not identified as using Mercer Slough on WDFW's SalmonScape maps. Despite this, in 1996, juvenile fish surveys reported the presence of rainbow trout within the Kelsey Creek basin (Kerwin 2001). Since steelhead and rainbow trout are the same species, it is possible that steelhead could occur in Kelsey Creek and Mercer Slough.

The Lake Washington basin supports one native winter steelhead stock (Kerwin 2001), identified by WDFW (2002) as a discrete stock within the Puget Sound steelhead DPS. In 2002, the stock status of Lake Washington winter steelhead was adjusted downward from "depressed" to "critical" due to chronically low escapements and severe short-term declines in escapement in 2000 and 2001. The Lake Washington basin has seen an average escapement of 199 returning steelhead from 1980-2007, with the lowest (of only 8 fish returning) in 2006-2007. Historic steelhead escapement estimates for the Lake Washington basin were estimated at 1,816 in 1986 and have steadily declined since that time.

Steelhead historically occurred throughout the Lake Washington basin, and likely spawned in many Lake Washington tributaries. Both anadromous (steelhead) and resident (rainbow trout) life forms of *O. mykiss* (based on life history characteristics) are present in the Lake Washington basin.

Winter steelhead, characteristic of coastal streams, enter freshwater from November to April. The steelhead spawning period in the Lake Washington basin currently extends from March to

September, with most adult fish in the run typically returning to the Cedar River or Sammamish River tributaries. Fry emerge from Lake Washington tributary streams from late May to early August (peaking in July). The duration of freshwater rearing can range from one to seven years before juveniles grow large enough (>170 mm) to undergo smoltification. Juveniles generally emigrate as smolts between April and June.

In conclusion, juvenile rainbow trout/steelhead may emerge and rear in the action area year round, primarily from May to August. Adults may be present in the Kelsey Creek basin from November to September, although the nearest stream with documented adult steelhead use is the nearby Coal Creek. Therefore, steelhead (the anadromous life form of *O. mykiss*) presence in the action area is possible, but unlikely.

4.4 Bull Trout

Bull trout are not commonly observed within the Lake Washington basin, and bull trout are not identified to occur in Kelsey Creek or Mercer Slough (WDFW SalmonScape). Bull trout are observed at the Ballard Locks every year with numbers observed or caught varying from three to nine fish per year (Goetz, pers. comm., 14 May 2004). In Lake Washington, bull trout have been caught and observed during winter and spring, typically in the south Lake Washington/Cedar River area. There is no known spawning subpopulation resident in Lake Washington.

In the north Puget Sound region, “the downstream limit of successful spawning is always upstream of the winter snow line (that elevation at which snow is present on the ground for much of the winter)” (WDFW 1999). Given that there are no areas along Kelsey Creek high enough in elevation to have a winter snow line, bull trout are not expected to use Kelsey Creek.

In conclusion, the presence of bull trout in Mercer Slough near the action area is very unlikely.

5 SPECIES IMPACTS

The likely effects of the proposed project on listed species and habitat conditions in Mercer Slough are described below. The proposed project could potentially affect listed salmon species in generally similar manners. Thus, unless otherwise noted, there is no distinction between listed salmonids in the following discussion.

5.1 Direct Effects on Salmonids

5.1.1 Water Quality

Direct effects of the project on salmonids are unlikely given the project location, set back from the shoreline of Mercer Slough. All work is in an existing paved area and there will be no permanent expansion of impact. Best management practices will be implemented during

construction to avoid any water quality impacts to Mercer Slough. Construction is proposed for the dry season and any concrete pouring will occur well upland of the slough. No curing concrete will be in contact with water. An approved TESC plan will be in place during construction, and extra erosion control measures will be enacted to limit the potential for sediment runoff during construction. These measures will reduce the possibility of construction causing any turbidity increase in Mercer Slough. Any accidental spills of toxic substances will be contained on the site and cleaned immediately upon discovery. Any soiled materials will also be cleaned. Sedimentation will be avoided through the use of BMPs such as silt fencing and other barriers.

5.1.2 Other Effects of Construction Activities

Potential temporary impacts from construction include noise, light, and water quality changes (discussed in the preceding section). Construction will be limited to normal working hours and no substantial artificial lighting will be used during construction. All construction activities will be located well above the OHWM, at least 250 feet away from the shoreline of Mercer Slough. Noise impacts will be minimized by the use of a hydraulic hammer for pile driving. No impact hammer will be used. The project will not affect bank stabilization, channel form, or habitat connectivity and noise impacts will not affect listed salmonids. Therefore, the effects of other construction activities on listed salmonids will be insignificant.

5.2 Indirect Effects on Salmonids

The effects resulting from the activity that are later in time, after project completion, could cause changes in habitat quality and availability, and foraging conditions for juvenile salmonids and forage fish of salmonids.

5.2.1 Floodplain Storage and Refugia

In a natural setting, during high flows, floodwaters are temporarily stored as they stretch across the floodplain, providing juvenile salmonids with lower velocity rearing areas and reducing downstream flow velocities, thereby limiting potential scour of salmonid redds. The project will not result in net fill below the base flood elevation, therefore, no reduction in flood storage capacity is anticipated.

5.2.2 Water Quality

Urban stormwater can have significant detrimental impacts on salmonids. Sediments, heavy metals, polycyclic aromatic hydrocarbons (PAHs), pesticides, and nutrients can enter the stream channel through erosion of the stream banks, road run-off, landslides, or through overland flow. Heavy metals and PAHs, which are both associated with cars and runoff from roads and parking lots are disruptive to salmonid physiology and behavior (McCarthy et al. 2008, Spromberg and Scholz 2011, Spromberg et al. 2015). The proposed project is entirely within a currently developed footprint and proposes no change to the existing amount of

impervious surface present. Any temporarily impacted areas will be fully restored. No change in water quality function or stormwater management is expected.

5.2.3 Floodplain Vegetation

All work will be conducted within the existing paved width of the road and sidewalk. No vegetation will be permanently removed. Any temporarily impacted areas will be fully restored to its pre-existing condition.

5.4 Cumulative Impacts

Cumulative impacts are those that may occur over time as land use, landscape conditions, disturbance, and other factors in the project area and surrounding area change. The only interrelated and interdependent projects anticipated would be related to continued maintenance of existing infrastructure. Any future maintenance would be subject to local regulations and permitting.

Projection of activities on properties adjacent to the action area is speculative at best. Any future projects in or near the action area would be subject to all applicable ordinances. Increased environmental standards imposed by local, state, and federal governments may limit the impacts of future development to a significant extent.

Changes in present/ongoing activities are not expected. Therefore, cumulative impacts (as defined in the ESA) on sensitive fish and wildlife species and their habitats are not considered significant.

6 CRITICAL HABITAT

6.1 Chinook Salmon

Critical habitat was designated for the Puget Sound Chinook salmon DPS on 2 September 2005 (U.S. Federal Register), specifically including the Lake Washington sub-basin (Watershed Code 1711001203). Critical habitat includes areas with physical or biological features essential to the conservation of the species and which may require special management considerations or protection. Primary constituent elements of Chinook salmon critical habitat are listed as:

1. Freshwater spawning sites with water quantity and quality conditions and substrate supporting spawning, incubation and larval development.
2. Freshwater rearing sites with water quantity and floodplain connectivity to form and maintain physical habitat conditions and support juvenile growth and mobility; water quality and forage supporting juvenile development; and natural cover such as shade, submerged and overhanging large wood, log jams and beaver

dams, aquatic vegetation, large rocks and boulders, side channels, and undercut banks.

3. Freshwater migration corridors free of obstruction with water quantity and quality conditions and natural cover such as submerged and overhanging large wood, aquatic vegetation, large rocks and boulders, side channels, and undercut banks supporting juvenile and adult mobility and survival.
4. Estuarine areas free of obstruction with water quality, water quantity, and salinity conditions supporting juvenile and adult physiological transitions between fresh- and saltwater; natural cover such as submerged and overhanging large wood, aquatic vegetation, large rocks and boulders, and side channels; and juvenile and adult forage, including aquatic invertebrates and fishes, supporting growth and maturation.
5. Nearshore marine areas free of obstruction with water quality and quantity conditions and forage, including aquatic invertebrates and fishes, supporting growth and maturation; and natural cover such as submerged and overhanging large wood, aquatic vegetation, large rocks and boulders, and side channels.
6. Offshore marine areas with water quality conditions and forage, including aquatic invertebrates and fishes, supporting growth and maturation.

