



DEVELOPMENT SERVICES DEPARTMENT  
 ENVIRONMENTAL COORDINATOR  
 11511 MAIN ST., P.O. BOX 90012  
 BELLEVUE, WA 98009-9012

## DETERMINATION OF NON-SIGNIFICANCE

**PROPONENT:** Greg Ransom

**LOCATION OF PROPOSAL:** 15815 SE 37<sup>th</sup> Street

**NAME & DESCRIPTION OF PROPOSAL:** Crossroads Bible Church Parking Lot Expansion and Reconfiguration

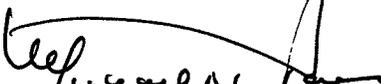
Application for a Critical Area Land Use Permit to modify the 75-foot toe-of-slope structure setback to allow the construction of 99 new parking stalls and a retaining wall structure.

**FILE NUMBER:** 08-113042-LO

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 Department of Planning & Community Development. 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 March 16, 2006.
- 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 10/2/08
- 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 p.m. on \_\_\_\_\_.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, 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.

  
 \_\_\_\_\_  
 Environmental Coordinator

9/18/2008  
 \_\_\_\_\_  
 Date

**OTHERS TO RECEIVE THIS DOCUMENT:**

- State Department of Fish and Wildlife
- State Department of Ecology,
- Army Corps of Engineers
- Attorney General
- Muckleshoot Indian Tribe



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

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**Proposal Name:** Crossroads Bible Church Parking Lot Expansion and Reconfiguration

**Proposal Address:** 15815 SE 37<sup>th</sup> Street

**Proposal Description:** Application for a Critical Area Land Use Permit to modify the 75ft toe-of-slope structure setback to allow the construction of 99 new parking stalls and a retaining wall structure.

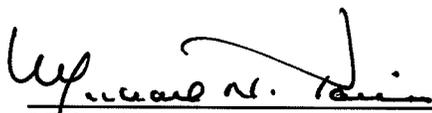
**File Number:** 08-113042-LO

**Applicant:** Greg Ransom, Taylor Gregory Butterfield Architects

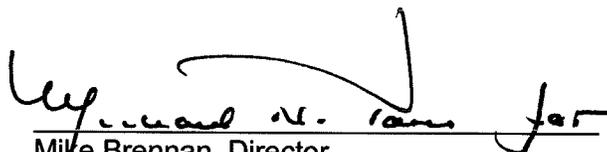
**Decisions Included:** Critical Areas Land Use Permit (Process II, LUC 20.30P)

**Planner:** Reilly Pittman, Associate Planner

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

  
\_\_\_\_\_  
Michael Paine, Environmental Coordinator  
Development Services Department

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

  
\_\_\_\_\_  
Mike Brennan, Director  
Development Services Department

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Application Date: 3/21/08  
Notice of Application Publication Date: 8/21/08  
Decision Publication Date: 9/18/08  
Project/SEPA Appeal Deadline: 10/2/08

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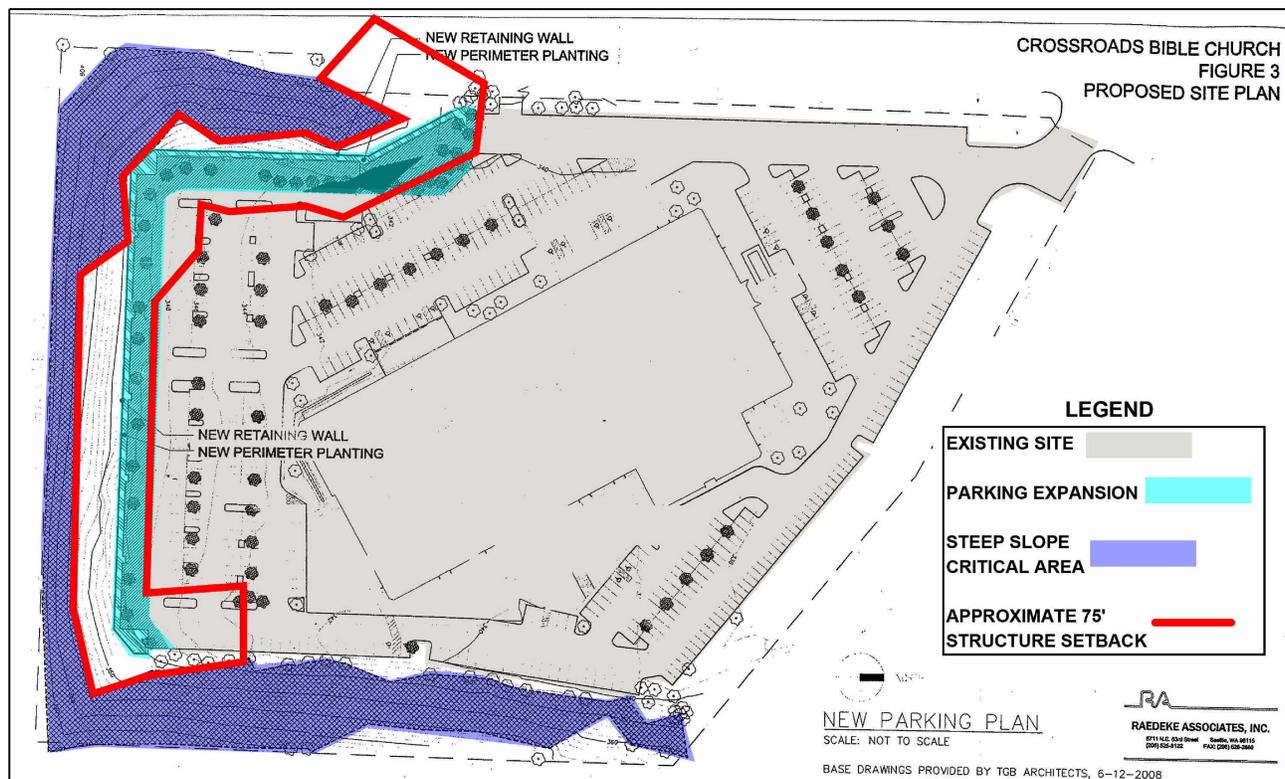
For information on how to appeal a proposal, visit Development Services at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision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

