



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. 09-110880-WG
Project Name/Address: Douglas Pier/444 W Lake Sammamish Pkwy. SE
Planner: Reilly Pittman
Phone Number: 425-452-4350

Minimum Comment Period: July 6, 2009

Materials included in this Notice:

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



APPLICATION DATE <u>4/24/09</u>	TECH <u>CB</u>	CIP PROJ #	PROJECT FILE # <u>09-11080 WG</u>
<input type="checkbox"/> Administrative Conditional Use-LA <input type="checkbox"/> Boundary Line Adjustment-LW <input type="checkbox"/> Planned Unit Development-LK <input type="checkbox"/> Planned Unit Dev Combined w/Plat-LK <input type="checkbox"/> Conditional Use-LB <input type="checkbox"/> Conditional Use Shoreline Mgmt-WA/WG <input type="checkbox"/> Design Review-LD <input type="checkbox"/> Final Plat-LG	<input type="checkbox"/> Binding Site Plan-LF <input type="checkbox"/> Final Short Plat-LF <input type="checkbox"/> Land Use Approval Amendment-LI <input type="checkbox"/> Land Use Exemption-LJ <input type="checkbox"/> Critical Land Use Permit Admin-LO <input type="checkbox"/> Preliminary Plat-LL <input type="checkbox"/> Antenna no Building Permit w/SEPA-CA	<input type="checkbox"/> Preliminary Short Plat-LN <input type="checkbox"/> Preliminary SEPA Review-LM <input checked="" type="checkbox"/> Shoreline Development-WG <input type="checkbox"/> Shoreline Exemption w/o SEPA-WD <input type="checkbox"/> Shoreline Exemption w/SEPA-WE <input type="checkbox"/> Shoreline Variance-WF <input type="checkbox"/> Variance-LS	
NOTICE OF COMPLETENESS: Your application is considered complete 29 days after submittal, unless otherwise notified.			

1. Property Address 444 W.L.K. Samm. Pkwy SE Zoning _____
 Project Name (if applicable) DOUGLASS PIER Tax Assessor # _____

2. Applicant DAVID DOUGLASS Phone (206) 612-0291
 Address 444 W.L.K. Samm. Pkwy SE City, State, Zip Bellevue, WA 98008

3. Contact Person Evan Wehr Phone (206) 706-5276
 E-Mail Address evan@eccodesigninc.com FAX # (_____) _____
 Address 203 N 36th St #201 City, State, Zip Seattle, WA 98103

4. Engineer/Architect/Surveyor same as above Phone (_____) _____
 Address _____ City, State, Zip _____

5. Description of proposed project, use, exemption, or variance Construct New Pier
 Proposed Building Gross Square Footage 480 Proposed Structure Parking Gross Square Footage N/A

6. Nature of Project (if applicable)
 Current use of property and existing improvements N/A
 Identify any adjacent water area/wetlands or significant natural features (i.e., streams, wetlands, views, significant trees, water bodies, etc) on or within 200 feet of the property. LAKE SAMMAMISH

7. If **SHORT PLAT** or **SUBDIVISION** Application: Total Acreage _____ Number of Proposed Lots _____
 Has this property been previously subdivided? If yes, Date _____ Recording # _____
 If this is a Final Plat or Final Short Plat, what is the Preliminary project file # _____

8. If **SHORELINE MANAGEMENT**: Total cost or fair market value of the project (whichever is higher) \$ ~150,000
 If a single family residence or pier is proposed, is it intended for the owner's own personal use? Yes No

N/A If Shoreline Variance, the development will be located:
 Landward Waterward **AND/OR** Outside Inside areas designated as marshes, bogs or swamps by the Dept. of Ecology. (Chapter. 173.22. WAC)

BCC 23.10.033 - Agreement regarding vested rights: The filing of an application for any of these required approvals prior to the filing of a valid and complete application for a building permit shall not establish or create a vested right to proceed with construction of any proposed project.

I certify that I am the owner or owners authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owners agent regarding the property at the above-referenced address for the purpose of filing applications for decision, permits, or review under the Land Use Code and other applicable Bellevue City Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I certify that the information on this application is true and correct and that the applicable requirements of the City of Bellevue, RCW and the State Environmental Policy Act (SEPA) will be met.

