



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

**DETERMINATION OF NON-SIGNIFICANCE**

**PROPONENT:** Birol Shaha, City of Bellevue Utilities

**LOCATION OF PROPOSAL:** Meydenbauer Bay of Lake Washington

**DESCRIPTION OF PROPOSAL:** Removal or abandonment of existing sewer line in Lake Washington and replacement with a new 1,500 foot sewer line and associated improvements in Lake Washington and on shore. All temporary construction impacts will be restored to existing condition.

**FILE NUMBERS:** 16-126310-WE      **PLANNER:** Reilly Pittman

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on \_\_\_\_\_.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **8/18/2016**
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on \_\_\_\_\_. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on \_\_\_\_\_.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

Carle Heller      8/4/2016  
 Environmental Coordinator      Date

**OTHERS TO RECEIVE THIS DOCUMENT:**

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



**City of Bellevue  
Development Services Department  
Land Use Staff Report**

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**Proposal Name:** Meydenbauer Bay Park Sewer Line Replacement

**Proposal Address:** Multiple properties comprising the Meydenbauer Beach Park and Bellevue Marina at Meydenbauer Bay

**Proposal Description:** The City of Bellevue Utilities Department requests a Shoreline Substantial Development Permit to replace a segment of the existing sewer line in Meydenbauer Bay with a new 1,500-foot sewer line, pump station, and associated sewer infrastructure on land, within the future Meydenbauer Bay Park. In-water work includes construction of 100 feet of replacement sewer line to connect to the line remaining in the lake and removal and abandonment of the sewer line segment along the shoreline of the park.

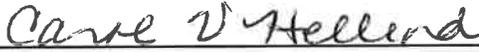
**File Number:** 16-136213-WG

**Applicant:** Birol Shaha, City of Bellevue Utilities Department

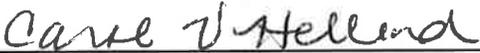
**Decisions Included:** Shoreline Substantial Development Permit (Process II. LUC 20.30R)

**Planner:** Reilly Pittman, Planner

**State Environmental Policy Act Threshold Determination:** **Determination of Non-Significance**

  
\_\_\_\_\_  
Carol V. Helland, Environmental Coordinator  
Development Services Department

**Director's Decision:** **Approval with Conditions**

  
\_\_\_\_\_  
Carol V. Helland, Land Use Director  
Development Services Department

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Application Date: June 24, 2016  
Notice of Application Publication Date: June 30, 2016  
Decision Publication Date: August 4, 2016  
SEPA Appeal Deadline: August 18, 2016  
Shoreline Permit Appeal Deadline: August 25, 2016

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For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision. Appeal of the Shoreline Substantial Development Permit shall be filed with the Shoreline Hearings Board on the date noted for appeal of the decision.

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**Attachments**

1. Project Plans – Enclosed
2. Project Comparison Chart – Enclosed
3. SEPA Checklist – In File
4. Survey, Wetland Delineation, Application forms – In File

**I. Proposal Description**

The City of Bellevue Utilities Department proposes to replace a segment of the public sewer line located in Meydenbauer Bay of Lake Washington with a new 1,500 foot sewer line and associated infrastructure primarily located on land. Included is a new underground pump station, associated sewer infrastructure, and removal or abandonment of the sewer line in the lake. The wastewater from the sewer line in the lake will be directed onto the shore via a new, approximately 100-foot long sewer line segment. This segment will connect to a new underground pump station that will lift the wastewater so that it can flow by gravity to the Grange Pump Station located in SE Bellevue Place City right-of-way. Approximately 400 feet of sewer line in the lake will be removed with a portion between the Grange Pump Station and the park to be abandoned in place. This proposal is within the shoreline jurisdiction of Lake Washington and requires a Shoreline Substantial Development Permit in conformance with the City of Bellevue Shoreline Master Program.

**II. Reason for Request**

The Utilities Department has operated and maintained a sewer line in Lake Washington since the 1950s, when the current sewer line was constructed. The sewer line is nearing the end of its life and various projects to repair the line are being considered. In the last few years, the City of Bellevue Parks Department has prepared a master plan and obtained the necessary permits and approvals for a new Meydenbauer Bay Park to serve the public.

These two separate projects are at the same location which has meant that each department must coordinate together so as to not impede either project. The result has been that this sewer replacement project has had two prior shoreline approvals issued.

- The first shoreline permit issued was in 2012 and approved a sewer line replacement on land, similar to this proposal with minor exceptions.
- The second shoreline approval was a shoreline exemption issued in 2015 to replace the sewer line with a new sewer line, but kept the sewer in the lake. The intent of this proposal was to avoid impacts to the park.

However the second proposal was determined to be too costly to construct and as a result this current shoreline permit proposes to replace the sewer line on land, similar to the 2012 approval which has since expired. Please see Figure 1 below for information on the proposal and how it compares to the prior approvals.

**Figure 1**

<b>Meydenbauer Bay Sewer Line Replacement Project - Comparison Summary</b>			
<b>Project Description &amp; Features</b>	<b>2012</b>	<b>2015</b>	<b>2016</b>
Total Sewer Line Replaced	1,400'	1,395'	1,500'
Sewer Line On-Shore	1,300'	835'	1,405'
New Sewer Line Installed Below Ordinary High Water	100'	560'	95'
Connection to Lake line at the dock	Yes, w/ fittings	Yes, w/ manhole	Yes, w/ manhole
Lift/Pump Station in Park	Yes	No	Yes

Improvements/Rehabilitation of Grange Pump Station	No	Yes	No
Existing Sewer Line Below Ordinary High Water (OHW) Removed or Abandoned In-Place	None is removed, 630' abandoned in-place	All in-lake sewer line is removed (630')	400' is removed and 230' is abandoned in the lake

### III. Site Description, Zoning, and Land Use

#### A. Site Description

The project site is located on the shoreline of Lake Washington at the Meydenbauer Beach Park, Bellevue Marina, and in the City right-of-way of SE Bellevue Place. The proposal follows the route seen in Figure 2 below.

Figure 2



Slopes of varying gradient characterize the topography throughout most of the project site. Three wetlands categorized as category III and IV are identified in the area but are avoided and not impacted by the current sewer line replacement proposal. The existing shoreline along the entire project area is armored with either rockery or concrete retaining walls.

#### B. Zoning

The project area and adjacent properties contain residential properties zoned R-1.8, R-3.5, and R-30 and one O, Office zone.

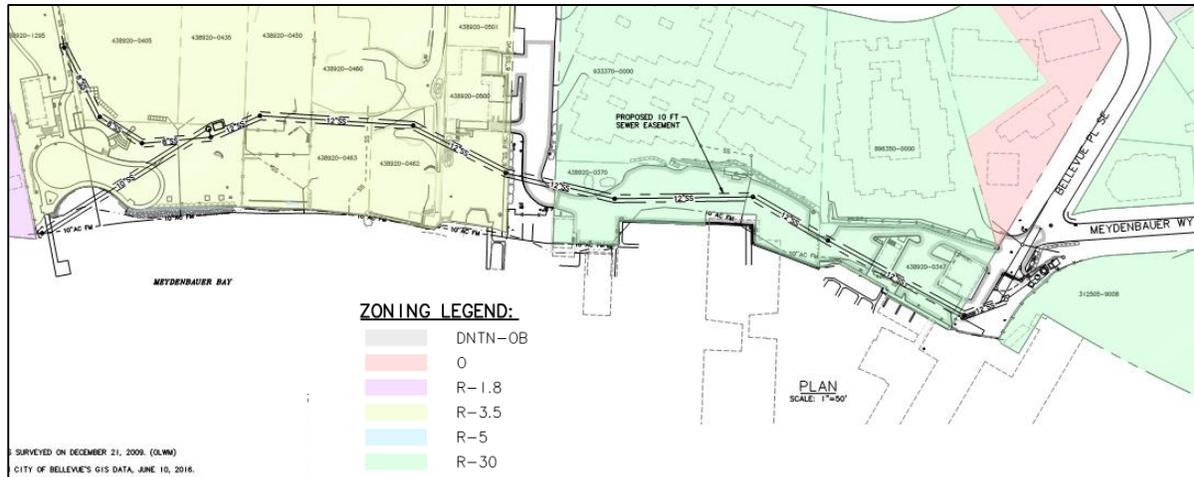
#### C. Land Use Context

The context of the project area is that of a public beach park, single-family residential properties and waterfront marina. The surrounding land uses include:

- Single-family residential to the north and east (R-1.8 and R-3.5, respectively)
- Multi-family residential also to east and south (R-30)
- A small sliver of office zoning at the southern end of the project area.