## I. Background

### A. Project Description

A Critical Area Land Use Permit (CALUP) to reduce the 75-foot toe-of-slope structure setback found on the site due to the presence of steep slope critical areas. The setback reduction will allow the creation of 99 new parking stalls and the construction of a retaining wall structure in an area designated as a toe-of-slope structure setback. The new parking area will be constructed with pervious pavement and mitigation planting will occur in the areas surrounding the parking lot. See (figure 1) project proposal below.

Figure 1



### B. Site Description

The project site is located at 15815 SE 37<sup>th</sup> Street. The site is located in the SE quadrant of Section 11, Township 24 North, Range 5 East and is zoned Office and Limited Business District, OLB. There is currently an existing church with a parking lot surrounding the building on the site. To the east and south of the parking lot are steep slope critical areas which are densely vegetated. In the past this site was used as a sand and gravel pit; the slopes which surround the site are remnants of the use as a pit. The pit was partially filled in to allow the current structure and parking lot to be built. See figure 2 for existing site

condition.

**Figure 2**



Interstate 90 is adjacent to the north of the site. A property also zoned OLB is to the west of the site and currently has a hotel located on the site. The adjacent properties to the south and east of the site are residentially zoned populated with single-family uses. This residential area is unincorporated King County, outside of the City of Bellevue. These residential properties

are at least 100 feet away from the existing edge of the church parking lot, being separated by the steep slope critical areas along the south and east property lines of the site. The adjacent residential properties are on the top of the steep slope critical areas which slope down to the church parking lot at 40 percent or greater. Vasa Creek is off-site to the west of the church, at least 350 feet away from the proposed area of development.

A Critical Area Land Use Permit is requested as the applicant proposes to reduce the required 75-foot toe-of-slope critical area structure setback to increase the amount of available parking serving the church. No critical area or other critical area buffer modification is requested or examined in this decision.

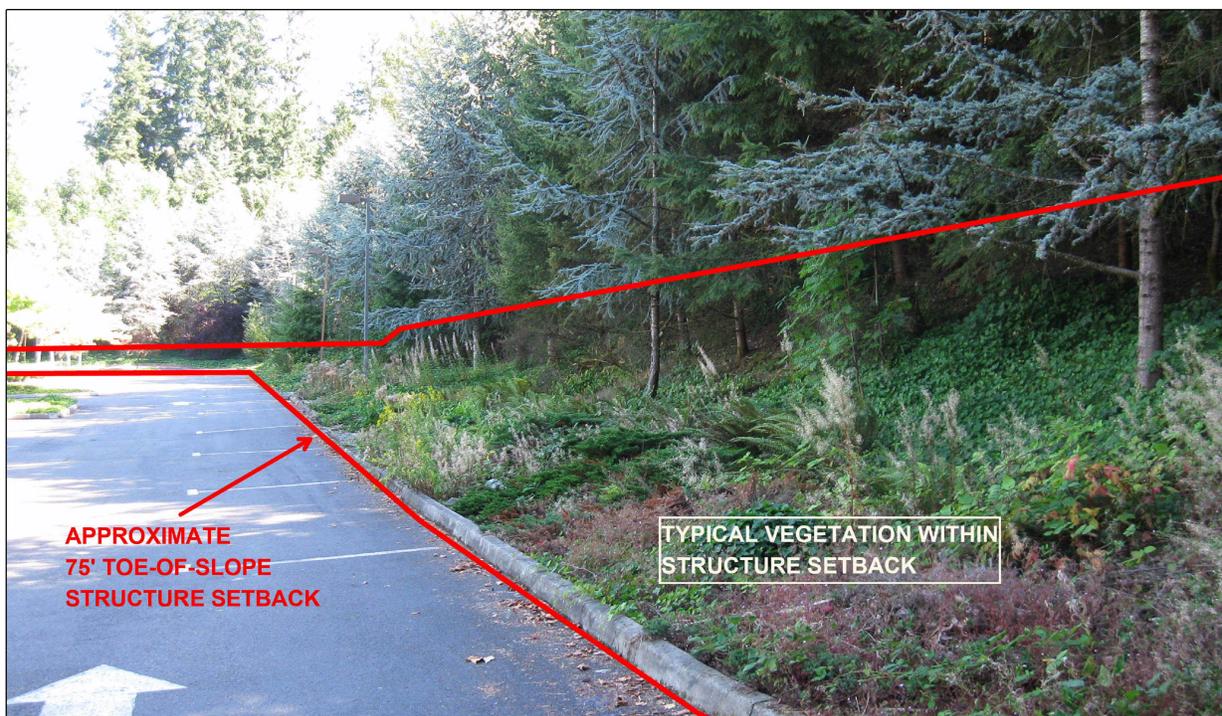
## **II. Need for Modification**

The applicant is requesting City approval of the construction of a parking lot expansion and retaining wall within the required toe-of-slope structure setback. A critical area report is required in order to reduce the toe-of-slope structure setback and allow the expanded parking lot and retaining wall to be located at its proposed location. A critical area report must demonstrate that the expected

critical area functions and values are not present and that by allowing the proposed garage the critical area would be improved.