Signature Date 4.23.09
 (Owner or Owners Agent)

City of Bellevue Submittal Requirements

27a

ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: DAVID DOUGLASS

Proponent:

Contact Person:

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

Address: 444 W. LK. Samm. Pkwy SE, BVue, 98008-5211

Phone: 206-612-0291

Proposal Title: DOUGLASS PIER

Proposal Location: above address

(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" 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: Install New Pier

2. Acreage of site: N/A

3. Number of dwelling units/buildings to be demolished: 0

4. Number of dwelling units/buildings to be constructed: 0

5. Square footage of buildings to be demolished: 0

6. Square footage of buildings to be constructed: 0

7. Quantity of earth movement (in cubic yards): 0

8. Proposed land use: N/A

9. Design features, including building height, number of stories and proposed exterior materials:

N/A

10. Other

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Estimated date of completion of the proposal or timing of phasing: *Between 7/16/09 & 12/31/09.*

Construction must occur within USACE work windows. RP

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
None Known other than CAR

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.
None Known

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.
*LOP from Army Corps
HPA from W.D.F.W*

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 Shoreline Substantial Development Permit is required with a combined Critical Area Land Use Permit. A building permit is required to construct the pier. RP

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)?
Unknown **Area of work is within Lake Sammamish. RP**

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.
sand, gravel

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

None Known

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

N/A

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

N/A

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

N/A

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

None

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.

N/A

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

N/A

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

N/A

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

Lake Sammamish

appropriate, state what stream or river it flows into.

Lake Sammamish

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

YES

- (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.

0

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

No

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

Unknown

Work is occurring below elevation 36.6' and is within the floodplain of Lake Sammamish

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

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

No

- (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.

N/A

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.

N/A

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

N/A

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

N/A

4. Plants

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

- deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other
 shrubs
 grass
 pasture
 crop or grain
 wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

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

Native shoreline vegetation will be planted per planting plan.

No significant vegetation is being removed. Lawn and other ornamental plants will be removed.

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

Chinook Salmon

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

Native shoreline vegetation will be planted per planting plan.

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.

Chinook Salmon

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

Pacific Flyway. RP

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

Native Shoreline Plantings

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.

N/A

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

No

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:

N/A

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.

No

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

N/A

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

None

b. Noise

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

N/A

- (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.

Short term: elevated noise levels from pile driving

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

Work only during appropriate hours.

Noise regulated by BCC 9.18. RP

8. Land and Shoreline Use

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

Residential

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

No

- c. Describe any structures on the site.

Single Family Residence

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

No

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

Residential

R-2.5

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

Unknown

SF-M

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

Unknown

Urban

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Unknown

Property adjacent to Lake Sammamish

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

N/A

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

N/A

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

N/A

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

None

9. Housing

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

N/A

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

N/A

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

N/A

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?

~ 2' Above O/M of Lake Sammamish

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

N/A

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

N/A None

11. Light and Glare

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

N/A

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

N/A

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

N/A

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

N/A

12. Recreation

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

Boating & fishing

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

No

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

None

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.

Unknown

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

None known

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

None

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.

W. Lake Samm Pkwy SE

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Unknown

c. How many parking spaces would be completed project have? How many would the project eliminate?

N/A

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).

N/A

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

Lake Sammamish

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

N/A

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

None

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

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

None

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A

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.....*D. M. Douglas*.....

Date Submitted.....4.23.09.....

**Douglass Pier Construction
Critical Areas Report**

Prepared for

David Douglass
444 West Lake Sammamish Parkway SE,
Bellevue, Washington 98008

And

The City of Bellevue
450 110th Ave. NE
P.O. Box 90012
Bellevue, WA 98009

Prepared by

 **Northwest**
Environmental Consulting, LLC

3639 Palatine Ave N
Seattle, WA 98103
206-234-2520

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APR 24 2009
PERMIT PROCESSING

April 2, 2009

Introduction

The Douglass family is proposing to construct a single pier into Lake Sammamish. The proposed pier has slightly different configuration than what is approved by the City of Bellevue (COB) Shoreline Code (20.25E.080N). The proposed pier will have a slightly different ell configuration that is wider than what is allowed in the COB code. In order to have the modified pier configuration approved by the City of Bellevue, a critical areas report must be submitted as part of an application for a specific development proposal. This report was prepared to meet the requirements of the COB Code (20.25H.250).