See Figure 3 below for zoning.

Figure 3



## D. Critical Areas On-Site and Regulations

### i. Shorelines

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al. 1996).

Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values.

### ii. Wetlands

Wetlands provide important functions and values for both the human and biological environment—these functions include flood control, water quality improvement, and nutrient production. These “functions and values” to both the environment and the citizens of Bellevue depend on their size and location within a basin, as well as their diversity and quality. While Bellevue’s wetlands provide various beneficial functions, not all wetlands perform all functions, nor do they perform all functions equally well (Novitski et al., 1995). However, the combined effect of functional processes of wetlands within basins provides benefits to both natural and human environments. For example, wetlands provide significant stormwater control, even if they are degraded

and comprise only a small percentage of area within a basin.

#### **IV. Consistency with Land Use Code Requirements:**

##### **A. Zoning District Dimensional Requirements:**

The dimensional requirements found in LUC 20.20.010 do not apply to this project as no new structures over 30 inches in grade are proposed to be constructed. No expansion of impervious surface is proposed and all work is underground or within proposed paved areas in the park. Any future changes that add structures or improvements will be reviewed for conformance with applicable zoning dimensional requirements as part of the future construction permits.

##### **B. Shoreline Overlay District LUC 20.25E:**

The City of Bellevue Land Use Code LUC 20.25E.080 establishes standards that apply to construction of improvements on any site within the shoreline jurisdiction. The proposed sewer line, pump station, and associated infrastructure are subject to the following code requirements.

###### **i. Consistency with LUC 20.25E.080.B**

General regulations applicable to all Land Use Districts and Activities.

###### **1. Where applicable, all federal and state water quality and effluent standards shall be met.**

The project is required to obtain a clearing and grading permit for the proposed work. This permit will require turbidity monitoring to ensure surface water is protected during and after construction and water quality standards are met. The project will also require permit approval from the Washington Department of Fish and Wildlife and Army Corps of Engineers.

###### **2. If a property extends into the Shoreline Overlay District, the Shoreline Master Program Policies and these use regulations shall apply only to that portion of the property lying within the Shoreline Overlay District.**

The proposal is located entirely within the Shoreline Overlay District and two residential land use districts. The "utility system" use is a permitted use in all of the respective land use zoning districts.

###### **3. All development within the Shoreline Overlay District shall be accompanied by a plan indicating methods of preserving shoreline vegetation and for control of erosion during and following construction in accordance with Part 20.25H LUC, City of Bellevue Clearing and Grading regulations, Chapter 23.76 BCC, and the Comprehensive Plan.**

The submitted plans and reports document existing vegetation and critical areas throughout project area. The work to construct the sewer will impact mostly lawn,

but two trees will also be impacted and proposed to be replaced. Replaced trees will required approval of the Parks Department to ensure consistency with the park plan. The proposal is also within the proposed Meydenbauer Bay Park which is redesigning the park and vegetation in the project area. **See Section XI for related condition of approval regarding site restoration.**

4. **Special care shall be exercised to preserve vegetation in wetland, shoreline and stream corridor bank areas in order to prevent soil erosion. Removal of vegetation from or disturbance of shoreline critical areas and shoreline critical area buffers, and from other critical area and critical area buffers shall be prohibited, except in conformance with Part 20.25H LUC and the specific performance standards of this section.**

Wetlands are avoided by the project. No tree removal is proposed within the shoreline buffer. Trees proposed for removal outside the shoreline buffer will be replaced.

5. **Maximum height limitation for any proposed structure within the Shoreline Overlay District shall be 35 feet, except in land use districts with more restrictive height limitations. The method of measuring the maximum height is described in WAC 173-14-030(6). Variances to this height limitation may be granted pursuant to Part 20.30H LUC.**

No structures are proposed. Improvements and sewer structures are below grade.

6. **The Bellevue Shoreline Master Program, in conjunction with existing Bellevue land use ordinances and Comprehensive Plan policies, shall guide all land use decisions in the Shoreline Overlay District.**

The proposal is supported by the following goals and policies from the City's Shoreline Master Program and Comprehensive Plan, respectively:

**Shoreline Element:**

- **SH-13** – Protect and improve wildlife and aquatic habitats, particularly spawning waters.
- **SH-14** – Maintain water quality to permit swimming and other recreational uses.

**Utilities Element:**

- **Goal 1** – To develop and maintain all utilities at the appropriate levels of service to accommodate the City's projected growth.
- **Goal 2** – To ensure reliable utility service is provided in a way that balances public concerns about infrastructure safety and health impacts, consumer interest in paying a fair and reasonable price for service, potential impacts on the natural environment, and aesthetic compatibility with surrounding land uses.

- **Policy UT-2** – Build and manage City-owned utility infrastructure assets to reduce the likelihood of risks to public safety, property and environment, and disruption due to asset failure.

**Environmental Element:**

- **Policy EN-10** – Use life cycle cost analysis and best management practices in city projects and procurement to achieve effective environmental stewardship and long-term fiscal responsibility.

The proposal seeks to mitigate potential risks to Lake Washington and Meydenbauer Bay associated with the deteriorating asbestos concrete sewer line. A failure of this line would be extremely detrimental to water quality and a negative impact on the recreational and aesthetic quality of the lake.

The proposal will provide for reliable management of the sewage and in a facility that minimizes long-term impact to the most critical natural resource in the vicinity, Lake Washington. The proposed sewer replacement will maintain service while avoiding on-going disturbance of the lake by moving the sewer utility facility onto land.

- 7. Any development within the Shoreline Overlay District shall comply with all applicable Bellevue ordinances, including but not limited to the Bellevue Land Use Code, Sign Code, and clearing and grading regulations.**

The proposal is required to obtain a clearing and grading permit prior to commencing construction and will be required to comply with all applicable codes. **See Section XI for related condition of approval.**

- 8. The dead storage of watercraft seaward of the ordinary high water mark of the shoreline is prohibited.**

No storage of watercraft is proposed.

- 9. Where applicable, state and federal standards for the use of herbicides, pesticides and/or fertilizers shall be met, unless superseded by City of Bellevue ordinances. Use of such substances in the shoreline critical area and shoreline critical area buffer shall comply with the City's "Environmental Best Management Practices."**

The proposed sewer line installation does not required use of these products.

- 10. Adequate storm drainage and sewer facilities must be operational prior to construction of new development within the Shoreline Overlay District. Storm drainage facilities shall be separated from sewage disposal systems.**

The proposal is to replace the existing sewer line in order to maintain sewer service to nearby properties, and is not related to the storm drainage system.

**ii. Consistency with LUC 20.25E.080.G**

Clearing and Grading Regulations.

- 1. All clearing, grading, excavating, and fill in the Shoreline Overlay District shall comply with the provisions of Chapter 23.76 BCC, now or as hereafter amended.**

The project will require a clearing and grading permit and plans will conform to BCC 23.76.

- 2. No clearing, grading, excavating, or fill shall be allowed within the shoreline critical area or shoreline critical area buffer except as permitted by this Part 20.25E, or in association with activities allowed under Part 20.25H LUC.**

Repair of a utility system is an allowed use in the shoreline and shoreline buffer. The project complies with LUC 20.25H.055.C.1 for repair and maintenance.

- 3. Wherever the City determines that the act or intended act of clearing, grading, excavation or fill has become or will constitute a hazard to life or limb, or endangers property, or adversely affects the safety, use of, or stability of a public way, drainage channel or natural stream corridor, including siltation and sedimentation therein, the owner of the property upon which the clearing, excavation or fill is located or other person or agent in the City shall, within the period specified therein, terminate such clearing, grading, excavation, embankment or fill, or eliminate the same from the development plan, or modify the plans, as may be required so as to eliminate the hazard and be in conformance with the requirements of this Code.**

The proposal is not expected to constitute a hazard to life, limb or endanger property or adversely affect the safety, use of, or stability of a public way, drainage channel or natural stream corridor. There will be temporary disturbance in the lake and in the area immediately upland as the new sewer line is installed. Temporary impacts will be restored and the site stabilized per plans submitted under the clearing and grading permit. **See Section XI for related condition of approval.**

**iii. Consistency with LUC 20.25E.080.U**

Utility Regulations

- 1. Compatible utilities shall be consolidated within a single right-of-way. After construction, all areas shall be restored to their pre-project configuration, replanted with suitable vegetation, and provided maintenance until newly planted vegetation is established.**

The proposal includes restoration and stabilization of the site to await construction of the future park. The plans submitted under the clearing and grading permit will show the restoration and stabilization measures. **See Section XI for related**

**condition of approval.**

**2. Utilities proposed or located in the shoreline critical area and shoreline critical area buffer shall comply with the requirements of LUC 20.25H.055.**

The existing sewer line is located in Lake Washington. This proposal removes the portion of the line along the shoreline of Meydenbauer Bay Park and locates it on land within the park, with the exception of 400 feet of sewer line that will be abandoned in place. The project results in a reduction of the disturbance of Lake Washington and the shoreline environment.