The critical area report and habitat analysis for the project site states that the vegetation found on the church site does not provide habitat suitable for any wildlife species designated as Species of Local Importance. The vegetation to be impacted is within the toe-of-slope setback and has minimal value as it is vegetated with ornamental non-native trees and invasive plants such as Himalayan Blackberry and ivy as seen in Figure 3 below which shows the southern most extent of the existing parking lot.

**Figure 3**



Based on review of the project there are no habitat functions and values provided by the toe-of-slope structure setback as the vegetation consists primarily of invasive species and ornamental landscaping. Allowing the parking lot expansion to be located in the toe-of-slope structure setback will allow the more mature vegetation on the steep slope critical areas to remain undisturbed. The proposed retaining wall will support the steep slopes and will remain outside of the steep slope critical areas, causing only temporary disturbance that will be mitigated. In addition plants consistent with the City's Critical Areas Handbook for steep slopes (see attachment 1) will be planted as mitigation in the steep slope critical areas for the allowed development in the structure setback. To further reduce impacts to the site the proposed parking lot expansion is to be pervious

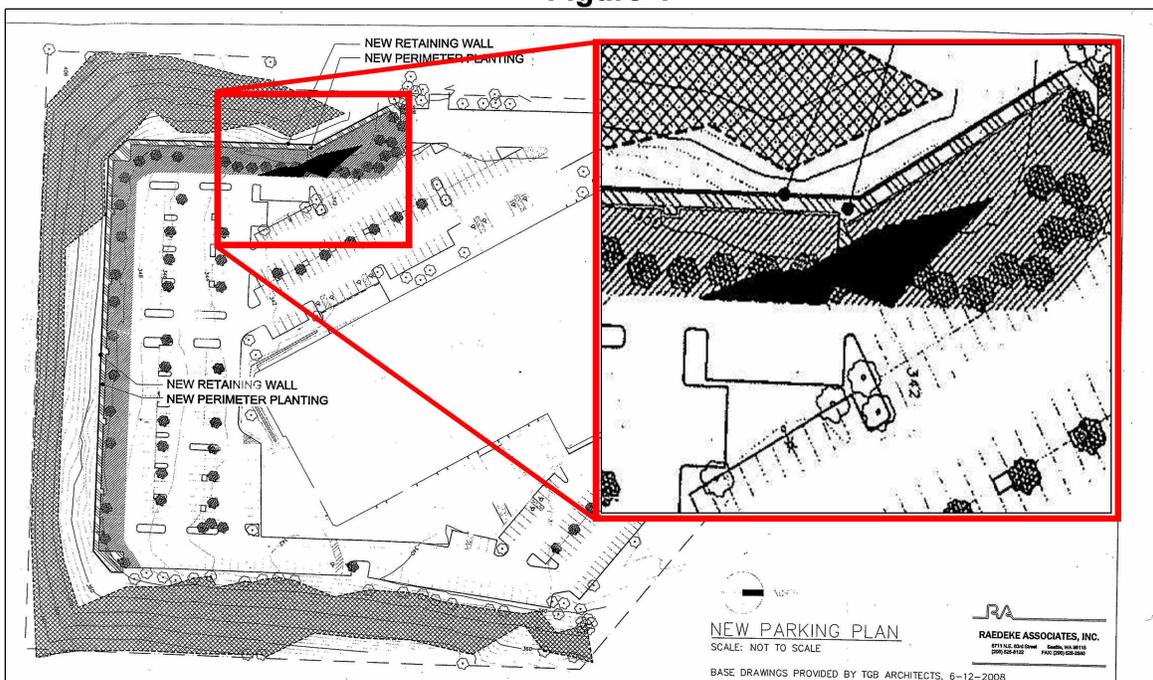
pavement that will mimic the existing infiltration conditions and will not create new impervious surfaces. Given that the proposed location of the development within the toe-of-slope structure setback is not going to degrade any functions or values and that the outcome of the work will make the site no worse if not better, staff supports the proposed alteration of the toe-of-slope structure setback on this site. See Conditions of Approval in Section XI of this report.

### III. Critical Areas and Critical Area Buffers

#### A. Geologic Hazard Area - Steep Slopes

Geologic Hazard Areas (GHAs) are defined by the City of Bellevue Land Use Code as: those areas with slopes of 40 percent or more that have a rise of at least 10 feet and exceed 1,000 square feet in area. There is an isolated pocket of steep slope that is depicted as being 40 percent or greater located on the southwest portion of the site that is proposed for removal by the parking lot expansion. However, according to the project geotechnical report prepared by ZZA-Terracon dated July 30, 2008, this steep slope area does not meet the criteria in the Land Use Code to be categorized as a critical area, thus per the definition of steep slopes above this pocket of steep slopes is not considered a GHA and critical area. See Figure 4 below which depicts the pocket of steep slopes (black polygon) located in the proposed parking lot expansion.