Site Description

The site was visited by Brad Thiele, Biologist with Northwest Environmental Consulting on March 19, 2009. The site was inspected for critical areas and habitat quality of the existing property. The property is a lake front property located at 444 West Lake Sammamish Parkway SE in the City of Bellevue on the shore of Lake Sammamish. A single family home is present at the site. A small lawn with some landscaping extends to a bulkhead that extends to the OHWM (Ordinary High Water Mark) of Lake Sammamish. See attached Figures and Photos.

Critical Areas

The only Critical Area on the property is Lake Sammamish. Lake Sammamish is regulated as a shoreline of the state. No wetlands or streams are present on adjacent properties except for Lake Sammamish.

Project Description

The proposed pier will be 90 feet long and fully grated. The first 36 feet of the pier will be 3 feet wide. A 12 foot by 12 foot ell will be constructed along the north side of the pier. A 6 foot by 2 foot fully grated swim step will be included on the north side of the ell. A swim ladder will be hung from the swim step. A jet ski and boat lift will also be constructed.

Applicable Regulations

Shorelines are specifically designated water bodies termed "shorelines of the state." In the City of Bellevue, regulated shorelines encompass Lake Washington, Lake Sammamish, Mercer Slough, Larsen Lake, and Phantom Lake. Shorelines include the waterbody, a minimum distance of 200 feet from the water's edge, and any associated floodways, floodplains, and wetlands.

The City of Bellevue Code (20.25E.080N) permits piers and ramps in the first 30 feet waterward of the OHWM. All ells must be at least 30 feet waterward of the OHWM. The structure must not contain skirting and residential moorage structures should not exceed 480 square feet. Piers shall not exceed four feet wide and shall be fully grated. Ells are allowed only over water with depths of nine feet or greater at the landward end of the ell. Ells may be up to six feet wide by 26 feet long if grated over the entire ell. Except for the dimensions of the ell, the proposed pier will meet all the requirements stated above and piling regulations stated in the COB code.

The code also suggests that invasive species be removed and requires a 10-foot strip of native plants be planted immediately landward of the OHWM and include emergent vegetation below the OHWM if site appropriate. The beach is comprised of sand and gravel and is not suitable for the establishment of emergent vegetation.

The process described in the COB code (20.25H.230) allows for modification of regulations applicable to the shoreline critical area and shoreline critical area buffer, but requires a critical areas report to do so. The proposed ell requires this review because the proposed width exceeds the standards given in the COB code.

Habitat Assessment

The property and adjacent properties are single family homes. Vegetation consists of lawns and ornamental landscaping. A 5.5-foot wide and about 6 feet tall, two-tiered bulkhead is present that runs for 50 feet on the Douglass property and continues to the north and the south onto adjacent properties. A 2.5-foot wide planter strip is built into the bulkhead for the entire length with the exception of a stair case down to the water's edge roughly in the center of the bulkhead on the Douglass property. The shoreline consists of gravel and sand and is nearly devoid of vegetation. About 15 feet into the lake, the gravel decreases in frequency giving way to a mostly sandy bottom. A small rockery is present on the waterward side of the bulkhead on the south end of the property. The rockery extends onto the property to the south stopping at the neighbor's pier. Both neighbors to the north and south have existing piers. Some yellow flag iris (*Iris pseudacorus*) was present growing to the south and on the Douglass property below the OHWM and on top of the rockery. Yellow flag iris is an invasive species in King County.

Species of Local Importance

Salmon species are present within Lake Sammamish, including species listed under the federal Endangered Species Act (ESA). Listed species include Puget Sound Chinook (threatened), Puget Sound steelhead (threatened), and bull trout (threatened). Other species of important local significance include kokanee, cutthroat trout, Coho salmon, and sockeye.

Impacts

Direct Effects

The primary direct effects of the activities associated with construction of a new pier include:

- temporary impacts to water quality from increases in turbidity, as well as potential for accidental spills of hazardous materials, and
- noise and general disturbance generated from pile driving and operation of construction equipment.

Removal of native vegetation along shoreline habitats will not occur as part of this project.

Indirect Effects

The primary indirect effects of the activities associated with construction of a new pier include:

- creation of potential salmonid predator habitat,
- shading and reductions in littoral productivity,
- increased boating activity, and
- alterations to water flow.