**V. Public Notice and Comment**

Application Date:	June 24, 2016
Public Notice (500 feet):	June 30, 2016
Minimum Comment Period:	August 1, 2016

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin and Seattle Times on June 30, 2016. It was mailed to property owners within 500 feet of the project site. No comments were received.

**VI. Summary of Technical Reviews**

**A. Clearing and Grading**

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards and approved the application.

**B. Utilities**

The Utilities Department has reviewed the proposed site development for compliance with Utility codes and standards and approved the application.

**VII. State Environmental Policy Act (SEPA)**

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

**A. Earth, Air, and Water**

The work in Lake Washington to remove or abandon the existing pipe as well as construct the

new segment will temporarily disturb the lake bed. Best management practices to contain sediment, silt, and limit turbidity in the water will be required as well as erosion and sediment controls for all work on land. Erosion and sediment controls will remain in place until the site is stabilized to await construction of the park. The project requires a clearing and grading permit that will ensure conformance with the City's Clearing and Grading Code BCC 23.76. No new impervious surfaces are proposed. No surface water withdrawals or diversions are proposed.

#### **B. Animals**

Lake Washington is known to support Chinook salmon and Sockeye salmon, as well as other anadromous fish species. The primary native fish in Lake Washington are cutthroat trout, northern pikeminnow, and prickly sculpin, while non-native fish include rainbow trout, adult yellow perch, smallmouth bass, and largemouth bass. These fish species and their habitat will be protected during the project construction through timing of the work to occur in the water. The in-water sewer line will be covered with two-inch minus round river rock in the upper six inches of the sewer trench to provide for spawning in the near shore of Lake Washington.

#### **C. Plants**

Approximately 24,000 square feet of lawn, trees, and shrubs will be cleared for the trenching to install the sewer. Trees that are to be retained for the future park will be protected. All disturbed areas will be hydroseeded or stabilized to await the future construction of the park. **See Section XI for a related condition of approval.**

#### **D. Noise**

The project is adjacent to primarily commercial properties but is near some residential properties whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. **See Section XI for a related condition of approval.**

### **VIII. Changes to Proposal Due to Staff Review**

No changes were proposed by staff.

### **IX. Decision Criteria**

#### **LUC 20.30R.155.B Shoreline Substantial Development Permit – Decision Criteria**

The Director may approve, or approve with modifications if:

- 1. The applicant has carried the burden of proof and produced evidence sufficient to support the conclusion that the application merits approval or approval with modifications;**

The applicant has demonstrated that the proposal is in conformance with required performance standards in the Land Use Code for work within the Shoreline Overlay District.

**2. The applicant has demonstrated that the proposal complies with the applicable decision criteria of the Bellevue City Code;**

The proposal complies with all applicable decision criteria found in this section.

**3. The applicant has demonstrated that the proposal is consistent with the policies and procedures of the Shoreline Management Act and the provisions of Chapter 173-14 WAC and the Master Program.**

As discussed in Section IV of this report, the proposal complies with the policies of the Shoreline Management Act, Chapter 173-14 WAC, and the Shoreline Master Program.

**X. Conclusion and Decision**

After conducting the various administrative reviews associated with this proposal, including SEPA, Land Use Code consistency, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposal to replace a segment of the public sewer line located in Meydenbauer Bay of Lake Washington with a new 1,500 foot sewer line and associated infrastructure. **Approval of this Shoreline Substantial Development Permit does not constitute a permit for construction. A building permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

**Note- Expiration of Approval:** In accordance with LUC 20.30R.175, the Shoreline Substantial Development Permit automatically expires and is void if the applicant fails to file for a building permit or other necessary development permit and fails to make substantial progress towards completion of the project within two years of the effective date of the Shoreline Substantial Development Permit unless the applicant has received an extension for the Shoreline Substantial Development Permit pursuant to LUC 20.30R.180.

Permit authorization expires finally, despite substantial progress, five years after the effective date of the Shoreline Substantial Development Permit unless the applicant has received an extension pursuant to LUC 20.30R.180

**XI. Conditions of Approval**

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Janney Gwo, 425-452-6190
Utilities – BCC Title 24	Mark Dewey, 425-452-6179

Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350
Noise Control- BCC 9.18	Reilly Pittman, 425-452-4350

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

- 1. Clearing and Grading Permit Required:** Approval of this Shoreline Substantial Development Permit does not constitute an approval of a clearing and grading permit and one is required to be approved for the work to be carried out. Plans submitted as part of the permit application shall be consistent with the activity permitted under this approval.

Authority: Land Use Code 20.25E.080.B  
Reviewer: Reilly Pittman, Development Services Department

- 2. State and Federal Permits:** Copies of the required permits from the State shall be submitted prior to building permit issuance.

Authority: Land Use Code 20.25E.080.B  
Reviewer: Reilly Pittman, Development Services Department

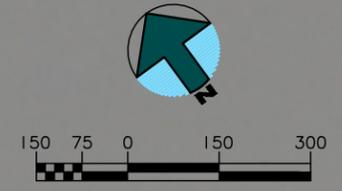
- 3. Site Restoration, Stabilization, Tree Replacement, Parks Coordination:** The plans submitted with the clearing and grading permit shall show restoration of all temporary disturbance to the site. The grading plans shall also show how the site will be stabilized and designed to await construction of the Meydenbauer Bay Park. The plans must also show replacement of two trees as discussed in this report. These trees and all other elements of this plan shall be chosen and designed in consultation with the Park's department to ensure compatibility between the two projects.

Authority: Land Use Code 20.25E.080.B and G  
Reviewer: Reilly Pittman, Development Services Department

- 4. Noise Control:** Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18  
Reviewer: Reilly Pittman, Development Services Department

H:\EVT\_Projects\15\1700 Bellevue\_Meydenbauer\CAD\EXHIBITS\AREA MAP.dwg EXHIBIT 1 6/21/2016 8:10 AM HCM 20.0s (LMS Tech)

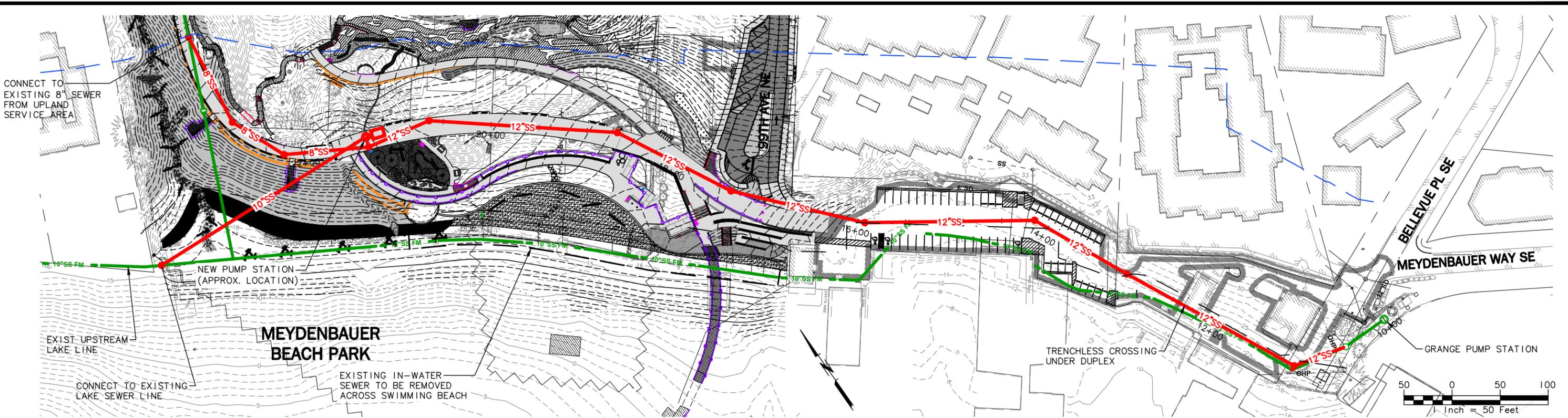


**City of Bellevue** EXHIBIT 1  
 UTILITIES DEPARTMENT  
**MEYDENBAUER BAY PARK SEWER LINE REPLACEMENT**  
**PROJECT AREA MAP**