Figure 4



The steep slopes within the property boundaries which meet the criteria above to be classified as a GHA as noted in the geotechnical report are located along the east and south property lines of the site and slope up to the surrounding residential properties. Any geologically hazardous area is designated as a critical area and per LUC 20.25H.120.C.2.b a 75-foot structure setback is measured from the toe-of-slope of a steep slope critical area. This 75-foot toe-of-slope setback is proposed to be reduced in order to provide more parking for the church use.

In the southwest corner of the site the toe-of-slope setback is proposed to be reduced from 75 feet and will range from approximately 0 to 30 feet wide measured from the toe-of-slope. The proposed retaining wall will be placed on the toe-of-slope in some locations in this area. Construction of the retaining wall in this location will cause temporary disturbance to the steep slopes which will be repaired and mitigated. The majority of the toe-of-slope structure setback will be reduced from 75 feet to measure approximately 40 feet wide. Per the geotechnical report the proposed parking lot expansion and retaining wall will not adversely affect slope stability. However, the geotechnical engineer recommends that the once the project is completed the work be verified to be consistent with the construction plans, specifications, and requirements. Once the work is completed the geotechnical engineer will be required to provide a letter stating that the project has been constructed according to the approved plans and that the slopes on the site are stable. See Conditions of Approval in Section XI of this report.

### **B. Stream**

Vasa Creek (Squibbs Creek) is 300 to 350 feet to the west of the site as identified in the Critical Area Report prepared by Raedeke Associates dated June 20, 2008. The portion of Vasa Creek immediately to the west of the site crossing under Interstate 90 is identified as not fish-bearing. Vasa Creek becomes fish-bearing north of I-90 as the Creek flows to Lake Sammamish. No modification to the creek or to any buffer or setback is proposed as no regulated area associated with the creek is located on the subject site.

### **C. Habitat**

The steep slopes which are to the south and east of the parking lot have vegetation consisting of a second-growth coniferous forest identified in the critical area report by Raedeke Associates. The area of the toe-of-slope structure setback was identified to consist of ornamental trees and invasive species such

as ivy and Himalayan Blackberry. The habitat analysis in the critical area report meets the requirements for a habitat assessment found in LUC 20.25H.165 and examined the site and found that the site provides minimal habitat value. No species of local importance were found on-site.

#### **IV. 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**

The site contains steep slopes which are in excess of 40 percent around the perimeter of the site to the south and east. The soils on-site are top-soil and recessional outwash with fill deposits of woody debris.

The project does not propose any modification of soils within the steep slope critical areas. There will be temporary disturbance in a few places where the toe-of-slope aligns with the proposed retaining wall. Locations of temporary disturbance will be mitigated. Approximately 4,500 cubic yards of earthwork will be required to construct the parking lot expansion and retaining wall. See Conditions of Approval in Section XI of this report.

##### **B. Air**

Any air quality impacts will be temporary as a result of construction machinery. Standard methods of reducing impacts to air quality will be utilized and include keeping all heavy equipment and hand tools in good operating condition.

##### **C. Water**

Vasa Creek is off-site and over 300 feet to the west of the site. The stream is not fish-bearing at this location. Per the project critical area report the project is not impacting the off-site stream.

##### **D. Plants**

A mix of non-native ornamental conifer trees, shrubs, and invasive plants are found adjacent to the existing edge of the parking lot. The areas of steep slope to the south and east of the site consist of second-growth Douglas-Fir, Red Alder, Black Cottonwood, and Big Leaf Maple. A mix of invasive plants, shrubs, and grasses make up the under canopy on the steep slopes. The existing parking lot contains landscaping islands with ornamental landscaping.

The proposed parking lot expansion will cause the removal of the ornamental conifer trees and invasive plants which are found in the area of the 75 foot toe-of-slope setback. No portions of the steep slope critical areas are proposed to be modified and therefore minimal impact to the forest surrounding the site to the south and east will result. Replanting of native trees and shrubs per the City's Critical Area Handbook for steep slopes is proposed to replace the removed trees and invasive plants. See Conditions of Approval in Section XI of this report.

#### **E. Animals**

Four species of local importance or their signs were observed within the vicinity of the site according to the submitted critical area report. These species were the bald eagle, red-tailed hawk, great blue heron, and pileated woodpecker. With the exception of the woodpecker the other birds were observed soaring off-site. One tree was observed to have signs of woodpecker foraging that may have been from a pileated woodpecker. No woodpeckers were observed on the site. According to the critical area report the vegetation proposed for removal in the steep slope structure setback does not provide suitable or valuable habitat for these birds or other wildlife due to the lack of decaying trees and stumps, minimal evidence of foraging, and the young age of the vegetation to be removed.

#### **F. Noise**

The project will create short-term increases in noise associated with construction equipment. The standards in LUC 9.18 will control noise generated. See Conditions of Approval in Section XI of this report.