Cumulative Impacts

Cumulative effects include continual development of piers along the shoreline in Lake Sammamish. Conservation measures required to construct new residential piers are intended to prevent, minimize, and restore baseline environmental conditions with respect to fish species that may be harmed in Lake Sammamish. This project will follow recommended conservation measures and as a result is not expected to add a substantial increment of adverse effect on Lake Sammamish aquatic habitat.

Mitigation Measures Required

The Corps of Engineers (Corps) has developed conditions as part of their Regional General Permit 3 (RGP 3) for pier construction that must be followed in order to minimize impacts to fish species and possibly improve the environmental baseline for listed species of fish by reducing potential impacts to shoreline, nearshore, and aquatic habitats. The COB shoreline code for piers follows recommendations given in the RGP 3. The proposed conservation measures generally include:

- protecting and enhancing shoreline riparian vegetation,
- minimizing the creation of potential habitat for salmonid predators,
- minimizing shading of littoral habitat through structure design guidelines,
- promoting boat moorage and boating activity away from shallow littoral habitat,
- establishing in-water work windows for the protection of salmonids, and
- establishing construction restrictions near documented nesting, feeding, or spawning habitat of federally listed species.

The proposed pier will meet or exceed the conditions of RGP 3 by:

- Planting 33 native tree and shrub shoreline plantings along the shoreline the property
- removing invasive species of plants along the shoreline,
- minimizing the creation of potential habitat for salmonid predators by spacing piles at 18-foot intervals which reduces habitat for predatory fish species,
- minimizing shading of littoral habitat through using grated decking and using a 3-foot pier for the first 36 feet of pier,
- construction of the ell in water that is 9 to 13 feet deep to avoid the more sensitive 3 to 6 foot deep littoral zone,

- promoting boat moorage and boating activity away from shallow littoral habitat by designing the pier to have moorage more than 30 feet from the OHWM,
- constructing the pier during established in-water work windows for Lake Sammamish to protect salmonids, and
- using standard approved construction measures will be used that follow the requirements of the Hydraulic Project Approval.

The only exception to the required conservation measures for the proposed project is the shape of the ell. According to the COB shoreline code and RGP 3, ells may be up to six feet wide by 26 feet long if grated over the entire ell and a maximum of 156 square feet. The proposed ell will be 12 feet long by 12 feet wide and fully grated and include a 6 foot by 2 foot swim platform. The overall surface area of the ell will be 156 square feet which is the same square footage as the suggested maximum for an ell.

Shoreline Functions and Values Assessment

Existing Shoreline Conditions

Currently the near shore environment functions to provide fish with foraging opportunities. The littoral zone of the lake provides resources for phytoplankton and aquatic macrophytes. Shoreline vegetation provides shading that moderates water temperatures during summer months and creates refuge for juvenile salmonids. The current shoreline lacks shoreline vegetation.

Potential Shoreline Impacts

The proposal will increase the amount of shading of the near shore environment. Shading reduces littoral production by reducing the primary production of phytoplankton and aquatic macrophytes resulting in a decrease in abundance of salmonid prey organisms. Shading affects are dependent on the overall surface area of the structure and depth of water under the structure. The most significant impacts to phytoplankton production occur when shading substrates at a depth of 3 to 6 feet. The COB shoreline code intention is to minimize impacts to shoreline functions by keeping the size of a new pier minimal and to restore shoreline vegetation as practicable.

Mitigation of Shoreline Impacts

The proposed structure will be designed and constructed to minimize shading to nearshore areas, minimize impacts to littoral habitats, and provide minimal cover for predatory fish. The proposed pier will meet all the requirements of the COB code except for the configuration of the ell. The ell will be in water greater than 9 feet deep, therefore, the proposed pier will have minimal effect on the littoral zone. In addition the proposed pier will have a 3 foot grated pier for the first 36 feet from the OHWM of the structure resulting in less shading of the near shore environment. The COB code allows for a maximum of 4 feet wide for the first 30 feet of pier.

The proposal will include native shoreline plantings, thereby increasing the functions of shoreline vegetation over existing conditions. In addition, the Douglass family will remove

invasive yellow flag iris from the shoreline for a period of five years. Planting the shoreline and removal of yellow flag iris will enhance the shoreline over current conditions and slightly restore baseline conditions for salmonid species.