Project activities that introduce or remove physical elements to and/or from the Lake Washington sub-basin, or that contribute to short-term changes in water quality or quantity, may alter certain primary constituent elements (Table 1). For the proposed project, this is limited to the driving of piles which will occur at least 250 feet upland of the shoreline of Mercer Slough.

Table 1. Assessment of primary constituent elements for Chinook salmon.

Primary Constituent Elements	Direct, Indirect, Interrelated and Interdependent Effects
1. Freshwater spawning	Freshwater spawning is very unlikely to occur in Mercer Slough given the low gradient, low energy, and high turbidity associated with the waterbody. Therefore, any potential project effects on freshwater spawning are discountable.
2. Freshwater rearing	Juvenile Chinook salmon likely rear in Mercer Slough near the project area. Potential impacts to water quality will be minimized by implementing best management practices during construction activities. The project is not expected to reduce rearing capacity for juvenile salmon because the work proposed is repair to existing paved surfaces.
3. Freshwater migration	Juvenile and adult Chinook salmon migrate past the project site. Potential impacts to water quality will be minimized by implementing best management practices during construction activities. The project is not expected to result in a rise of the base flood elevation

Primary Constituent Elements	Direct, Indirect, Interrelated and Interdependent Effects
	or affect stream velocities downstream from the project site given that there will be no net fill below the base flood elevation.
4. Estuarine areas	The project would have no effect on estuarine areas.
5. Nearshore marine areas	The project would have no effect on nearshore marine areas.
6. Offshore marine areas	The project would have no effect on offshore marine areas.

Given the direct, indirect, interrelated, and interdependent effects from the proposed action, the proposed project:

- **may affect, but is not likely to adversely modify the critical habitat of the Puget Sound Chinook salmon DPS.**

6.2 Bull Trout

The action area does not include critical habitat for bull trout.

6.3 Steelhead

Critical habitat is currently being developed for Puget Sound steelhead.

7 DETERMINATION OF EFFECT

Determination of effect for all species and their respective assessment areas are listed in Table 2.

Implementation of the proposed project will have minimal, if any, effects on salmonids. Direct construction-related impacts will be avoided and minimized by implementing BMPs. Changes to floodplain storage and flood refugia will be avoided by ensuring that there is no net fill below the base flood elevation.

Given the collective impacts, when minimization measures are considered, the proposed project may affect, but is not likely to adversely affect Puget Sound Chinook salmon, Coastal-Puget Sound bull trout and Puget Sound steelhead, and is not likely to jeopardize Puget Sound-Strait of Georgia coho salmon. Additionally, the proposed project may affect, but is not likely to adversely affect the critical habitat of Puget Sound Chinook salmon. The collective impact of the proposed project will not adversely affect, Pacific salmon essential fish habitat (EFH).

Table 2. Determination of Effect.

Species	Overall Project Effect	Effect on Critical Habitat	Effect on EFH
Puget Sound DPS Chinook Salmon	May affect, not likely to adversely affect	May affect, not likely to adversely affect	No adverse effect
Coastal-Puget Sound DPS Bull Trout	May affect, not likely to adversely affect	N/A	N/A
Puget Sound DPS Steelhead	May affect, not likely to adversely affect	N/A	N/A
Puget Sound-Strait of Georgia ESU Coho Salmon	N/A	N/A	No adverse effect

REFERENCES

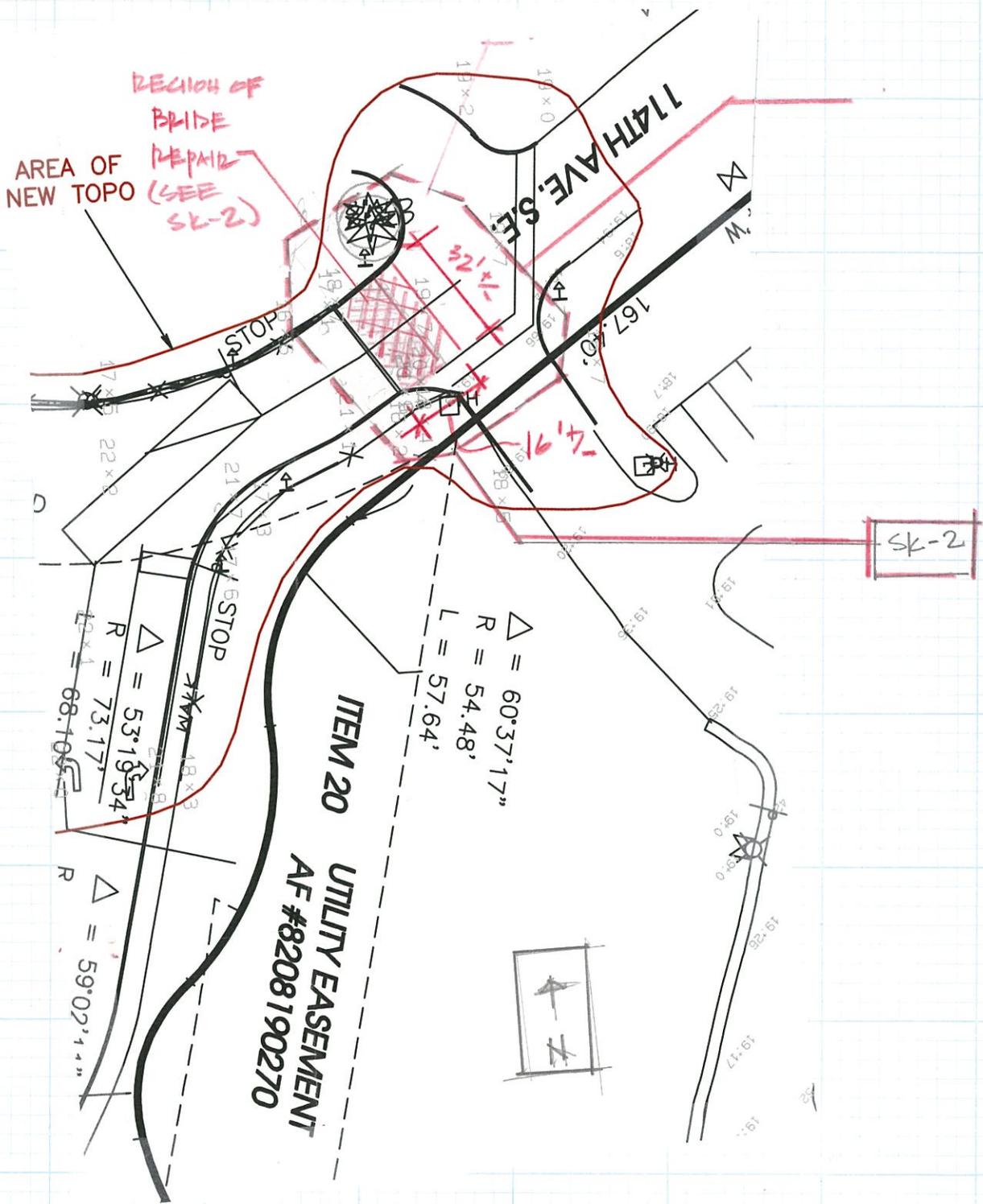
- Kerwin, J. 2001. Salmon and steelhead habitat limiting factors report for the Cedar-Sammamish basin (Water Resource Inventory Area 8). Washington Conservation Commission, Olympia, WA. 587 pages.
- McCarthy, S., P. Incardona, and N. Scholz. 2008. Coastal storms, toxic runoff, and the sustainable conservation of fish and fisheries. American Fisheries Society Symposium 64.
- Spromberg, J. and N. Scholz. 2011. Estimating the future decline of wild coho salmon populations resulting from early spawner die-offs in urbanizing watersheds of the Pacific Northwest, USA. Integrated Environmental Assessment and Management.
- Spromberg, J., D. H. Baldwin, S. E. Damm, J. K. McIntyre, M. Huff, C. a. Sloan, B. F. Anulacion, J. W. Davis, and N. L. Scholz. 2015. Coho salmon spawner mortality in western US urban watersheds: bioinfiltration prevents lethal storm water impacts. Journal of Applied Ecology:1-10.
- U.S. Federal Register. Volume 73, No. 200, 15 October 2008, Final rule: Fisheries Off West Coast States; West Coast Salmon Fisheries; Amendment 14; Essential Fish Habitat Descriptions for Pacific Salmon.
- _____. Volume 72, No. 91, 11 May 2007. Final rule: Endangered and Threatened Species: Final listing determinations for Puget Sound Steelhead (*Oncorhynchus mykiss*).
- _____. Volume 70, No. 170, 2 September 2005. Final rule: Endangered and Threatened Species; Designation of critical habitat for 12 evolutionarily significant units of west coast salmon and steelhead in Washington, Oregon, and Idaho - *Oncorhynchus tshawytscha*.
- _____. Volume 70, No. 123, 28 June 2005. Endangered and Threatened Species: Final listing determinations for 16 ESUs of West Coast Salmon, and Final 4(d) Protective Regulations for Threatened Salmonid ESUs.
- _____. Volume 69, No. 73, 15 April 2004, Notice of establishment of species of concern list. Endangered and Threatened Species; Establishment of species of concern list, addition of species to species of concern list, description of factors for identifying species of concern, and revision of candidate species list under the Endangered Species Act. Puget Sound/Strait of Georgia coho salmon (*Oncorhynchus kisutch*).
- _____. Volume 64, No. 210, 1 November 1999. Final rule: Endangered and Threatened Wildlife and Plants; Determination of threatened status for bull trout (*Salvelinus confluentus*) in the coterminous United States.