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

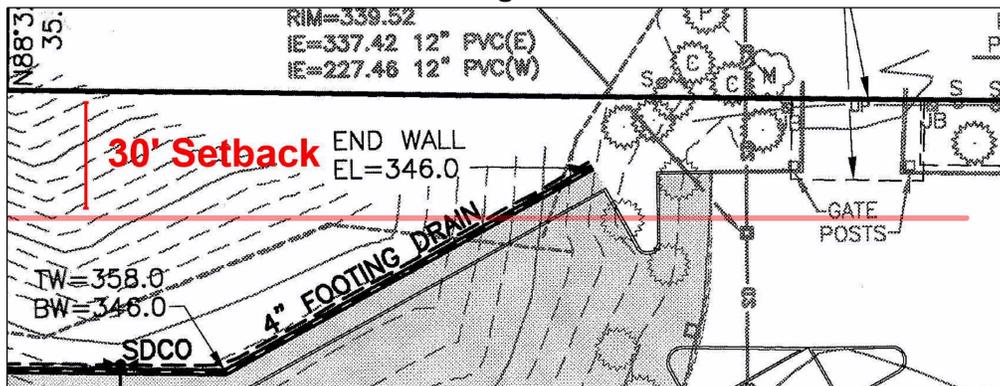
#### **A. Zoning District Dimensional Requirements**

The site is zoned OLB, Office and Limited Business. This zone requires the setbacks below:

DIMENSIONAL STANDARD	Minimum Required
Front Yard Setback (measured from NW corner property line)	50'
Rear Yard Setback	50'
Side Yard (2 Side Yards)	30' (60')
Setback from access easement	10'

In order for the parking lot to be expanded as proposed a retaining wall is to be constructed to support the steep slopes which ring the site to the south and east. Retaining walls are allowed in setbacks provided that they are 30 inches or less in height. At one location seen below in figure 4 the retaining wall is within the required 30-foot side yard setback from the western property line. A condition for approval will be that the height of the wall within the setback is 30 inches or less. See Conditions of Approval in Section XI of this report.

Figure 4



Impervious surface coverage is limited to 80 percent of the site. The new surface created as a result of the parking lot expansion is proposed to be pervious pavement. Per LUC 20.20.460.G pervious pavement is an innovative technique to mimic the natural function of water infiltration and is not included toward the total impervious surface coverage.

**B. Critical Areas Requirements**

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area or critical area buffer.

The Critical Areas Overlay District is a mechanism by which the City recognizes the existence of natural conditions which affect the use and development of a property. Through this section of the Land Use Code, the city imposes regulations on the use and development of affected property to protect the functions and values of these areas, the public health, safety and welfare, and to allow reasonable use of private property.

The site under proposal contains areas designated as steep slope critical area. However, based on the proposed project and requested modification only the performance standards identified in the table below apply:

<b>Critical Area</b>	<b>Geologic Hazard - Steep Slope</b>
<b>Performance Standards</b>	20.25H.255.A 20.25H.230

The City of Bellevue Land Use Code (section 20.25H.120) designates areas with steep slopes of 40 percent or more that have a rise of at least 10 feet and exceed 1,000 square feet in area as a steep slope critical area. LUC 20.25H.120.C.2 requires a 75-foot structure setback from the toe-of-slope of a steep slope critical area. Under LUC 20.25H, the modification of a critical area structure setback is prohibited unless the proposal is identified as an allowed use or a provision for modification exists.

The modification of the steep slope structure setback proposed by this project is allowed under LUC 20.25H.120.C.3, which requires a site analysis through a critical areas report and is subject to compliance with the requirements of LUC 20.25H.230. The applicant is requesting City approval of to modify the toe-of-slope critical area structure setback to accommodate a parking lot expansion and the construction of a retaining wall. As a result, the proposed development must demonstrate conformance with the decision criteria for critical area report approval identified in LUC 20.25H.255.A. The proposal is not required to meet the performance standards in LUC 20.25H.125 or LUC 20.25H.145 as the project is not proposing any development within a critical area or critical area buffer. Approval of the proposal requires review for consistency with the Critical Areas Land Use Permit criteria listed in LUC 20.30P. These standards and requirements are analyzed in detail below.

## **VI. Consistency With Land Use Code Critical Areas Performance Standards:**

### **A. Consistency With LUC 20.25H.230**

The critical areas report is intended to provide flexibility for sites where the expected critical area functions and values are not present due to degraded conditions or other unique site characteristics, or for proposals providing unique design or protection of critical area functions and values not anticipated by this part. Generally, the critical areas report must demonstrate that the proposal with the requested modifications leads to equivalent or better protection of critical area functions and values than would result from the application of the standard requirements. This is a proposal to reduce the required 75-foot toe-of-slope structure setback. The applicant has obtained the services of a qualified geotechnical engineering company and a qualified environmental consultant to study the site and document the observed conditions. Staff has reviewed the following documents:

- Geotechnical report dated June 30, 2008 prepared by ZZA-Terracon Consulting Engineers and Scientists
- Critical Area Report and Habitat Analysis dated June 20, 2008 prepared by Raedeke Associates, Inc.

These documents indicate that a reduction in required toe-of-slope buffer is feasible and will not affect slope stability if constructed as planned and that the area comprising the structure setback lacks ecological or habitat benefit. The information in these documents supports the reduction of the toe-of-slope structure setback which will be compensated for by the planting of native vegetation consistent with the City's Critical Areas Handbook for steep slope critical areas. See Conditions of Approval in Section XI of this report.