Given that native shoreline vegetation will be planted and invasive plant species removed, the shoreline vegetation functions that the City of Bellevue code intends to preserve will be enhanced.

Performance Standards

The proposed project will include 33 native tree and shrub shoreline plantings and removal of invasive species from the shoreline for a period of 5 years. Shrub plantings will maintain an 80% survival rate for five years and tree plantings will maintain a 100% survival rate for a period of five years. Yellow flag iris will be completely removed from the property by hand pulling in the spring before blooming for a period of 5 years.

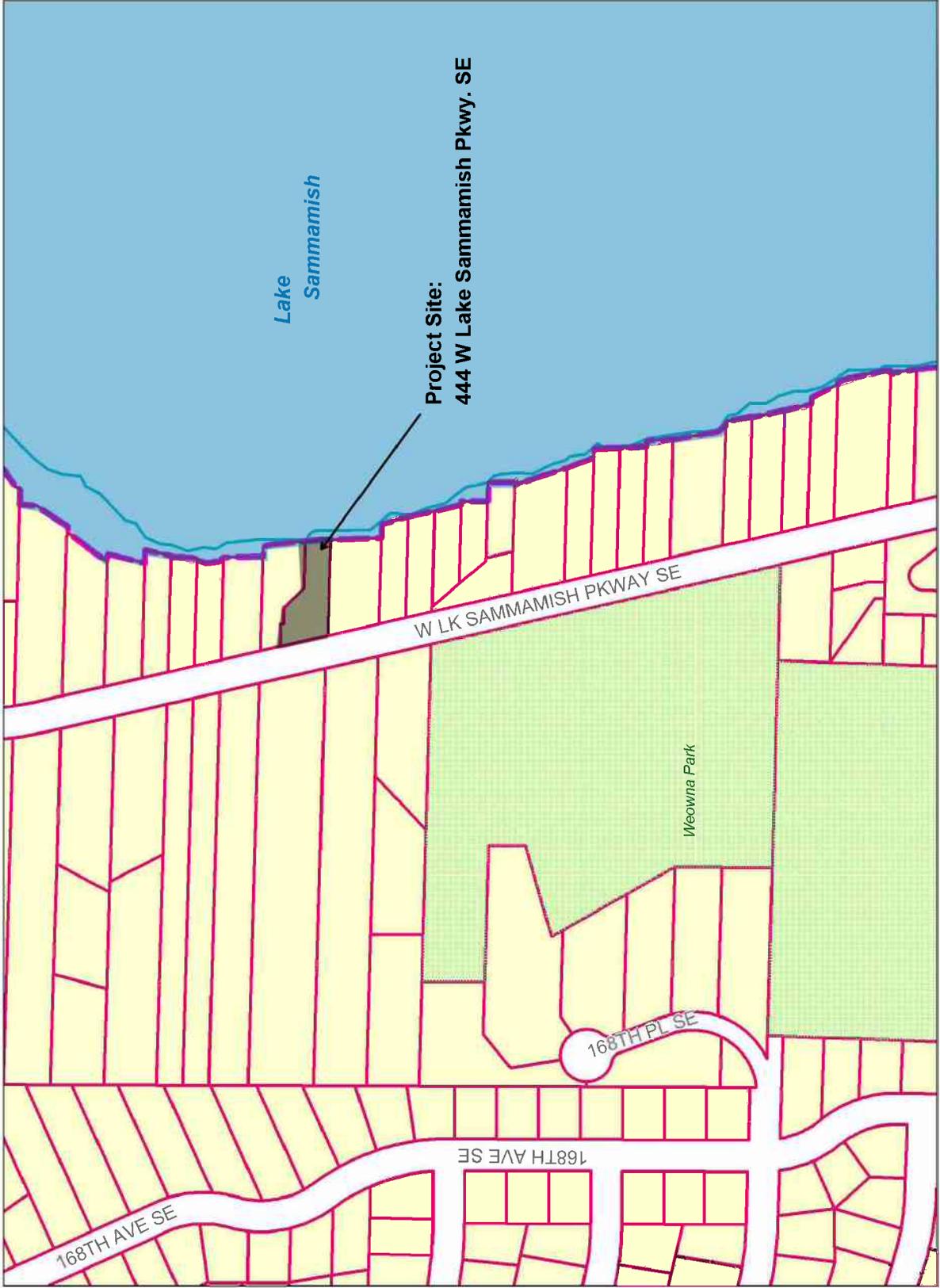
Conclusion