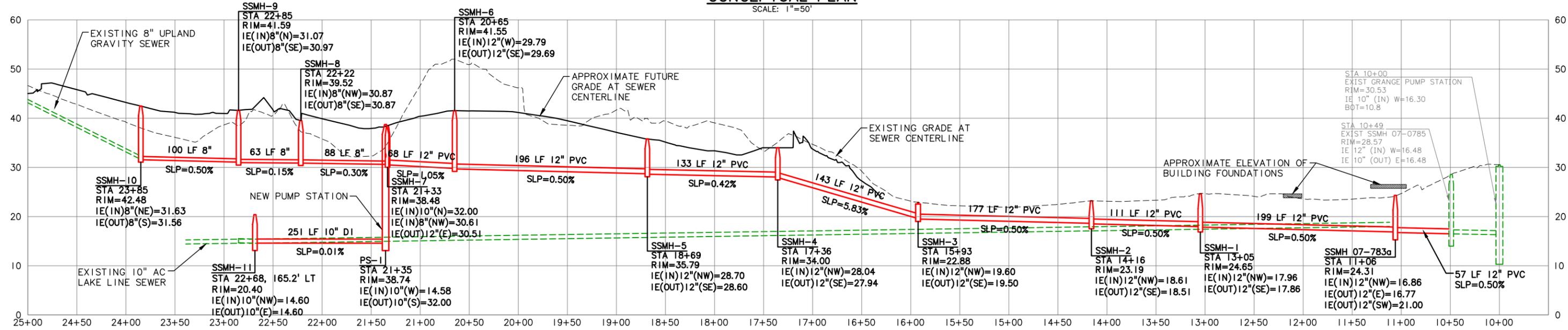
**MSA** Murray Smith & Associates, Inc.  
 Engineers/Planners  
 2707 Colby Avenue, Suite 1110 PHONE 425.252.9000  
 Everett, Washington 98201-3506 FAX 425.252.9053

JUNE 2016

H:\NEVT\_P\Projects\15\1700\_Bellevue\_Meydenbauer\CAD\Meydenbauer\_3\0\EXHIBITS\PROPOSED.dwg EXHIBIT 2 6/21/2016 10:31 AM HCM 20.0s (LMS Tech)



**CONCEPTUAL PLAN**  
SCALE: 1"=50'



**CONCEPTUAL PROFILE**  
SCALE: 1"=50' HORIZ, 1"=10' VERT



**City of Bellevue**  
UTILITIES DEPARTMENT

**EXHIBIT 2**

**MEYDENBAUER BAY PARK  
SEWER LINE REPLACEMENT  
PROPOSED SEWER ALIGNMENT  
(FUTURE CONDITIONS)**

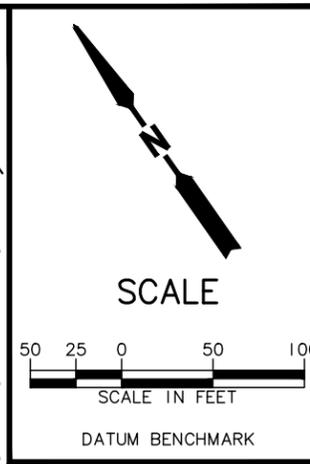


**Murray Smith & Associates, Inc.**  
Engineers/Planners

2707 Colby Avenue, Suite 1110 PLYMOUTH 425.252.0003  
Drexel, Washington 98201-5566 FAX 425.252.0653

**JUNE 2016**

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PARCEL NO.	LEGAL DESCRIPTION
312505-9008	POR OF CL 5 & OF TRS 79 & 80 BELLEVUE AC & HALF AC TRS & VAC ST ADJ BEG 1/4 COR BET SECS 31 & 32 TH S 202.26 FT TH S 66-01-00 W 431.37 FT TH S 33-58-45 E 30.47 FT M/L TO SLY LN OF BELLEVUE WAY SE & TPOB TH S 33-58-45 E 300 FT TH S 33-19-45 E 100 FT TH N 76-28-56 E 240.48 FT TO S LN OF TR 80 TH N 03-48-20 E 124.82 FT M/L TO SLY LN OF BELLEVUE WAY TH WLY ALG SD SLY LN TO TPOB TGV SH LDS ADJ
438920-0347	LOCHLEVEN POR OF & 2ND CL SH LDS ADJ SWLY OF LN BEG AT SE COR OF 3 TH S 65 DEG 53 MIN 45 SEC W ALG NLY MGN OF BELLEVUE PL 3 FT TH N 40 DEG 10 MIN 52 SEC W 110 FT TH N 55 DEG 06 MIN 25 SEC W 21.65 FT TH N 52 DEG 34 MIN 00 SEC W 100 FT M/L TO WLY MGN OF SD 4
438920-0370	LOCHLEVEN PARCEL 4 BELLEVUE SHORT PLAT NO 77-59 REVISED REC NO 7803280870 BEING A REVISION OF REC NO 7712200782 SD PLAT DAF - LOTS 5 THRU 8 & POR VAC ST ADJ TGV SH LDS ADJ
438920-0405	LOCHLEVEN POR DAF - BAAP OF NXN BTWN SE LN OF SD LOT 2 & SW MGN OF SD RD TH SWLY ALG SD SE LN 131.95 FT TH N 54-48-04 W 86.09 FT TH N 37-01-52 E 135.35 FT TO SW MGN OF SD RD TH SELY ALG SD RD MGN TO POB - AKA MONTGOMERY LIFE ESTATE
438920-0435	LOCHLEVEN POR SWLY OF NE LAKE WASH BLVD & NELY OF LN RNNG S 54 DEG 26 MIN 00 SEC E FR PT ON NWLY LN 232 FT SWLY OF NE LK WASH BLVD
438920-0450	LOCHLEVEN POR SWLY OF LK WASH BLVD & SH LDS ADJ
438920-0460	LOCHLEVEN LOT 1 OF BEL SP 79-47 REC # 800327-9001 LESS POR DAF BEG MOST NLY COMM COR TO LOTS 1 & 2 OF SD SP TH S 39-13-50 W 30 FT TH S 17-00-37 W 46.86 FT TH N 53-00-09 W 38.94 FT TH N 37-01-25 E 75.73 FT TAP ON NELY LN OF SD LOT 1 TH S 48-56-28 E ALG NELY LN OF SD LOT 123.20 FT TAP OF CRV TH CONT SELY ALG SD LN ON A CRV TO LFT HAVING RAD OF 1462.38 FT THRU A C/A OF 00-02-10 AN ARC DIST OF 0.92 FT TO POB SD SP DAF - POR OF LOTS 5 & 6 BLK 7 SD SUBD LY SWLY OF LK WASH BLVD TGV 2ND CLASS SH LDS ADJ AKA LOT 1 OF BEL BLA 92-958 PER REC #9208049001
438920-0461	LOCHLEVEN LOT 2 OF BEL SP #79-47 REC #800327-9001 TGV TR A (REMAINDER); TR B; TRS C-1; C-2; C-3 & C-4 AS DISCLOSED IN REC #890626-0329 TGV POR POR LOT 1 OF SD SP DAF - BEG AT NLY COR COMMON TO LOTS 1 & 2 OF SD SP TH S 39-13-50 W 30 FT TH S 17-00-37 W ALG SD LN 46.86 FT TH N53-00-09 W 38.94 FT TH N 37-01-25 E 75.73 FT TAP ON NELY LN OF SD LOT 1 TH S 48-56-28 E ALG NELY LN OF SD LOT 1 23.20 FT TAP OF CRV TH CONT SELY ALG SD LN ON A CRV TO LFT HAVING RAD OF 1462.38 FT THRU A C/A OF 00-02-10 AN ARC DIST OF 0.92 FT TO POB - AS DESC IN BELLEVUE LLA #92-958 REC #9208049001 - SITE SP #79-47 IS DESC AS POR OF LOTS 5 & 6 BLK 7 SD SUBD LY SWLY OF LK WASH BLVD TGV 2ND CLASS SH LDS ADJ
438920-0462	LOCHLEVEN LOT 3 OF BEL SP #79-47 REC # 800327-9001 SD SP DAF - POR OF LOTS 5 & 6 BLK 7 SD SUBD LY SWLY OF LK WASH BLVD LESS POR OF SD LOT 3 WITHIN TRS B & D AS DESC IN REC #890626-0329 TGV TR D AS DESC IN REC # 890626-0329 TGV 2ND CL SH LDS ADJ
438920-0463	LOCHLEVEN LOT 4 OF BEL SP #79-47 REC #800327-9001 SD SP DAF - POR OF LOTS 5 & 6 BLK 7 SD SUBD LY SWLY OF LK WASH BLVD TGV 2ND CLASS SH LDS ADJ
438920-0500	LOCHLEVEN LOT 1 TGV 2ND CL SH LDS ADJ BELLEVUE SP #CSPS-88-5837 REC #8901069001 SD SP DAF POR LOT 7 LY SWLY OF HWY
438920-0501	LOCHLEVEN LOT 2 BELLEVUE SP #CSPS-88-5837 REC #8901069001 SD SP DAF POR LOT 7 LY SWLY OF HWY
438920-0952	LOCHLEVEN BEG AT NXN OF NWLY LN & SWLY LN OF NE LK WASH BLVD TH SWLY ALG SD NWLY LN 116 FT TH S 52 DEG 34 MIN 00 SEC E 165 FT TO TPOB TH CONTG S 52 DEG 34 MIN 00 SEC E 104.61 FT TO SELY LN OF LOT TH S 24 DEG 11 MIN 00 SEC W ALG SD SELY LN TO SH OF LAKE TH NWLY ALG SH TO PT S 24 DEG 11 MIN 00 SEC W OF TPOB TH N 24 DEG 11 MIN 00 SEC E TO TPOB & SH LDS ADJ LESS UND INT TGV 1/3 UND INT IN FOLG BEG NXN OF NWLY LN SD LOT 19 & SWLY LN OF SD NE LK WASH BLVD TH SELY ALG SD BLVD LN 117.7 FT TO TPOB TH CONTG ALG SD BLVD 20 FT TH S 37-26-00 W 30.92 FT TH S 06-00-00 W 99.72 FT TH S 82-23-00 W 28.28 FT TH N 52-34-00 W 62.01 FT TH N 44-00-00 E 20.13 FT TH ALG CRV LFT RAD 28.66 FT C/A BRG N 44-00-00 E FR LAST DESC PT 60.73 FT TH N 06-00-00 E 32.11 FT TH N 37-26-00 E 45 TO TPOB
438920-1295	LOCHLEVEN POR OF LOTS 1 & 2 BLK 7 LY SWLY OF NE LK WASHINGTON BLVD LESS POR DAF - BAAP OF NXN SE LN OF SD LOT 2 & SW MGN OF SD RD TH SWLY ALG SD SE LN 131.95 FT TH N 54-48-04 W 86.09 FT TH N 37-01-52 E 135.35 FT TO SW MGN OF SD RD TH SELY ALG SD RD MGN TO POB (AKA MONTGOMERY LIFE ESTATE) - TGV POR OF SD LOT 1 LY NELY OF SD RD LESS NELY 150 FT & TGV POR OF LOT 3 BLK 7 LY SWLY OF A LN RUNNING S 54-26 E FAP ON NW LN THOF LY 232 FT SWLY OF SW MGN OF SD RD & TGV EAST PARK & WEST PARK & RESERVE OF SD ADD & TGV SH LDS ADJ
896350-0000	N/A - SEE NOTE 3
933370-0000	N/A - SEE NOTE 3