Washington Department of Fisheries (WDF), Washington Department of Wildlife, and Western Washington Treaty Indian Tribes. 1993. 1992 Washington State salmon and steelhead stock inventory. March 1993. Olympia, WA. 212 p.

Washington Department of Fish and Wildlife (WDFW). 2002. Washington State Salmonid Stock Inventory (SaSI). Stock Reports.

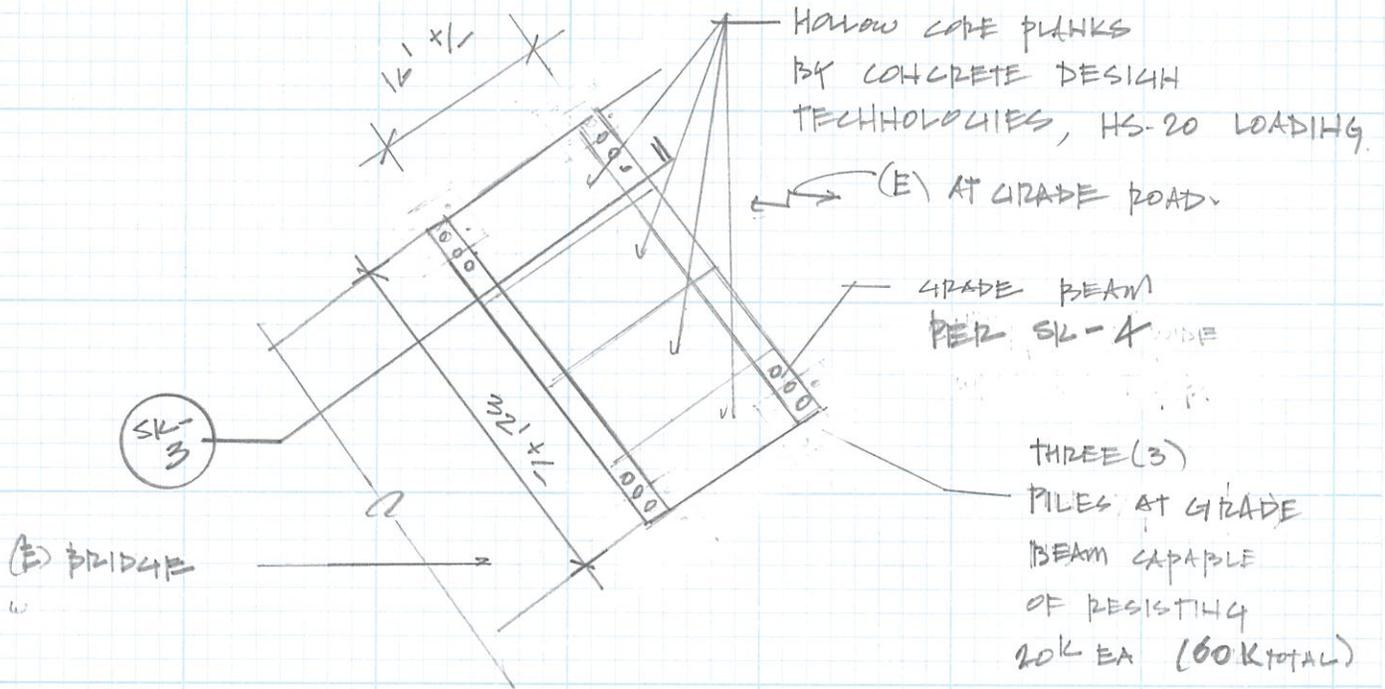
_____. 1999. Bull trout in the Snohomish River system. WDFW Management Brief, April 1999, Mill Creek, WA.