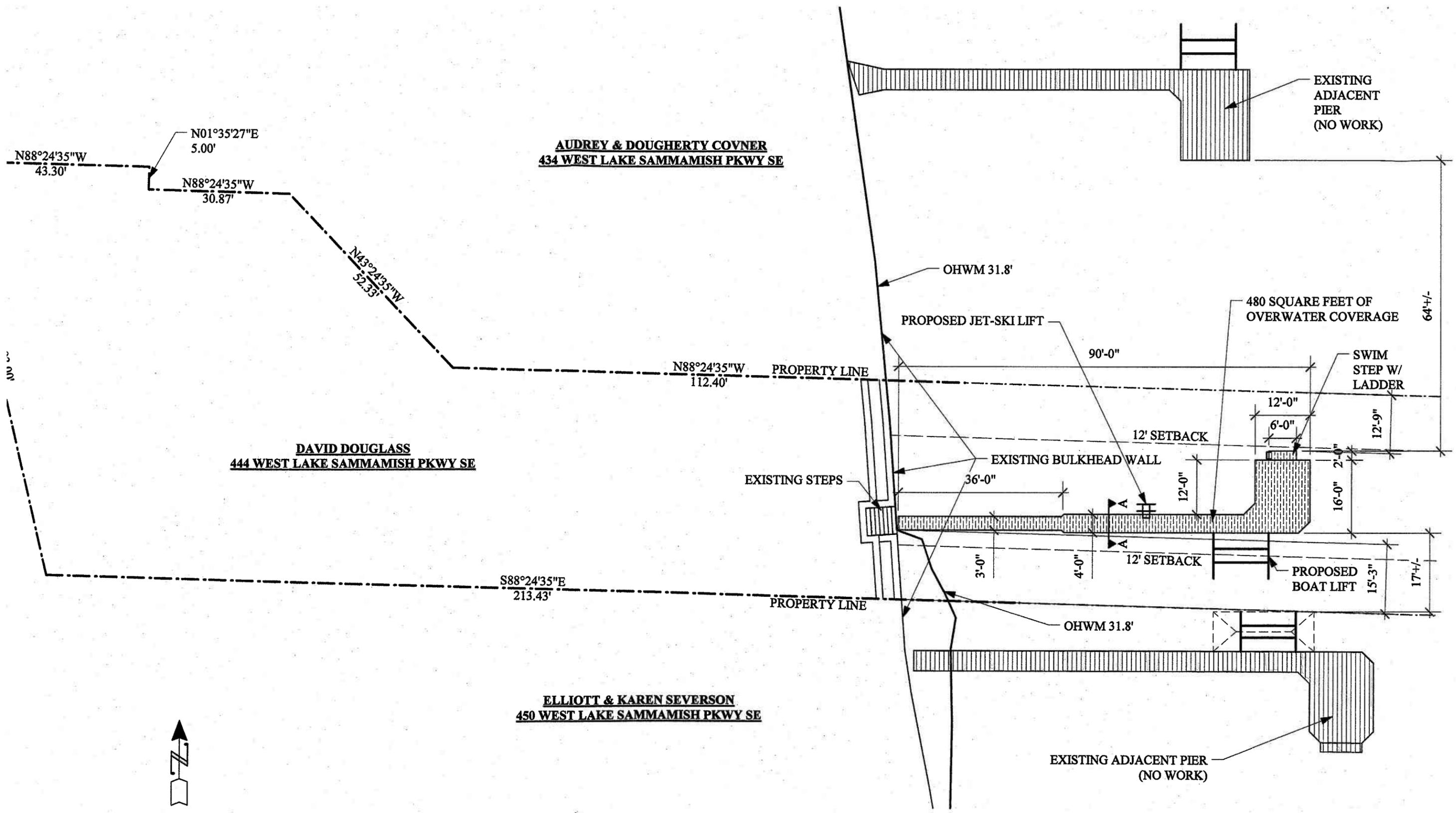
The proposed pier will meet or exceed the protection intended by the COB code by reducing shading impacts of the near shore habitat by constructing the first 36 feet of pier of grated deck and only 3 feet wide. The ell will have the same surface area as allowed by the COB code. The ell will also be constructed in 9 to 13 feet of water avoiding the more sensitive 3 to 6 depth range of the littoral zone. The overall surface area of the dock will be maintained at 480 square feet minimizing the overall effect on the littoral zone of Lake Sammamish. The proposed pier configuration appears to meet the overall intent of the COB shoreline code and the Corps RGP 3 for single family piers.