**PLAN**  
SCALE: 1"=50'

- NOTES:**
- LEGAL DESCRIPTIONS FROM KING COUNTY PARCEL VIEWER, ACCESSED JULY 19, 2012.
  - PARCEL BOUNDARY INFORMATION FROM CITY OF BELLEVUE AS OF MARCH 15, 2012.
  - INDIVIDUAL CONDOMINIUMS ON PARCEL HAVE THEIR OWN PARCEL NUMBER AND LEGAL DESCRIPTIONS.

NO	DATE	BY	APPR	REVISIONS

**MSA** Murray Smith & Associates, Inc.  
Engineers/Planners  
2707 Colby Avenue, Suite 1110 PHOEN 425.252.9003  
Everett, Washington 98201-3566 FAX 425.252.8853

Approved By  
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PROJECT MANAGER DATE

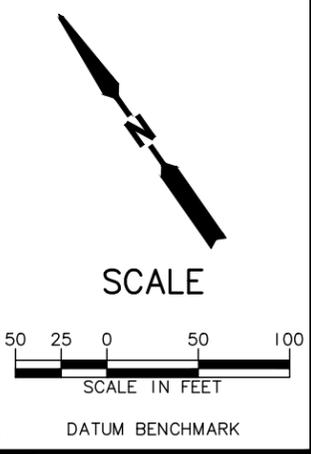
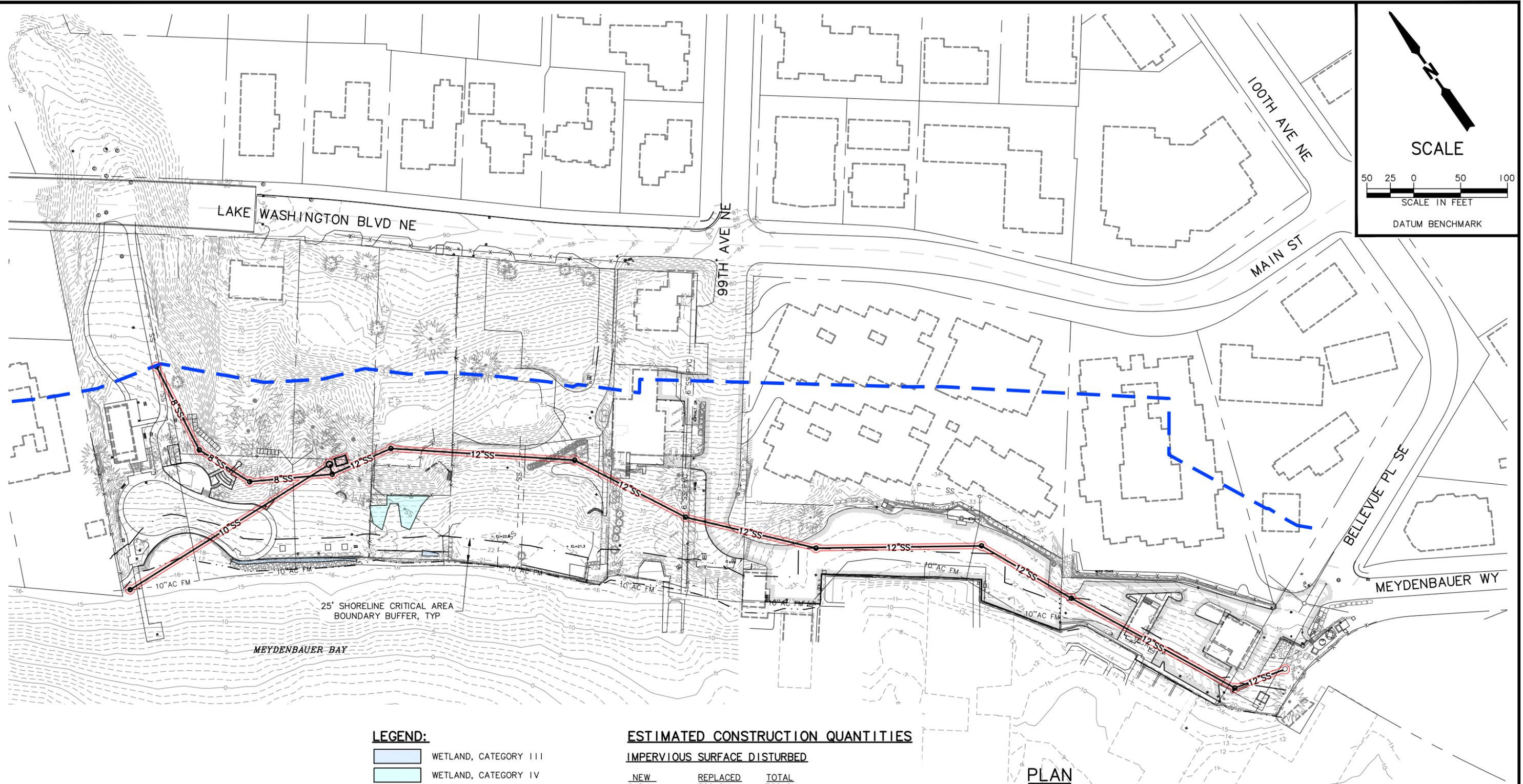
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**City of Bellevue**  
UTILITIES DEPARTMENT