## **VII. Public Notice and Comment**

Application Date:	March 21, 2008
Public Notice (500 feet):	August 21, 2008
Minimum Comment Period:	September 4, 2008

The Notice of Application for this project was published in the Seattle Times and the City of Bellevue weekly permit bulletin on August 21, 2008. It was mailed to property owners within 500 feet of the project site. No comments on the project were received.

## **VIII. Summary of Technical Reviews**

### **A. Clearing and Grading**

The Clearing and Grading Division of the Planning and Community Development Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development and concurred with the findings within the Geotechnical Report.

## **IX. Decision Criteria**

### **A. 20.25H.255 Decision Criteria – General**

Except for the proposals described in subsection B of this section, the Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:

- 1. The modification and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code;**

As noted earlier no performance standards related to steep slopes are applicable to this proposal as no critical area or critical area buffer is proposed to be modified. The vegetation proposed for removal consists of ornamental and invasive plants which provide little habitat value. Native plants appropriate for steep slope areas are to be planted in the steep slope critical area on the property as mitigation for the vegetation being removed. The mitigation will enhance the vegetation existing on the steep slopes and improve habitat potential.

- 2. Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;**

An assurance device to ensure survival of the mitigation plantings will be required which will financially ensure plant survival. A monitoring plan and assignment of savings will be required prior to clearing and grading permit review for the project to ensure project success. Monitoring of the mitigation planting is required for a minimum period of three years by LUC 20.25H.220.D. See Conditions of Approval in Section XI of this report.

- 3. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and**

There is no proposed development occurring in a critical area or buffer as part of this project. All development is occurring within the toe-of-slope structure setback. Native vegetation is being planted in the selected areas on the steep slopes critical areas which will improve the habitat value provided by the slopes.

- 4. The resulting development is compatible with other uses and development in the same land use district.**

The resulting development would expand the existing parking lot by removing the toe-of-slope structure setback and constructing a retaining wall to support the adjacent steep slopes. This is compatible with the other uses in the land use district in which the property is located as large parking lots are typical in the Office and Limited Business Zone.

**C. 20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria**

The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:

- a. The proposal obtains all other permits required by the Land Use Code;**

The applicant must obtain a building permit and clear and grade permit before beginning any work to construct the retaining wall. See Conditions of Approval in Section XI of this report.

- b. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**

The proposed mitigation planting will enhance the habitat potential of the slopes by removing invasive plants and restoring the area with native species. No critical area steep slopes or buffers are proposed to be modified as the development is contained within the structure setback. See Conditions of Approval in Section XI of this report.

- c. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;**

As discussed in Section V of this report, the performance standards of LUC Section 20.25H.155 and 20.25H.145 are not applicable as the project does not propose to modify any critical area or buffer.

- d. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**

The proposed parking lot expansion will improve the existing on-site service level by providing additional parking and reducing the need for church users to park off-site or in public right-of-way. The proposal to reduce the required 75-foot toe-of-slope setback does not impact the demand on public services and facilities.

- e. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**

The mitigation planting will be consistent with the City's Critical Area Handbook. A monitoring plan will be required as part of the clear and grade permit review and is required for a minimum period of three years by LUC 20.25H.220.D. An assignment of savings based on 50 percent of the cost of plants will also be required to ensure planting survival. A cost estimate shall be provided based on the plants to be installed. See Conditions of Approval in Section XI of this report.

- f. The proposal complies with other applicable requirements of this code.**

As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

## **X. Conclusion and Decision**

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of Planning and Community Development does hereby **approve with conditions** the proposal to reduce

the 75-foot toe-of-slope structure setback to allow the expansion of the existing parking lot and the construction of a retaining wall located at 15815 SE 37<sup>th</sup> Street. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. Building and Clear and Grade permits are 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 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Clearing and Grading Permit or other necessary development permits within one year of the effective date of the approval.

## **XI. Conditions of Approval**

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Tom McFarlane, 425-452-5207
Utilities	Arturo Chi, 425-452-4119
Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350
Noise Control- BCC 9.18	Reilly Pittman, 425-452-2973

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

### **1. Mitigation Planting**

The mitigation planting shall be consistent with the City's Critical Areas Handbook for planting occurring in steep slope areas (see attachment 1). All mitigation shall be completed prior to a required Land Use inspection upon completion of the construction of the retaining wall.

Authority: Land Use Code 20.25H.220

Reviewer: Reilly Pittman, Development Services Department

### **2. Mitigation Monitoring**

Monitoring of the mitigation planting is required for a minimum period of three years by LUC 20.25H.220.D. Monitoring can consist of yearly photo documentation of the plantings or as recommended by the project biologist, provided the recommendations are approved by the City of

Bellevue

Authority: Land Use Code 20.25H.220

Reviewer: Reilly Pittman, Development Services Department

**3. Assignment of Savings Financial Security Device**

Prior to approval of a clearing and grading permit for the project an assignment of savings financial security device in the amount of 50 percent of the cost of plants shall be submitted. In addition a cost estimate shall be submitted with the assignment of savings showing the cost of all plants installed as mitigation. Release of the assignment of savings will be contingent upon successful completion of the monitoring and the survival of all plants.

Authority: Land Use Code 20.25H.220.F

Reviewer: Reilly Pittman, Development Services Department

**4. Geotechnical Verification Letter**

Once the site improvements are complete the geotechnical consultant shall provide a follow-up letter confirming that the work was done according to the approved plans, that their recommendations were followed, and that the slopes on-site are stable.