APPENDIX A: PROJECT PLANS



SK-1 - REGION OF BRIDGE REPAIR

Project BELLEFIELD OFFICE PARK	Date
Subject BRIDGE REPAIR	By



NOTE: CONTRACTOR TO
FIELD VERIFY
ALL DIMENSIONS

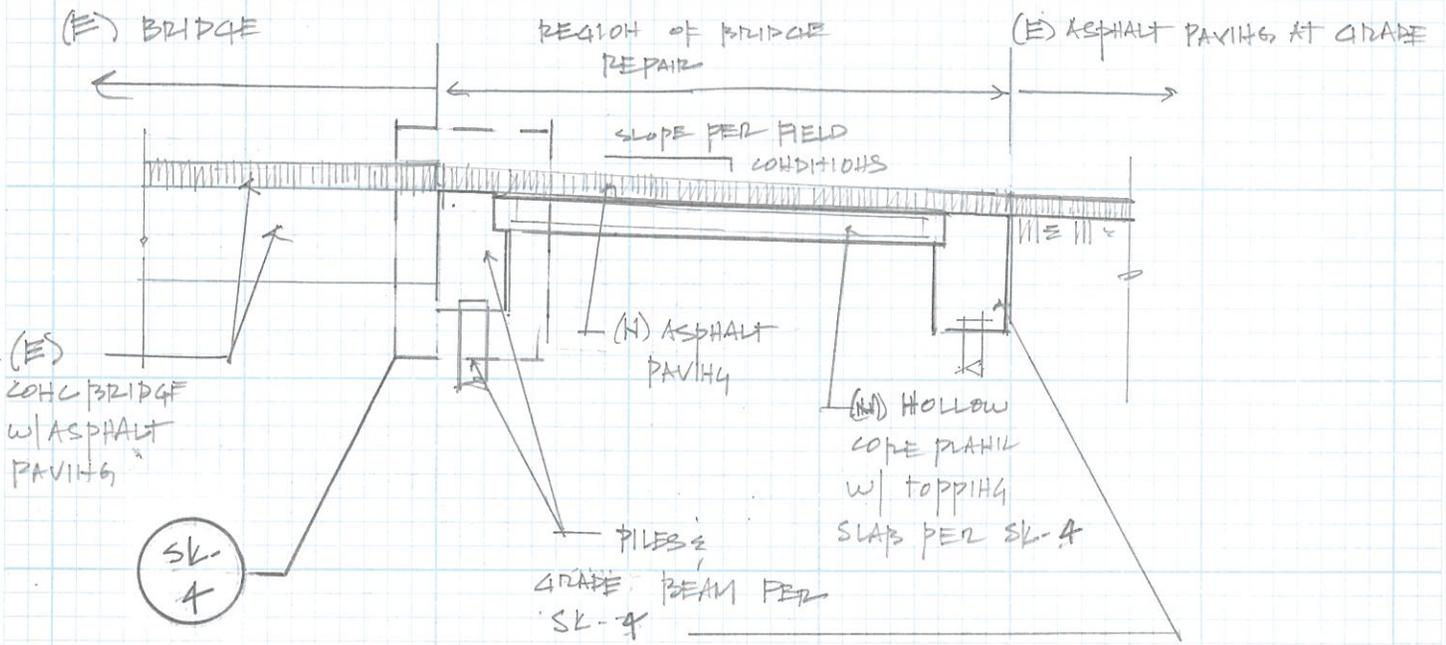
SK-2 ENLARGED PLAN

Project BELLEFIELD OFFICE PARK

Date
5.29.15

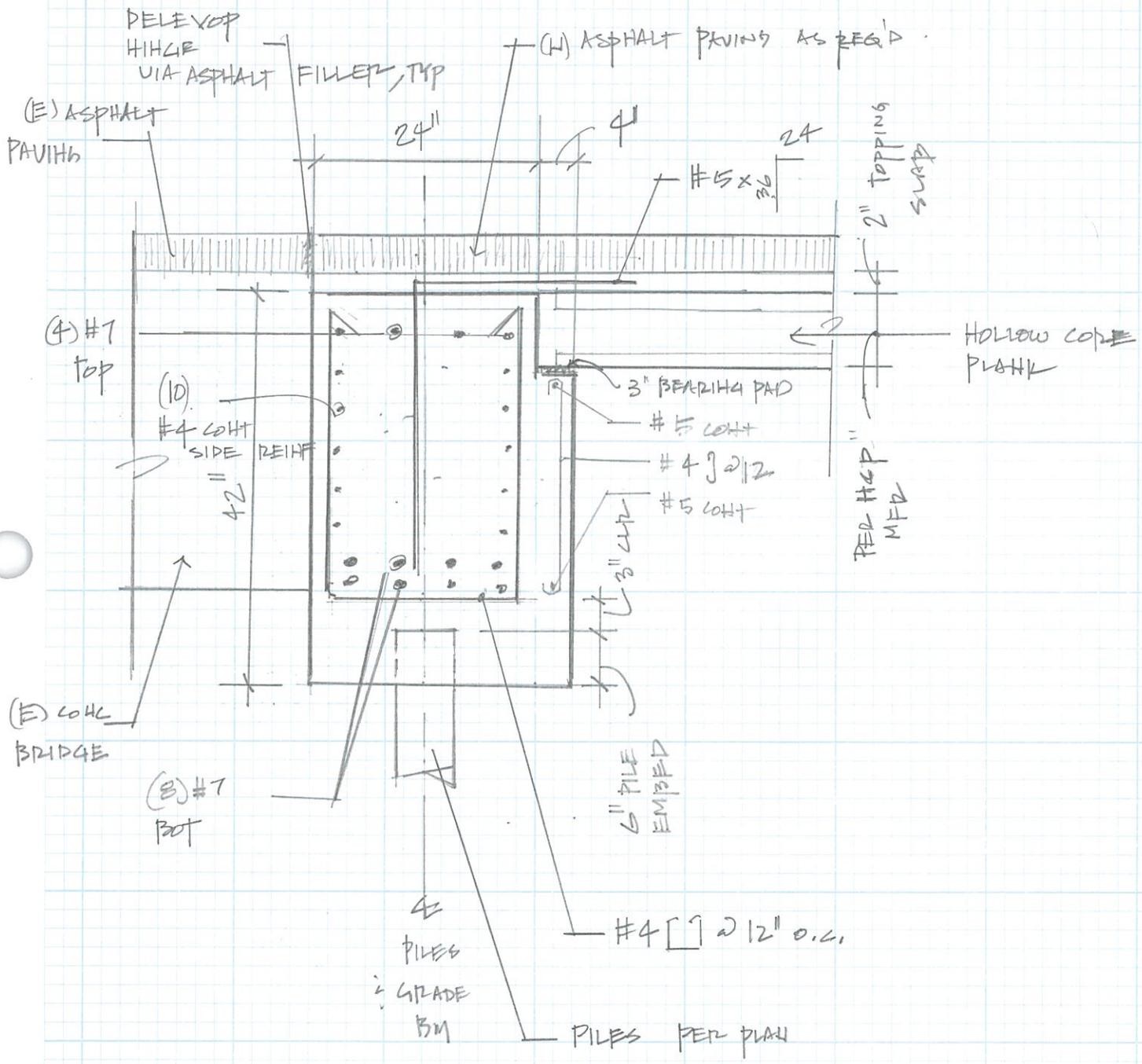
Subject BRIDGE REPAIR

By
JRS.



SK-3 BRIDGE REPAIR SECTION

Project BELLEFIELD OFFICE PARK	Date 5.29.15
Subject BRIDGE REPAIR	By JRG



SK-4 GRADE BEAM DETAIL

City of Bellevue Submittal Requirements	27
ENVIRONMENTAL CHECKLIST	
<p style="text-align: right;">10/9/2009</p> <p>Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).</p>	
<p>INTRODUCTION</p> <p>Purpose of the Checklist:</p> <p>The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.</p> <p>Instructions for Applicants:</p> <p>This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.</p> <p>Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.</p> <p>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. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.</p> <p>Use of a Checklist for Nonproject Proposals: <i>A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.</i></p> <p>For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.</p> <p>For nonproject actions, the references in the checklist to the words <i>project</i>, <i>applicant</i>, and <i>property</i> or <i>site</i> should be read as <i>proposal</i>, <i>proposer</i>, and <i>affected geographic area</i>, respectively.</p> <p>Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.</p>	



ENVIRONMENTAL CHECKLIST

4/11/2013

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

BACKGROUND INFORMATION

Property Owner: Regency Bellefield Holdings

Proponent: Charlie Foushee, Talon Private Capital, LLC, 720 Olive Way Suite 1020 Seattle, WA 98101

Contact Person: Chris Ackerman, JPC Architects

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 909 112th Ave NE Suite 206 Bellevue, WA 98004

Phone: 425-641-9200 x303

Proposal Title: Bellefield Office Park - 3-way Bridge Ramp Repair

Proposal Location: Tract A - Road. Parcel No.: 0662870105 (114th Ave SE & SE 15th Street)
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Repair to 3-way bridge ramp approach on north end
2. Acreage of site: 10.35 acres
3. Number of dwelling units/buildings to be demolished: None
4. Number of dwelling units/buildings to be constructed: None
5. Square footage of buildings to be demolished: None
6. Square footage of buildings to be constructed: None
7. Quantity of earth movement (in cubic yards): 0 cy cut / 0 cy fill
8. Proposed land use: Current land use is Office (O). No change in land are is proposed. (Right-of-way road)
9. Design features, including building height, number of stories and proposed exterior materials: Provide new pin piles, concrete grade beams, concrete plank deck from bridge elevation down to a more stable grade elevation at the asphalt drive.
10. Other

Estimated date of completion of the proposal or timing of phasing:

Anticipated construction activities would be to start immediately upon permit approval and notice to proceed.

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

None planned

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

Talon Bellefield Office Park Property - Wetland Delineation Study, prepared by The Watershed Company (TWC) (9/4/2012), Vegetation Management Plan (TWC, 2013), FEMA Habitat Assessment (TWC, December 2015), SEPA checklist.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

Additional projects are under current City permit review for other areas of the Bellefield Office Park. However, no other applications are pending for government approvals or other proposals directly affecting the subject parcel (0662870105).

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

City of Bellevue Shoreline Substantial Development Permit
City of Bellevue Building Permit

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development
Preliminary plat map
- Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- Building Permit (or Design Review)
Site plan
Clearing & grading plan
- Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other

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

The site is essentially flat. <3%

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

Geotechnical report indicates the presence of granular fill overlying peat and soft organic soils.



- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
On-site soils have shown a propensity to settle and subside.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
No anticipated cut and fill is proposed for this project.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Any erosion impacts will be short-term and the measures described below would help minimize erosion.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
No change in impervious surfaces will take place.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
As needed, the applicant will install temporary erosion and sedimentation control measures such as silt fencing as required to be in accordance with City of Bellevue Clearing & Grading Code (Chapter 23.76), permit conditions, and all other applicable codes, ordinances, and standards.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
Emissions from vehicle trips and construction equipment would occur for a short period of time during site construction. After project completion, emissions to the air would return to the level currently occurring as part of the office park operations.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No off-site sources of emissions or odor would affect the proposal.
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:
Vehicles and construction equipment would be kept in good working order.

3. WATER

a. Surface

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

Yes. Upwards of 28 wetlands are located near the project site. Additionally, the site is adjacent to the Mercer Slough.

- (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.

The bridge is in/near a wetland adjacent to the Mercer Slough. A site plan is attached.

- (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.

No fill or dredging is proposed in surface water or wetlands.

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

No surface water withdrawals or diversions are proposed.

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

- (6) The project area is outside of the mapped floodplain based on the Federal Emergency Management Agency's (FEMA) revised 1995 Flood Insurance Rate Map (FIRM); however, the present elevations in the proposed work area are at or below the Base Flood Elevation (BFE) of 20.3 feet NAVD 88. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

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

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No withdrawal of ground water or discharge of water to ground water would occur as part of this 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 material from septic tanks or other sources would be discharged into the ground as part of this project.

c. Water Runoff (Including storm water)

- (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.