**MEYDENBAUER BAY PARK SEWER LINE REPLACEMENT**  
PARCEL MAP AND LEGAL DESCRIPTIONS  
SEC 31 TWP 25 RGE 5 EXHIBIT 3

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**LEGEND:**

- WETLAND, CATEGORY III
- WETLAND, CATEGORY IV
- SHORELINE 200 FT BUFFER
- DIGGING/ TRENCHING IMPACT AREA
- SHORELINE CRITICAL AREA 25 FT BUFFER

**ESTIMATED CONSTRUCTION QUANTITIES**

**IMPERVIOUS SURFACE DISTURBED**

NEW	REPLACED	TOTAL
0 SY	700 SY	700 SY

**GRADING QUANTITIES**

CUT: 4,500 CY    FILL: 4,000 CY

**GRAVEL REPLACEMENT IN MEYDENBAUER BAY:**

15 CY

**PLAN**  
SCALE: 1"=50'

**NOTES:**

- SHORELINE SHOWN IS APPROXIMATE OHWM (18.67' BASED OFF OF NAVD 88) BASED OFF OF DECEMBER 21, 2009 SURVEY. DURING TIME OF SURVEY, LAKE WASHINGTON WAS AT OLWM.
- WETLAND AS DELINEATED BY ANCHOR QEA IN 2015.

NO	DATE	BY	APPR	REVISIONS

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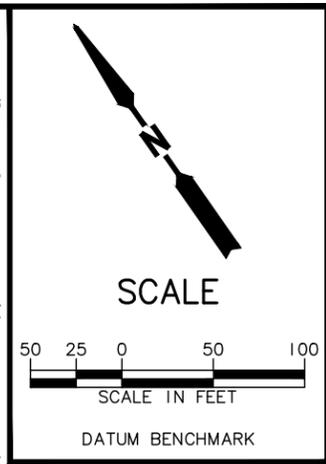
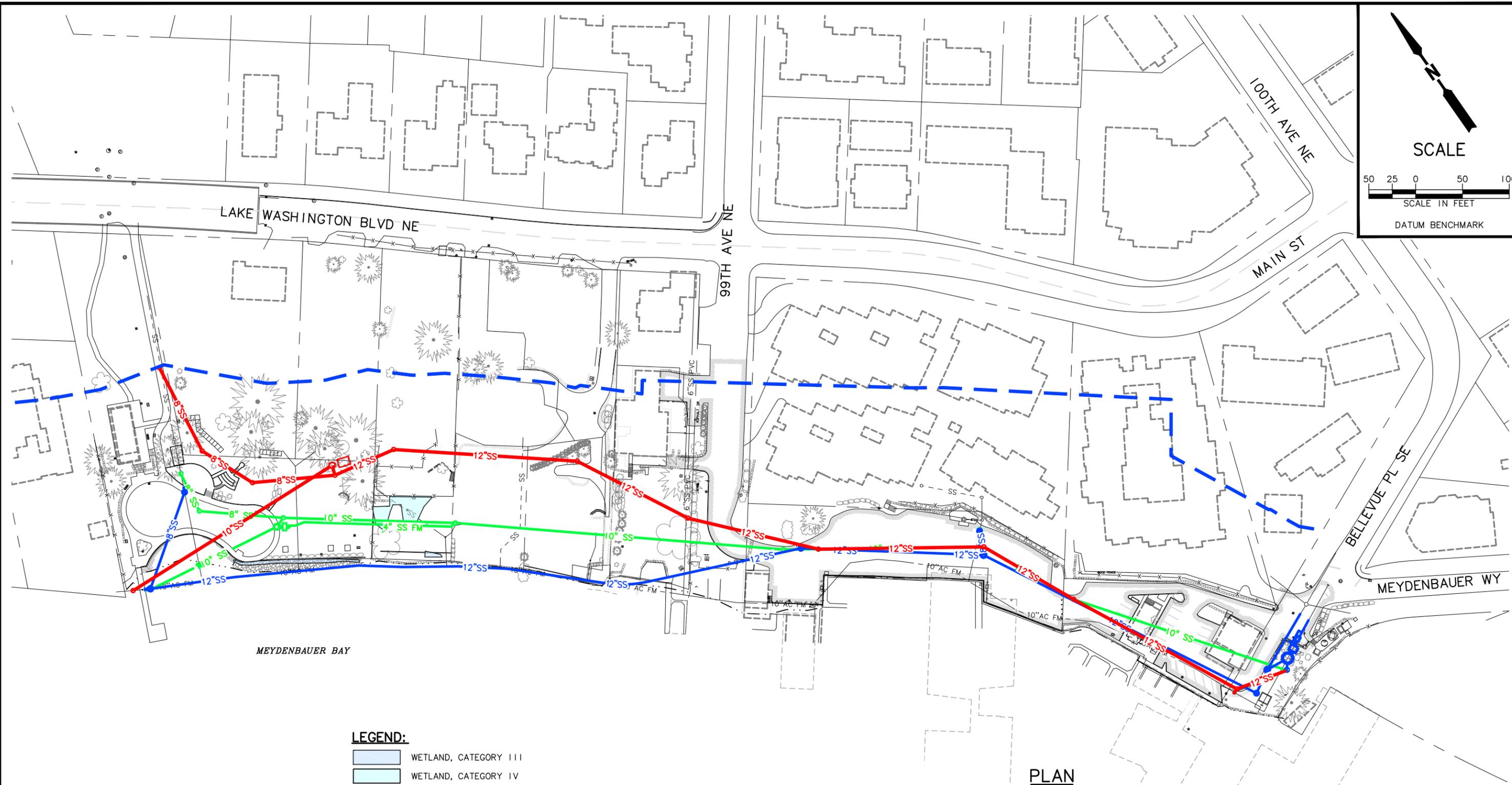
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UTILITIES DEPARTMENT

**MEYDENBAUER BAY PARK SEWER LINE REPLACEMENT**

PROJECT PLAN, CONSTRUCTION QUANTITIES, 200-FOOT SHORELINE

SEC. 31 TWP. 25 RGE. 5    EXHIBIT 4

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- LEGEND:**
- WETLAND, CATEGORY III
  - WETLAND, CATEGORY IV
  - SHORELINE 200 FT BUFFER
  - PREVIOUS UPLAND SEWER ALIGNMENT
  - PREVIOUS IN-WATER SEWER ALIGNMENT
  - NEW UPLAND SEWER ALIGNMENT

- NOTES:**
- SHORELINE SHOWN IS APPROXIMATE OHWM (18.67' BASED OFF OF NAVD 88) BASED OFF OF DECEMBER 21, 2009 SURVEY. DURING TIME OF SURVEY, LAKE WASHINGTON WAS AT OLWM.
  - WETLAND AS DELINEATED BY ANCHOR QEA IN 2015.