Authority: Land Use Code 20.25H.145

Reviewer: Reilly Pittman, Development Services Department

**5. Hold Harmless Agreement**

A hold harmless agreement in a form approved by the City Attorney which releases the City from liability for any damage arising from the location of improvements within the toe-of-slope structure setback in accordance with LUC 20.30P.170 shall be provided prior to approval of a clearing and grading permit.

Authority: Land Use Code 20.30P.170

Reviewer: Reilly Pittman, Development Services Department

**6. Retaining Wall Height**

The height of the proposed retaining wall within the required 30-foot side yard setback shall be 30 inches or less. A building permit will be required and the wall may be subject to other requirements in LUC Title 20.

Authority: Land Use Code Title 20

Reviewer: Reilly Pittman, Development Services Department

#### **7. Rainy Season Restrictions**

Due to the proximity to a steep slope, no clearing and grading activity may occur during the rainy season, which is defined as November 1 through April 30 without written authorization of the Department of Planning and Community Development. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,

Reviewer: Tom McFarlane, Development Services Department

#### **8. 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.

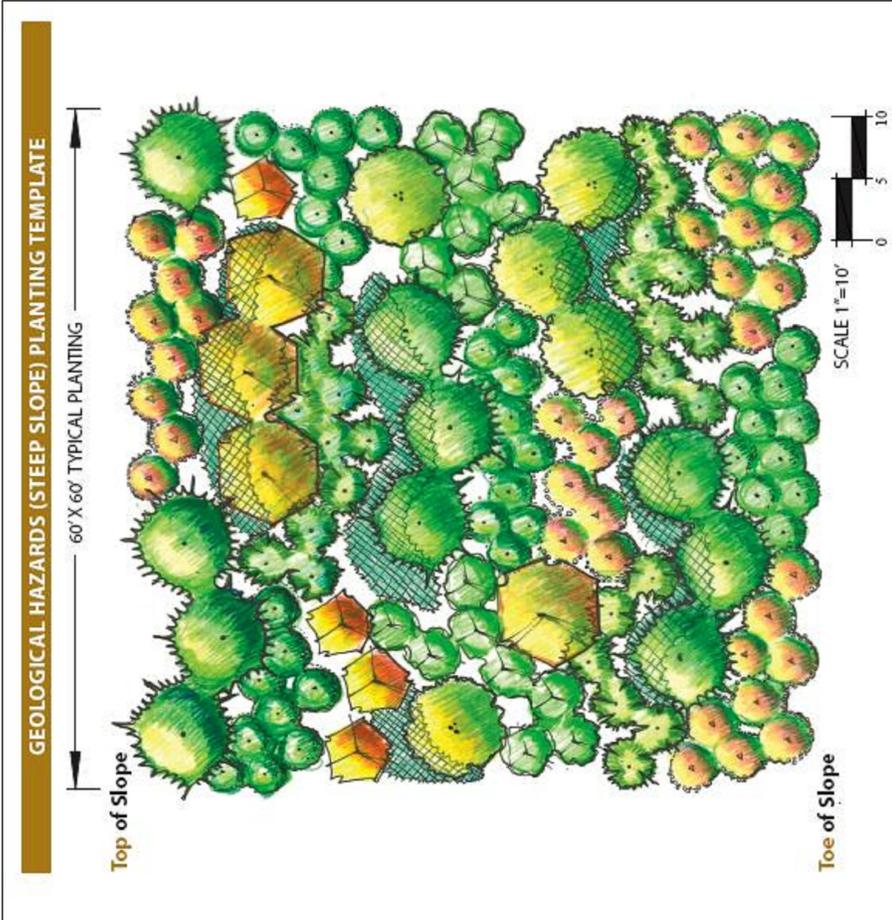
Authority: Bellevue City Code 9.18

Reviewer: Reilly Pittman, Development Services Department

### **XII. Attachments:**

1. Site Survey - In File
2. Environmental Checklist - In File
3. Site Plans, Landscaping Plan, Parking Plan, and Grading and Storm Drainage Plan - In File
4. Geotechnical Report - In File
5. Critical Area Report and Habitat Analysis - In File
6. Planting Template for Steep Slope Critical Areas (Shady) from the Critical Area Handbook - Attachment 1