No change in on-site runoff patterns or drainage facilities is proposed.

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

Waste materials would not enter ground or surface waters.

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

The erosion control measures described under question 1h would be implemented as necessary.

4. Plants

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

- deciduous tree: aspen,
- evergreen tree:
- shrubs
- grass ✓
- pasture
- crop or grain
- wet soil plants: skunk cabbage,
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

The site contains an extensive list of plant species. For details regarding the vegetation found in the subject area, please see the Bellefield Office Park Vegetation Management Plan prepared by The Watershed Company (March 2013).

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

It is not anticipated that any vegetation will be removed or altered under this proposal. If temporary impacts occur, all areas of disturbance will be restored.

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

No threatened or endangered plant species are known to be 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:

Temporary impacts would require the planting of new native species.

5. ANIMALS

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

Birds: hawk, heron, eagle, songbirds other:

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

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

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

Adult and juvenile chinook salmon and steelhead trout

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

Adult and juvenile salmon migrate up and downstream through the Mercer Slough from Lake Washington.

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

The proposal will have no change to the existing wildlife.

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 need? Describe whether it will be used for heating, manufacturing, etc.

There is no proposed change in the existing forms of energy currently used for the office park.

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

The project would not affect the potential use of solar energy by adjacent properties.

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

No changes to energy features are proposed.

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.

Typical hazards related to heavy equipment fuels and fires are associated with construction of the proposed project. After project completion, hazards would consist of those related to the normal operation of the office park.

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

Emergency services are not anticipated at the site.

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

Standard precautions would be taken to ensure the safety of the work crew. The construction manager would be contacted by a crew member immediately upon discovery of a spill. The construction manager would then ensure that the spill is cleaned up in the manner dictated by the chemical use instructions and would contact the appropriate authorities.

- b. Noise

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

Typical noise associated with adjacent traffic exists in the project area.

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

Noise associated with the project construction would be restricted to use of construction equipment. Construction noise would be limited to normal daytime working hours. There would be no long-term noise associated with the completed project, other than that associated with typical operation of the office park.

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

As mentioned above, construction noise would be limited to daylight weekday hours. No other noise-control measures are necessary.

8. Land and Shoreline Use

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

The current use of the site is an office park. The office park is situated between the preserved natural areas of the Mercer Slough Nature Park and the City of Bellevue's urban core.

There are other office buildings in an adjacent office park.

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

No. The site was built within the historic extent of Lake Washington and Mercer Slough.

- c. Describe any structures on the site.

The project site includes multiple one or two story office buildings.

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

No structures will be demolished.

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

The current zoning classification is O (office).

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

The current comprehensive plan designation is O (office).

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

Mercer Slough is regulated as a shoreline. However, the current Bellevue shoreline regulations do not include environment designations for any shorelines. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

The on-site wetlands and the Mercer Slough have been classified as "environmentally sensitive" areas.

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

There is no change to the number of people who work in the project area.

- i. Approximately how many people would the completed project displace?

No people would be displaced as a result of this project.

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

No measures are necessary.

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

This project does not affect existing land use.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None
- c. Proposed measures to reduce or control housing impacts, if any:
No measures are necessary.

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?
No new above ground structures are proposed.
- b. What views in the immediate vicinity would be altered or obstructed?
Views will not be affected by the proposal project.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
No measures are necessary.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Light or glare will not be produced by the finished project.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No
- c. What existing off-site sources of light or glare may affect your proposal?
None
- d. Proposed measures to reduce or control light or glare impacts, if any:
No reduction measures are necessary.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Mercer Slough Nature Park is located just southeast of the project site and offers nature walking, wildlife viewing, and kayaking.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
The proposal project would not displace any existing recreational uses.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
No such measures are necessary.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
No such places or objects are known to be on or next to the site.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
No such landmarks or evidence is known to be on or next to the site.
- c. Proposed measures to reduce or control impacts, if any:
Should historic, archeological, scientific or culturally significant items be encountered during implementation of this project, work would be temporarily stopped while the appropriate agencies are notified.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
The property takes access from SE 8th Street and 118th Ave SE. Site access would not be changed.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
The nearest King County Metro transit stop is located at the corner of 112th Ave SE and SE 15th Street.
- c. How many parking spaces would be completed project have? How many would the project eliminate?
No parking spaces will be eliminated or added under the proposal.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
The proposal would not require any new roads or streets, or improvements to existing roads or streets.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
Water, rail, or air transportation would not be utilized by the completed project.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
Traffic generation would not change as a result of the proposal project.
- g. Proposed measures to reduce or control transportation impacts, if any:
No such measures are necessary.

15. Public Services

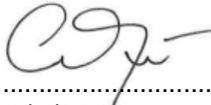
- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
No increase in public service needs would result from this project.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
No such measures are necessary.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
 electricity, natural gas, water, refuse service, telephone, sanitary sewer
- 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.
No new utilities, beyond those available at the office park, are proposed as part of the project.

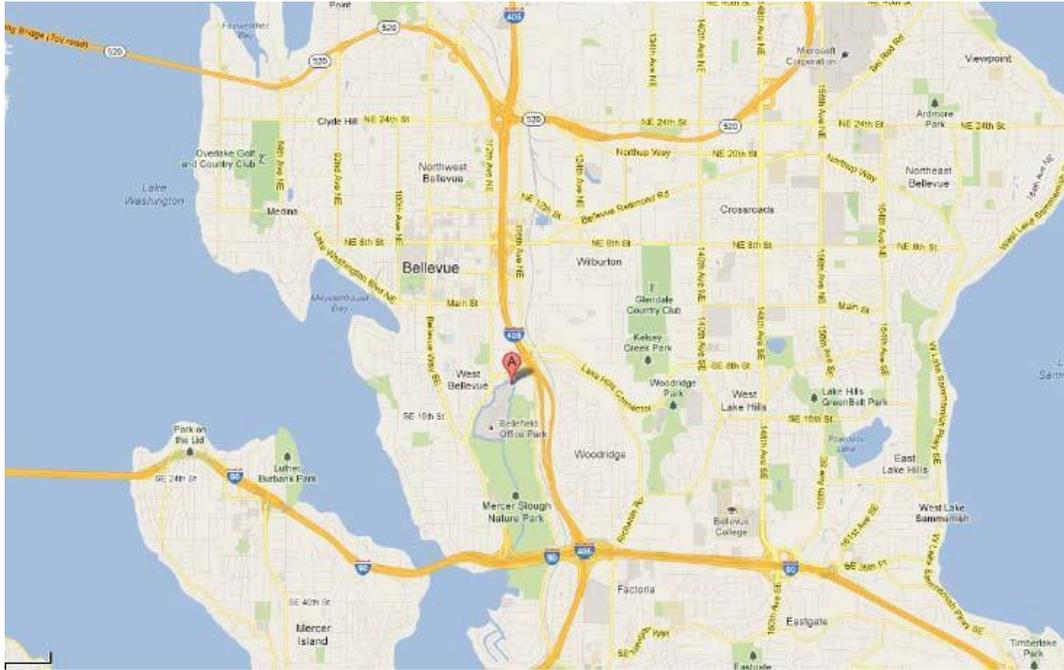
Signature

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.