**PLAN**  
SCALE: 1"=50'

NO	DATE	BY	APPR	REVISIONS

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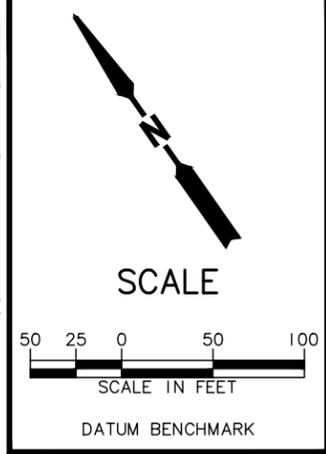
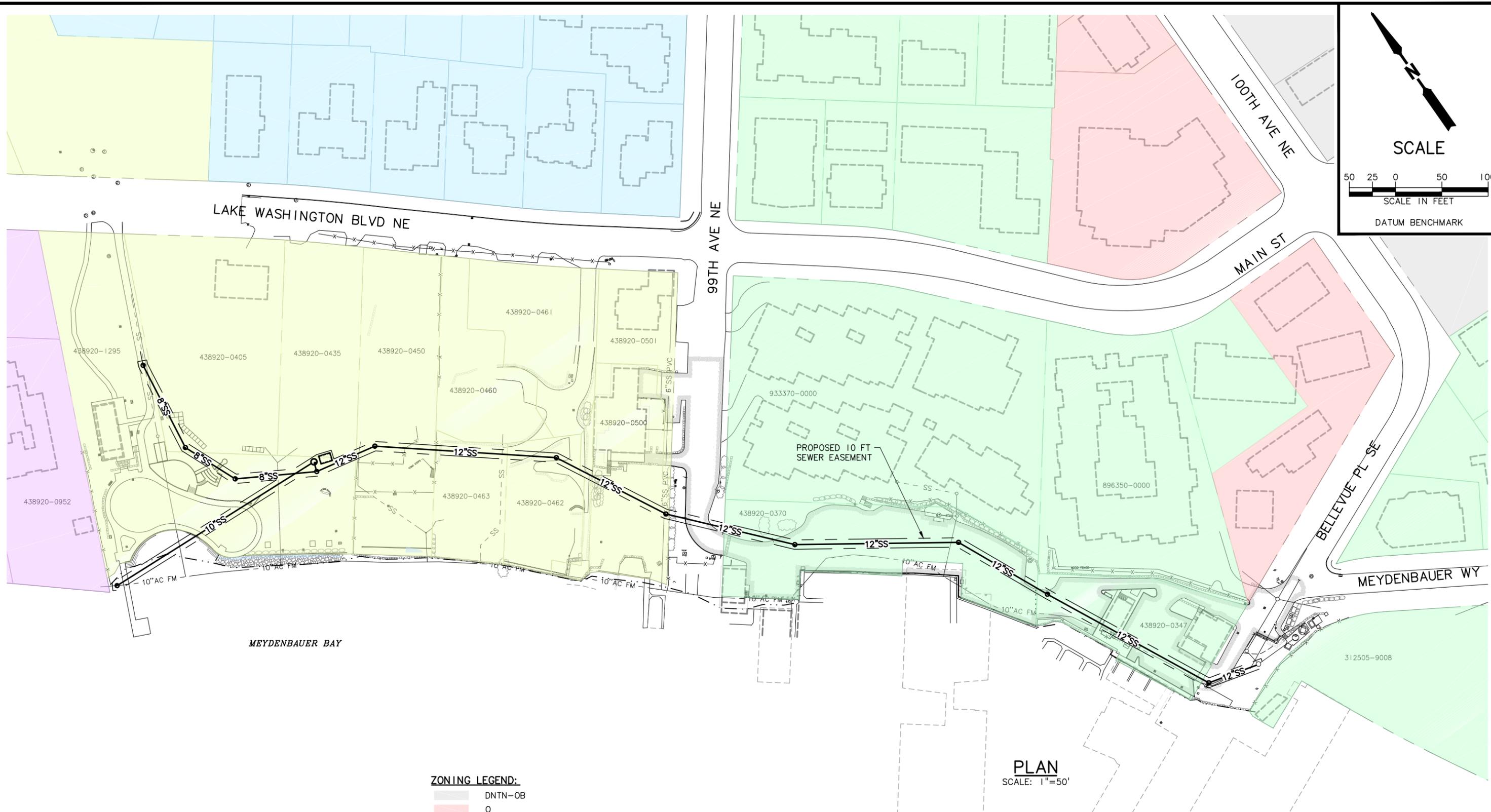
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**City of Bellevue**  
UTILITIES DEPARTMENT

**MEYDENBAUER BAY PARK SEWER LINE REPLACEMENT**  
SEWER ALIGNMENT ALTERNATIVES  
SEC. 31 TWP. 25 RGE. 5 EXHIBIT 5

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- NOTES:**
1. SHORELINE AS SURVEYED ON DECEMBER 21, 2009. (OLWM)
  2. ZONING FROM CITY OF BELLEVUE'S GIS DATA, JUNE 10, 2016.

NO	DATE	BY	APPR	REVISIONS

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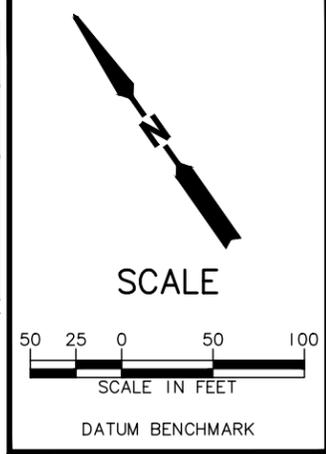
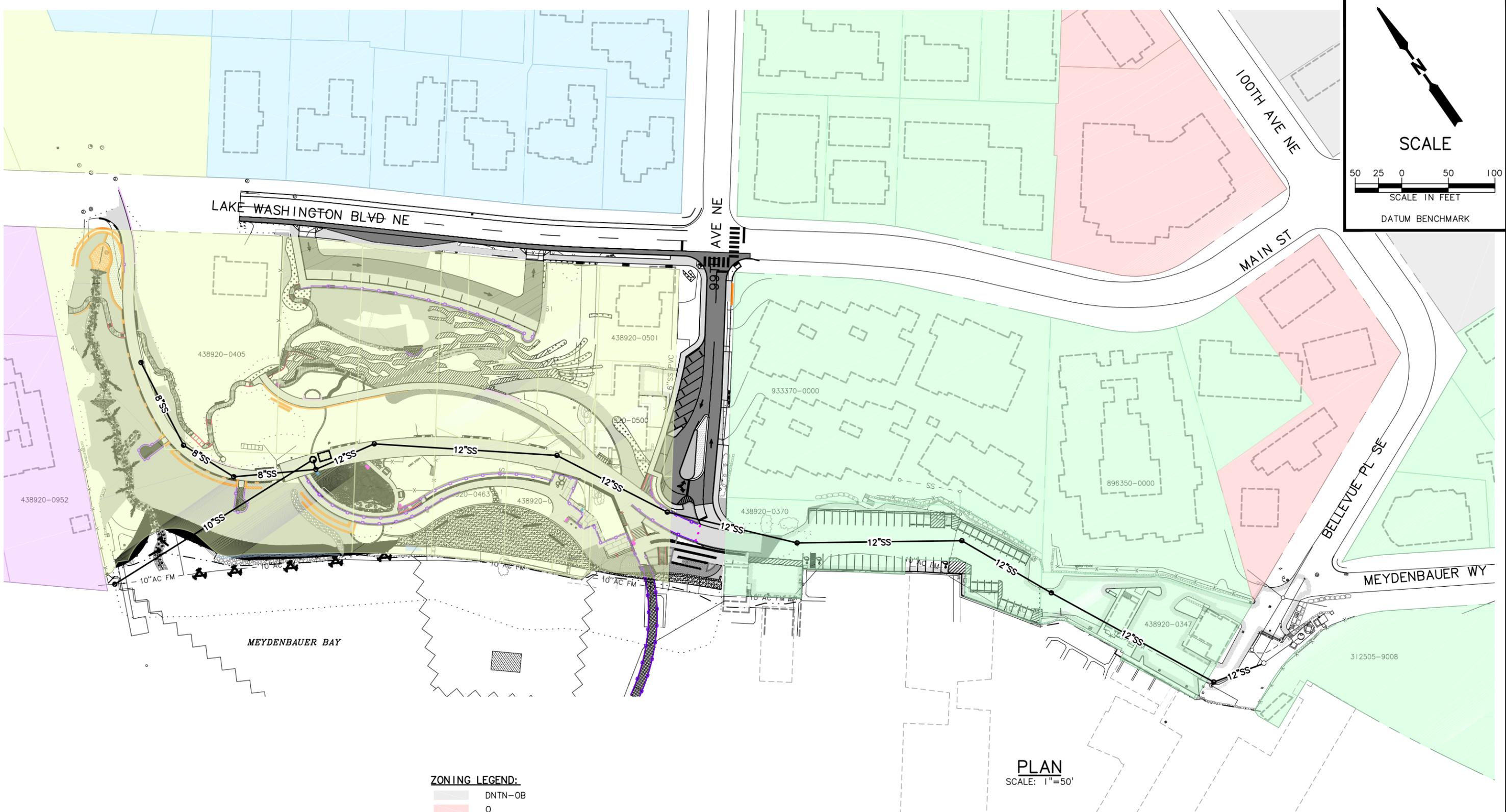
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**City of Bellevue**  
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**MEYDENBAUER BAY PARK SEWER LINE REPLACEMENT**  
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 SEC. 31 TWP. 25 RGE. 5 EXHIBIT 6

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**ZONING LEGEND:**

	DNTN-OB
	O
	R-1.8
	R-3.5
	R-5
	R-30

**PLAN**  
SCALE: 1"=50'

- NOTES:**
- SHORELINE AS SURVEYED ON DECEMBER 21, 2009. (OLWM)
  - ZONING FROM CITY OF BELLEVUE'S GIS DATA, JUNE 10, 2016.