References

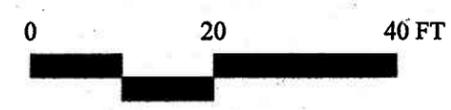
- Corps, 2009. U.S. Army Corps of Engineers Website. Regional Permit 3.
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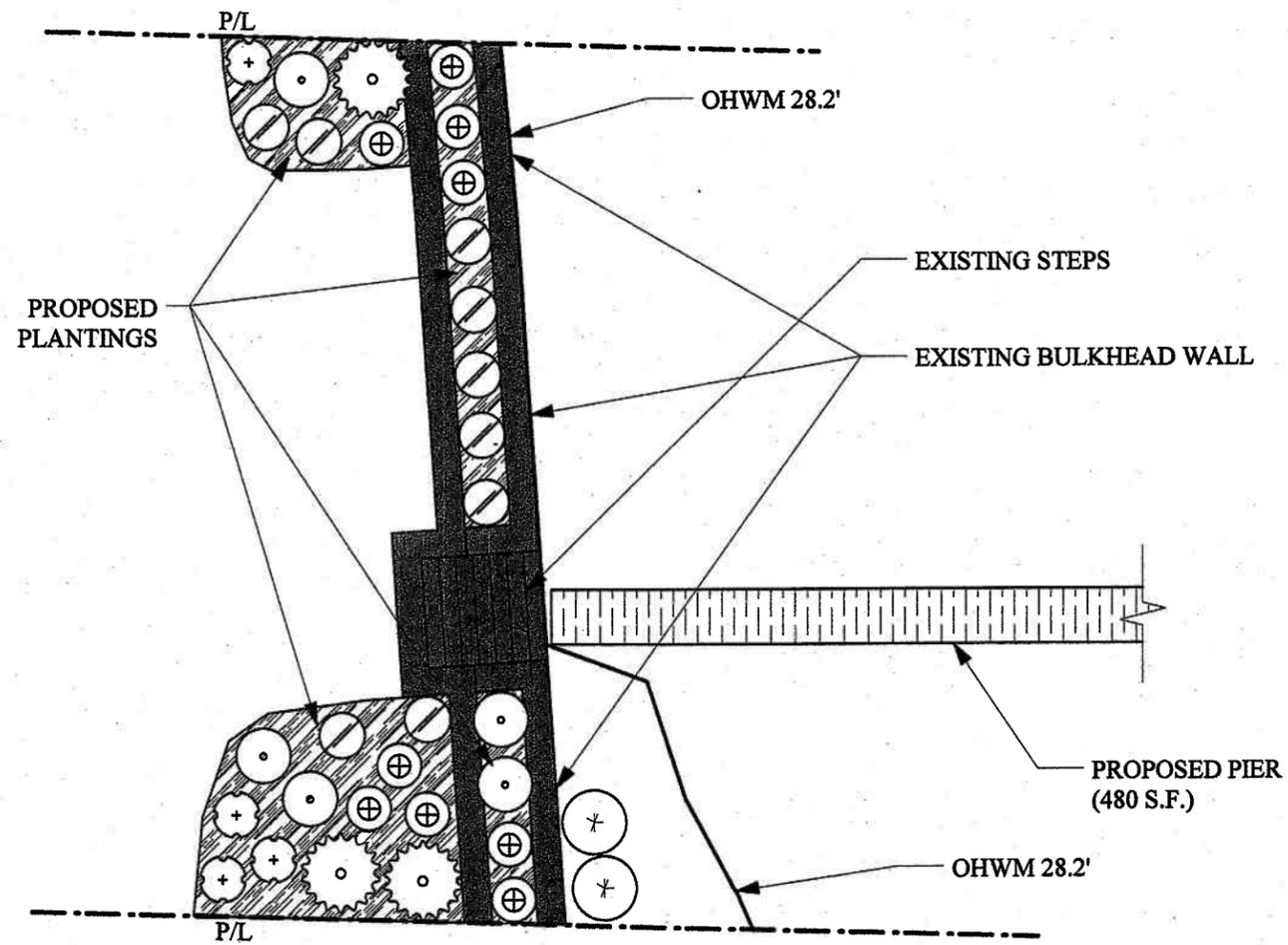
Douglas Pier Vicinity Map