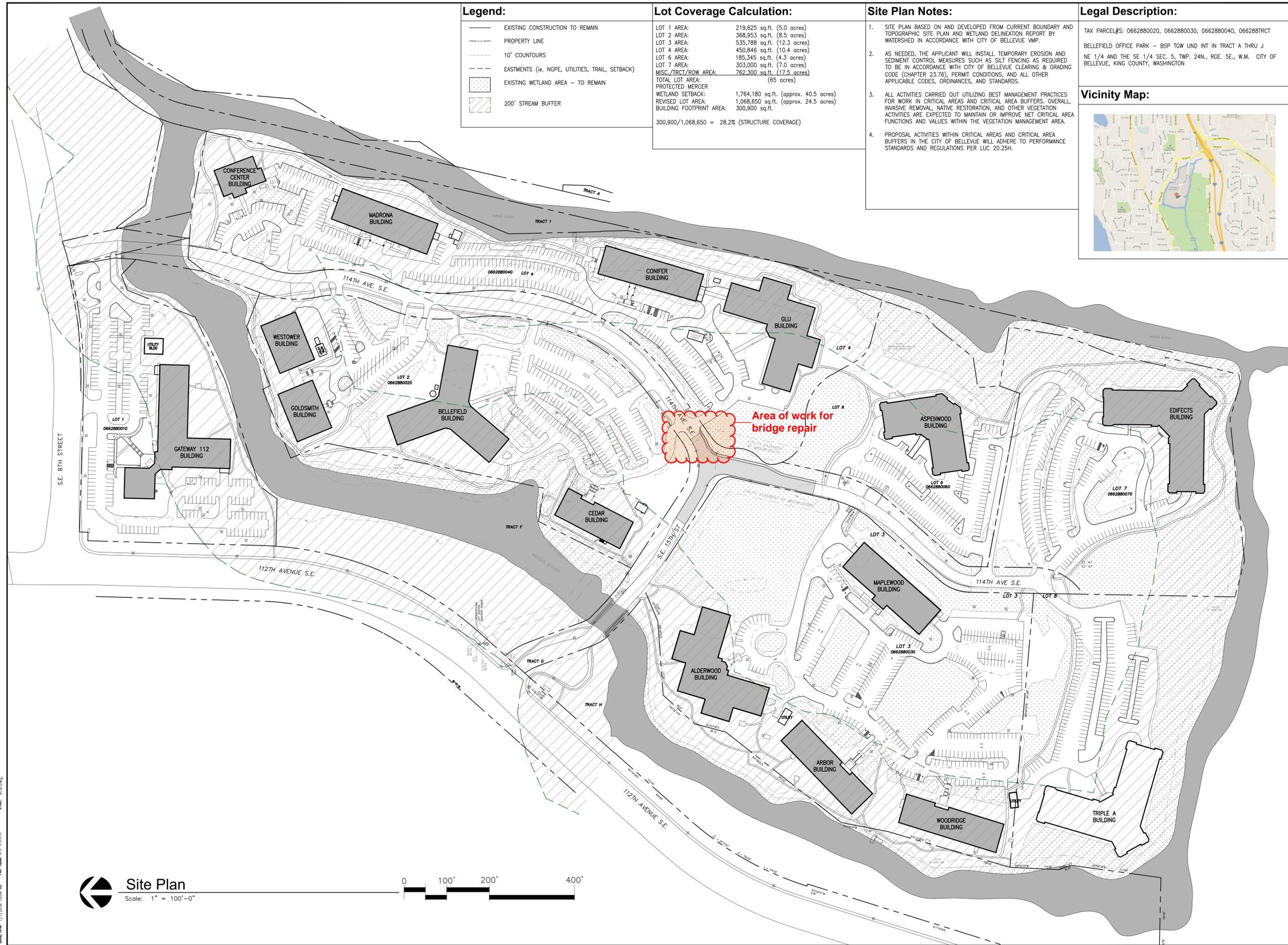
Signature.....
Date Submitted.....
1/7/2016



Vicinity Map from Google Maps (top) and iMAP (bottom)



Author: CHRIS KOCHEMAN
 Date/Time: 1/7/2016 10:04 AM
 Dwg: L:\2015\15-0026\DWG\WIP\MASTER\A-1.0-BRIDGE REPAIR.DWG
 Plot Title: JPC 310.DWG
 XRef: ATE.dwg



Legend:

	EXISTING CONSTRUCTION TO REMAIN
	PROPERTY LINE
	10' CONTOURS
	EASTMENTS (ie. NGPE, UTILITIES, TRAIL, SETBACK)
	EXISTING WETLAND AREA - TO REMAIN
	200' STREAM BUFFER

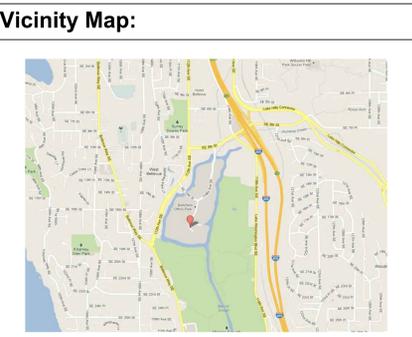
Lot Coverage Calculation:

LOT 1 AREA:	219,625 sq.ft. (5.0 acres)
LOT 2 AREA:	368,953 sq.ft. (8.5 acres)
LOT 3 AREA:	535,788 sq.ft. (12.3 acres)
LOT 4 AREA:	450,846 sq.ft. (10.4 acres)
LOT 6 AREA:	185,345 sq.ft. (4.3 acres)
LOT 7 AREA:	303,000 sq.ft. (7.0 acres)
MISC./TRCT/ROW AREA:	762,300 sq.ft. (17.5 acres)
TOTAL LOT AREA:	(65 acres)
PROTECTED MERCER WETLAND SETBACK:	1,764,180 sq.ft. (approx. 40.5 acres)
REVISED LOT AREA:	1,068,650 sq.ft. (approx. 24.5 acres)
BUILDING FOOTPRINT AREA:	300,900 sq.ft.
300,900/1,068,650 = 28.2% (STRUCTURE COVERAGE)	

- Site Plan Notes:**
- SITE PLAN BASED ON AND DEVELOPED FROM CURRENT BOUNDARY AND TOPOGRAPHIC SITE PLAN AND WETLAND DELINEATION REPORT BY WATERSHED IN ACCORDANCE WITH CITY OF BELLEVUE VMP.
 - AS NEEDED, THE APPLICANT WILL INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SUCH AS SILT FENCING AS REQUIRED TO BE IN ACCORDANCE WITH CITY OF BELLEVUE CLEARING & GRADING CODE (CHAPTER 23.76), PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS.
 - ALL ACTIVITIES CARRIED OUT UTILIZING BEST MANAGEMENT PRACTICES FOR WORK IN CRITICAL AREAS AND CRITICAL AREA BUFFERS. OVERALL, INVASIVE REMOVAL, NATIVE RESTORATION, AND OTHER VEGETATION ACTIVITIES ARE EXPECTED TO MAINTAIN OR IMPROVE NET CRITICAL AREA FUNCTIONS AND VALUES WITHIN THE VEGETATION MANAGEMENT AREA.
 - PROPOSAL ACTIVITIES WITHIN CRITICAL AREAS AND CRITICAL AREA BUFFERS IN THE CITY OF BELLEVUE WILL ADHERE TO PERFORMANCE STANDARDS AND REGULATIONS PER LUC 20.25H.

Legal Description:

TAX PARCEL#: 0662880020, 0662880030, 0662880040, 0662881RTRCT
 BELLEFIELD OFFICE PARK - BSP TGW UND INT IN TRACT A THRU J
 NE 1/4 AND THE SE 1/4 SEC. 5, TWP. 24N., RGE. 5E., W.M. CITY OF
 BELLEVUE, KING COUNTY, WASHINGTON



JPC ARCHITECTS
 909 112th Avenue NE Suite 206
 Bellevue, WA 98004

TALON
 PORTFOLIO SERVICES
 Bellefield Office Park
 Site Upgrades
 1309 114th Ave SE
 Bellevue, WA 98004

DESIGN	JPC
DRAWN	CA, BT
CHECKED	CA, DB
NO.	15-0026

REGISTERED ARCHITECT
 JAMES BUTLER
 STATE OF WASHINGTON



JURISDICTION STAMP
SITE PLAN

A-1.0
 © 2015, JPC Architects, PLLC

VERTICAL DATUM
CITY OF BELLEVUE BENCHMARK NO. 130

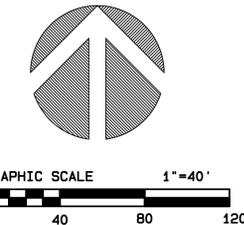
(NAVD 88) (VISITED 10/22/2013)
 FOUND KING COUNTY BRASS CAP IN CONCRETE SET FLUSH TO GROUND SURFACE,
 LOCATED IN GRASS ARE @ SW CORNER PARKING AREA METRO PARK-N-RIDE
 SE 8TH & 118TH AVE SE.
 ELEVATION ON CAP= 33.99'

SURVEYOR'S NOTES

- 1) THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN APRIL OF 2013 AND APRIL OF 2015. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRIC THEODOLITE. THE DATE FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.
- 2) THIS SURVEY DOES NOT REPRESENT A FULL AND COMPLETE TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY. TOPOGRAPHY SHOWN IS LIMITED IN SCOPE AS DEFINED BY CLIENT.