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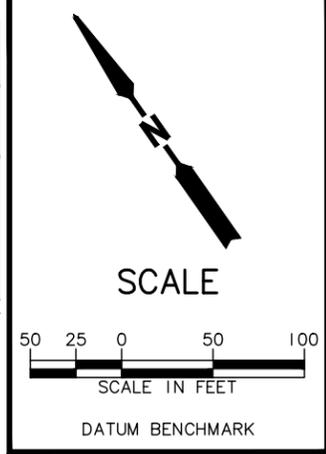
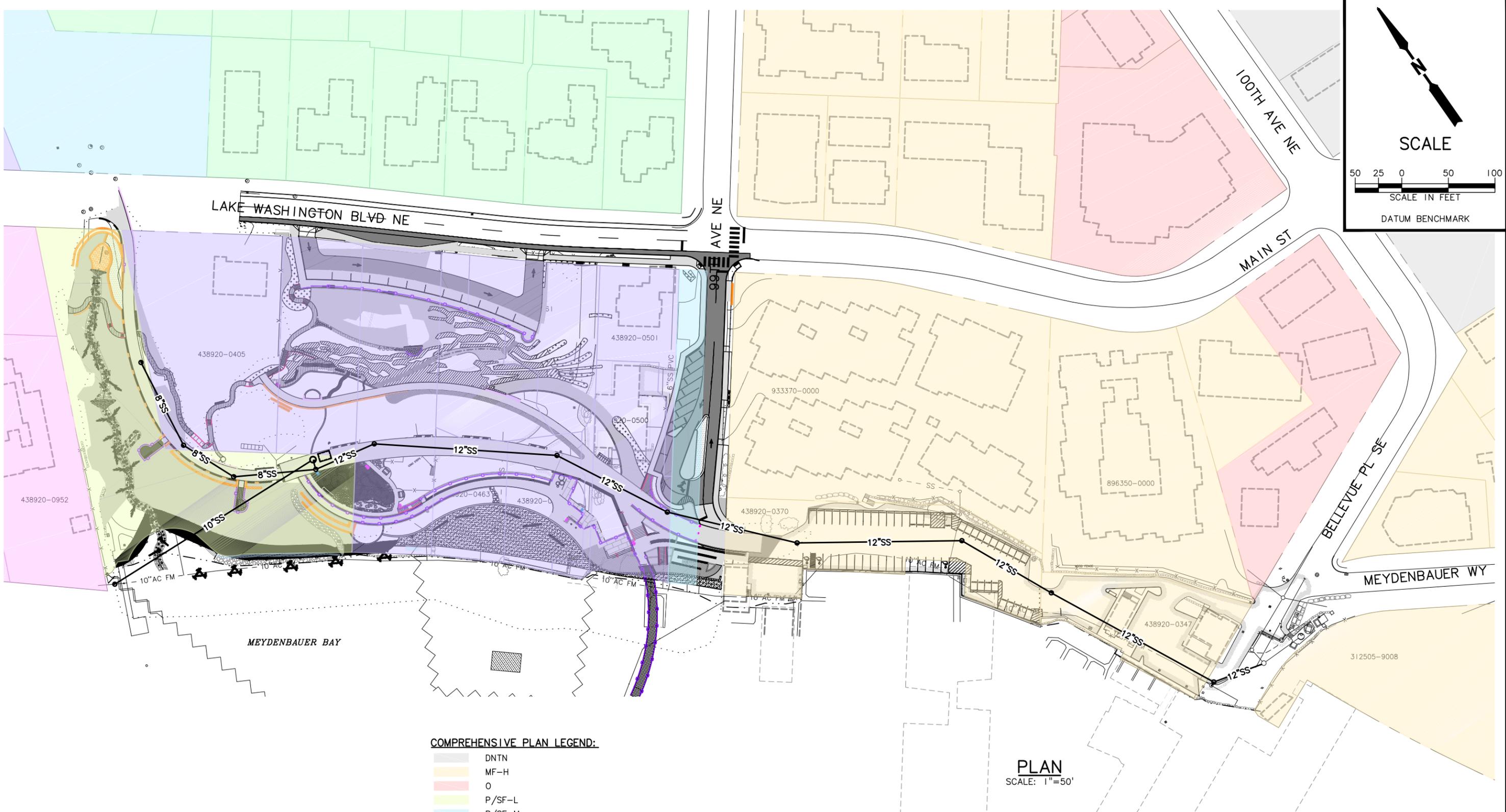
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**City of Bellevue**  
UTILITIES DEPARTMENT

**MEYDENBAUER BAY PARK SEWER LINE REPLACEMENT**  
  
ZONING  
SEC. 31 TWP 25 RGE 5 EXHIBIT 7

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**COMPREHENSIVE PLAN LEGEND:**

- DNTN
- MF-H
- O
- P/SF-L
- P/SF-M
- SF-H
- SF-L
- SF-M

**NOTES:**

1. SHORELINE AS SURVEYED ON DECEMBER 21, 2009. (OLWM)
2. COMPREHENSIVE PLAN FROM CITY OF BELLEVUE'S GIS DATA, JUNE 10, 2016.

**PLAN**  
SCALE: 1"=50'

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**City of Bellevue**  
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**MEYDENBAUER BAY PARK SEWER LINE REPLACEMENT**  
  
COMPREHENSIVE PLAN  
SEC. 31 TWP 25 RGE 5 EXHIBIT 8

## Exhibit 9

<b>Meydenbauer Bay Sewer Line Replacement Project - Comparison Summary</b>			
<b>Project Description &amp; Features</b>	<b>2012</b>	<b>2015</b>	<b>2016</b>
Total Linear ft. of Sewer Line Replaced	1,400'	1,395'	1,500'
Linear ft. of Pipe On-Shore-shore	1,300'	835'	1,405'
New Sewer Line Installed below Ordinary High Water (Linear Feet)	100'	560'	95'
Connection to Lakeline at the dock	Yes, w/ fittings	Yes, w/ manhole	Yes, w/ manhole
Lift/Pump Station in Park	Yes	No	Yes
Improvements /Rehabilitation of Grange Pump Station	No	Yes	No
Existing sewer line below Ordinary High Water (OHW) removed or abandoned in-place	None is removed, 630' abandoned in-place	All in-lake sewer line is removed (630')	400' is removed and 230' is abandoned in the lake
<b>Project Impacts:</b>			
Impacts to residential duplexes	Bore (Tunnel) under two duplexes	Long (250') Bore (Tunnel) under one duplex, and adjacent of one duplex	Short (60') Bore (Tunnel) under one duplex, open trench around one duplex
Anticipated construction duration in Lake Washington (below OWH)	2-3 weeks	10 weeks	2-3 weeks
<b>Shoreline Impacts</b>			
Length & depth of disturbance below Ordinary High Water (OHW)	100 LF sewer installed @ 2' to 3' depth	560 LF sewer installed @ 2' to 5' depth, 630 LF existing sewer removed @ 2' depth, 10'Wx15'Lx10' deep receiving pit for trenchless construction	95 LF sewer installed @ 2' to 3' depth, 400 LF existing sewer removed @ 2' depth
Rock bulkhead on Shoreline Impacted	No	Yes	No
Cubic Yards of Cut and Fill disturbance below Ordinary High Water (OHW)	40 Cubic Yards	500 Cubic Yards	100 Cubic Yards
<b>Wetland Impacts</b>			
Class IV wetlands	Yes – 1,130 Sq ft of disturbance	Yes – 567 Sq ft of disturbance	None
Class III wetlands	None	Yes – 523 Sq ft of disturbance	None