# Attachment 1

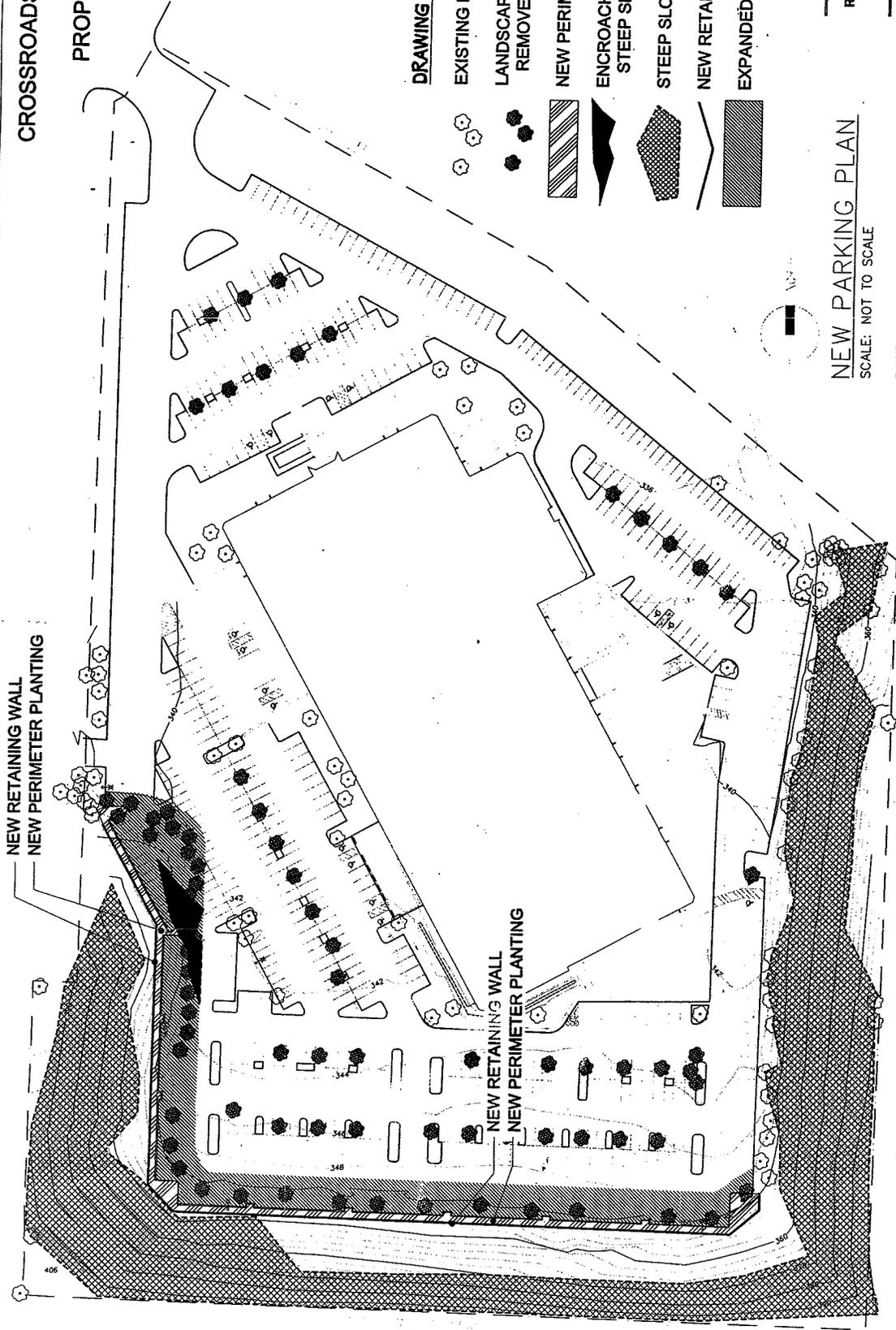


### PLANT LEGEND FOR SHADY SITES

LATIN NAME/ COMMON NAME	TYPICAL SPACING/ AVERAGE HEIGHT	CHARACTERISTICS
<b>TREES</b>		
<i>Acer macrophyllum</i> / Big-leaf maple	9 feet on center/ 75 feet	Yellow fall color, provides understory shade, largest leaf of all maples
<i>Alnus rubra</i> / Red alder	9 feet on center/ 60 feet	Vigorous grower, provides cover quickly for other plants
<i>Thuja plicata</i> / Western red cedar	9 feet on center/ 150 feet	Fragrant, adaptable to many sites
<b>SHRUBS</b>		
<i>Acer circinatum</i> / Vine maple	4.5 feet on center/ 20 feet	Bright red fall color, small understory tree, grows well in shade
<i>Amelanchier alnifolia</i> / Western serviceberry	4.5 feet on center/ 20 feet	Fragrant flowers, edible red to purple berries
<i>Corylus cornuta</i> / Beaked hazelnut	6 feet on center/ 11 feet	Edible acorn, wildlife food, small understory tree, yellowish fall color
<i>Oemleria cerasiformis</i> / Osoberry	4.5 feet on center/ 10 feet	Berries attract birds, first shrub to leaf out in spring
<i>Sambucus racemosa</i> / Red elderberry	4 feet on center/ 15 feet	Edible berries, fast grower, gracetyl form with age
<b>GROUND COVERS &amp; PERENNIALS</b>		
<i>Arctostaphylos uva-ursi</i> / Kinnikinnick	*24 in. on center/ 6-8 in.	Evergreen groundcover, great for rockeries and full sun areas
<i>Asarum caudatum</i> / Wild ginger	*24 in. on center/ 6-8 in.	Tough groundcover, great for planting under shrubs and trees
<i>Polystichum munitum</i> / Sword fern	*24 in. on center/ 5 feet once mature	Semi-evergreen fern, highly adaptable

\* Indicates plants are to be triangularly spaced for the area shown. See page 23 for triangular spacing.

CROSSROADS BIBLE CHURCH  
 FIGURE 3  
 PROPOSED SITE PLAN



**DRAWING KEY**

- EXISTING LANDSCAPE TREES
- LANDSCAPE TREES TO BE REMOVED
- NEW PERIMETER PLANTING
- ENCROACHMENT INTO STEEP SLOPE
- STEEP SLOPE
- NEW RETAINING WALL
- EXPANDED PARKING AREA



**NEW PARKING PLAN**  
 SCALE: NOT TO SCALE

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BASE DRAWINGS PROVIDED BY TGB ARCHITECTS, 6-12-2008