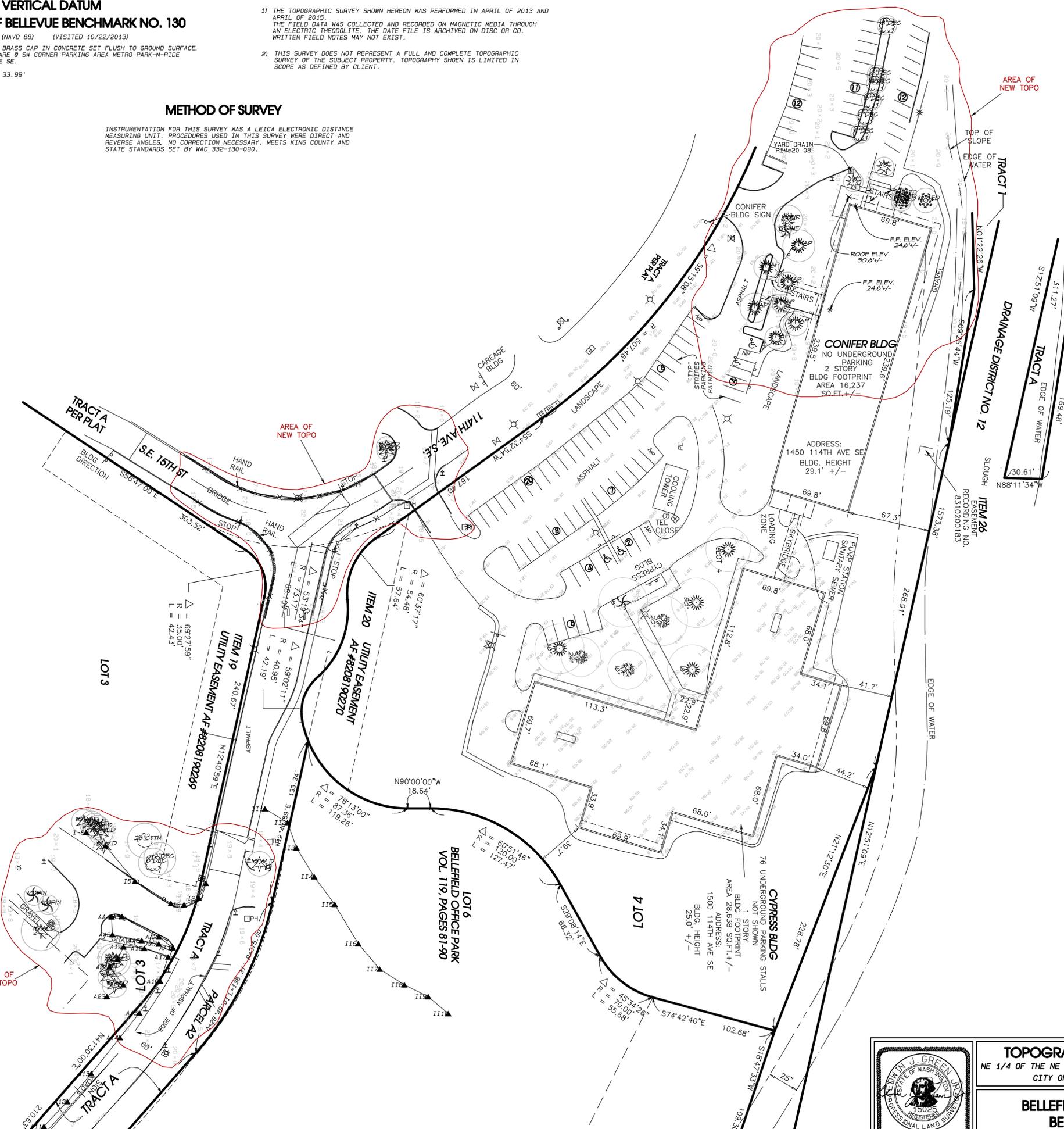
METHOD OF SURVEY

INSTRUMENTATION FOR THIS SURVEY WAS A LEICA ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS KING COUNTY AND STATE STANDARDS SET BY MAC 332-130-090.



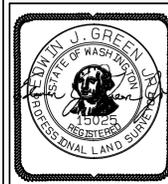
LEGEND

◇	CHOV	○	CMH
◇	CHS	○	POST
◇	CSA	○	SIGN
◇	GMET	○	BOL
◇	GV	○	ASTERISK
◇	MON	○	LS
◇	PCF	○	VLT
◇	PCS	○	WMH
◇	PTWR	○	TMH
◇	PV	○	PK
◇	SDC	○	EDGE OF WATER
◇	SDCB	○	NGPE
◇	SDMH	○	HANDICAP PARKING SPACE
◇	S MON WELL	○	CONC CONCRETE
◇	SFMB	○	TYP TYPICAL
◇	SFR	○	R-O-W RIGHT-OF-WAY
◇	SHT	○	PL PLANTER
◇	SMIC	○	DMP DUMPSTER
◇	SMON	○	HCR HANDICAP RAMP
◇	SPK	○	NUMBER OF PARKING SPACES
◇	SOC	○	TRAFFIC SIGNAL VAULT
◇	SSC	○	STANDPIPE (PIV)
◇	SSCO	○	MANHOLE "PURPOSE UNKNOWN"
◇	SSCT	○	
◇	SSMH	○	
◇	TELR	○	MAPLE TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES
◇	TFWS	○	FIR TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES
◇	TIL	○	PINE TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES
◇	TPB	○	
◇	TV	○	
◇	UP	○	
◇	UPA	○	
◇	WFH2	○	
◇	WFH3	○	
◇	WMET	○	
◇	WV	○	



JOB NUMBER:	7090
DATE:	04/15/2015
DRAFTED BY:	V.L.J.
CHECKED BY:	E.J.G./J.G.M.
SCALE:	1" = 40'
REVISION HISTORY:	
SHEET NUMBER:	1 OF 1

GeoDimensions
 GeoDimensions, Inc., 10801 Main Street, Suite 102, Bellevue, WA 98004
 phone 425.458.4488 support@geodimensions.net
www.geodimensions.net

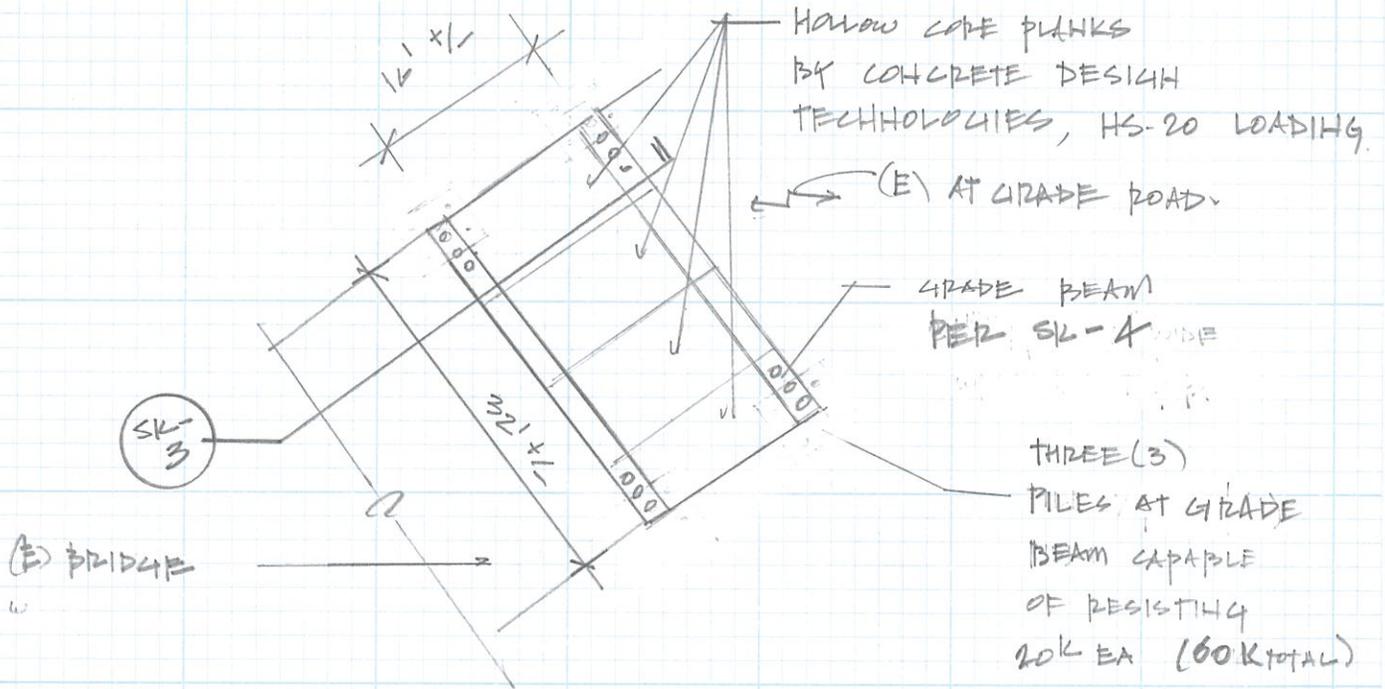


TOPOGRAPHIC & BOUNDARY SURVEY
 NE 1/4 OF THE NE 1/4 OF SEC. 5, TWP. 24N., RGE. 5E., W.M.
 CITY OF BELLEVUE, KING COUNTY, WA.

BELLEFIELD OFFICE PARK
 BELLEVUE, WA.

measure success

Project BELLEFIELD OFFICE PARK	Date
Subject BRIDGE REPAIR	By



NOTE: CONTRACTOR TO
FIELD VERIFY
ALL DIMENSIONS

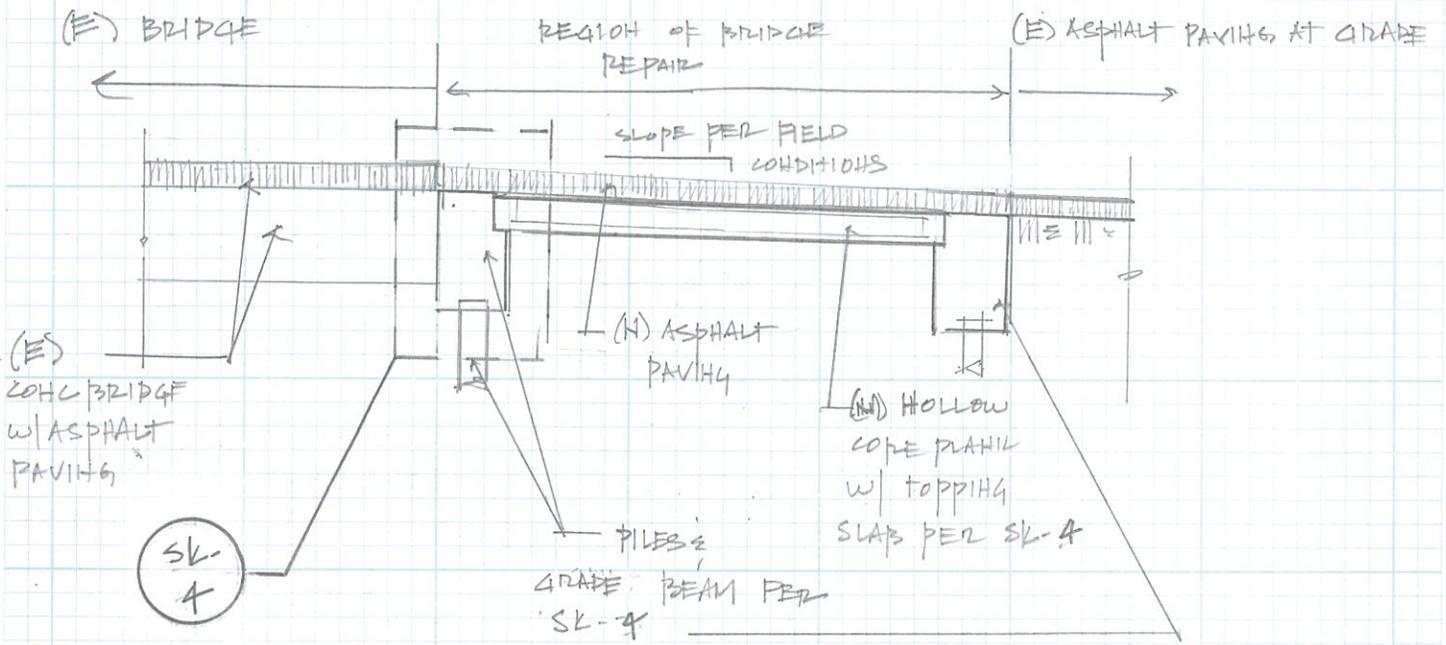
SK-2 ENLARGED PLAN

Project BELLEFIELD OFFICE PARK

Date 5.29.15

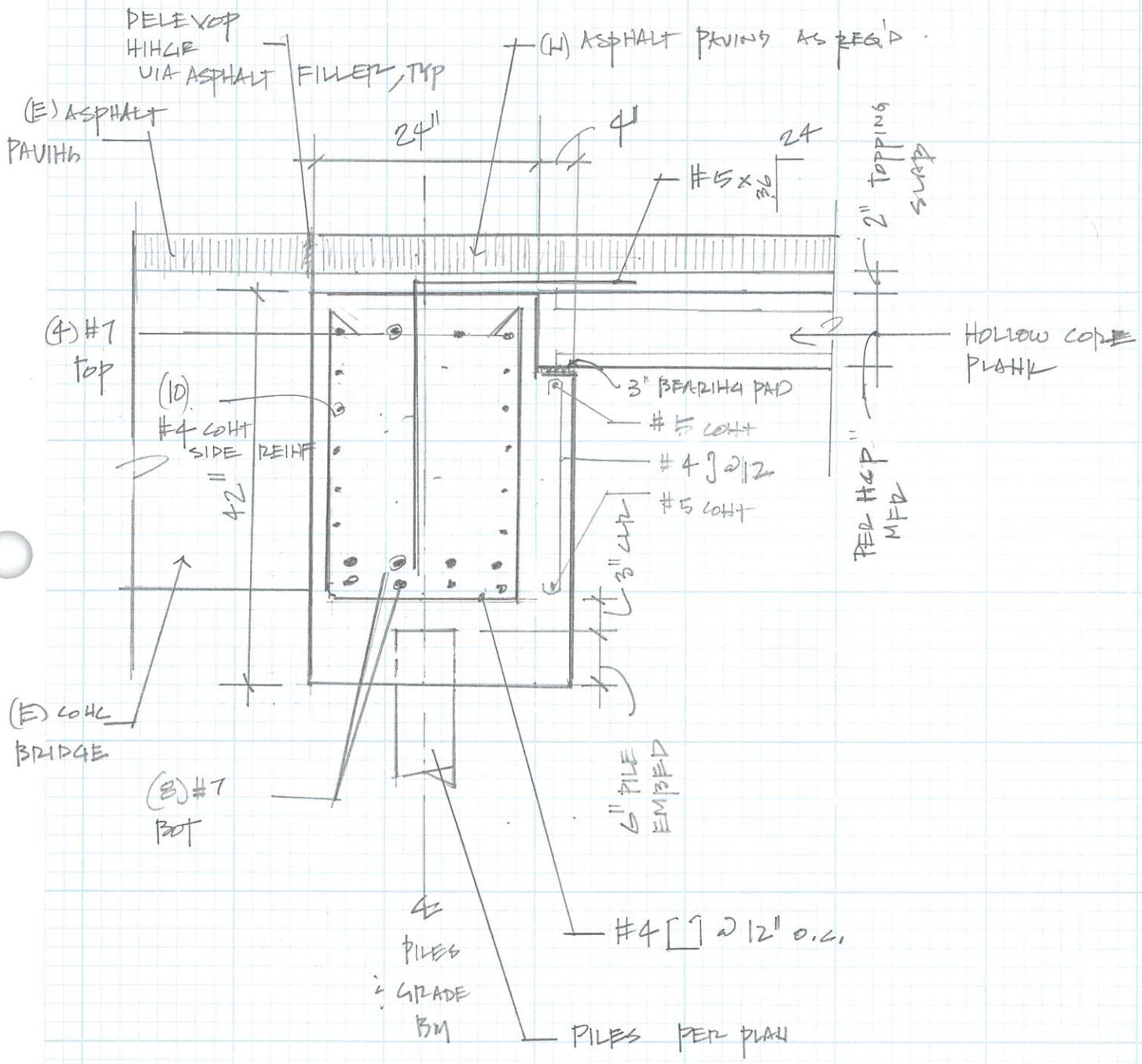
Subject BRIDGE REPAIR

By JRG.



SK-3 BRIDGE REPAIR SECTION

Project BELLEFIELD OFFICE PARK	Date 5.29.15
Subject BRIDGE REPAIR	By JRG



SK-4 GRADE BEAM DETAIL