SITE PLAN
SCALE 1" = 20'-0"



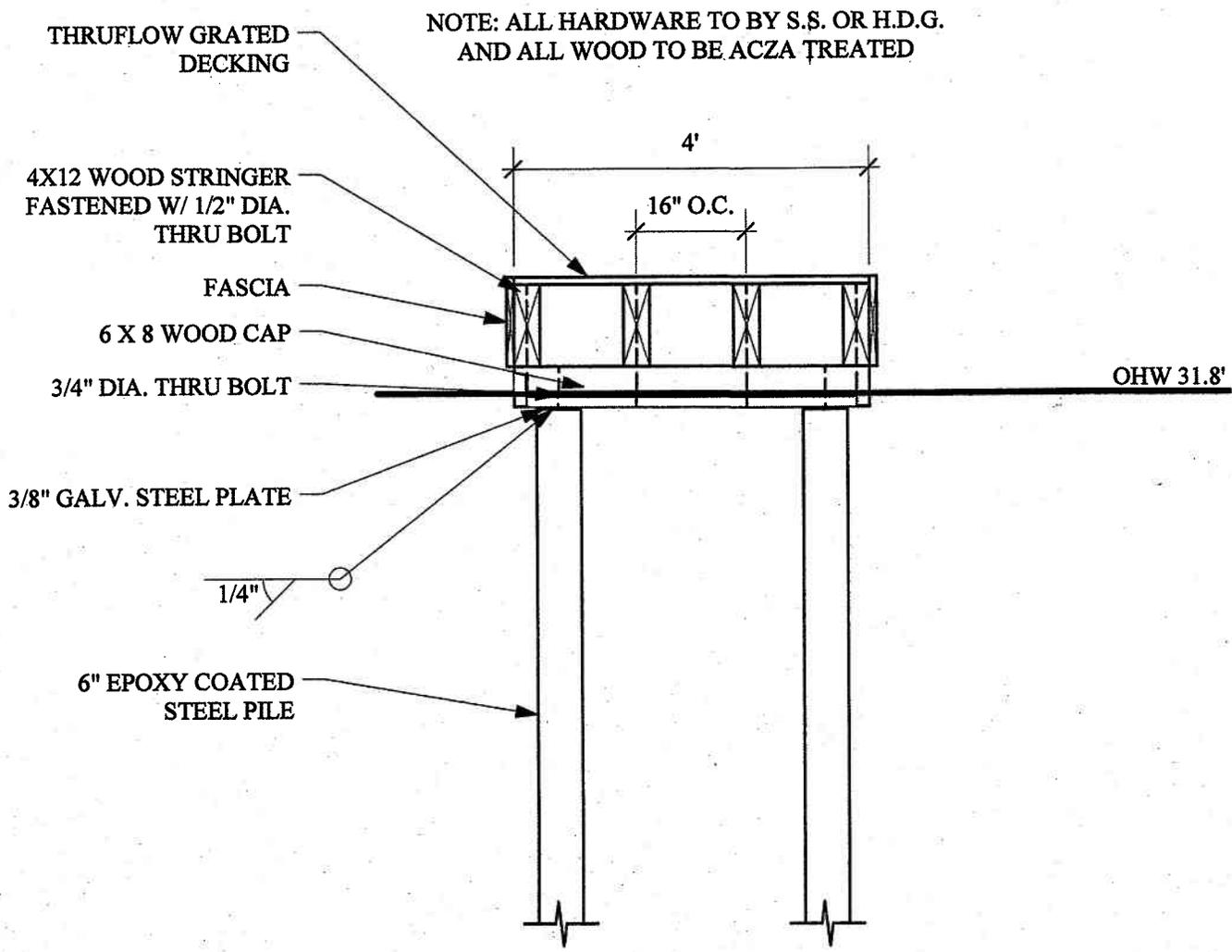


PLANTING SCHEDULE

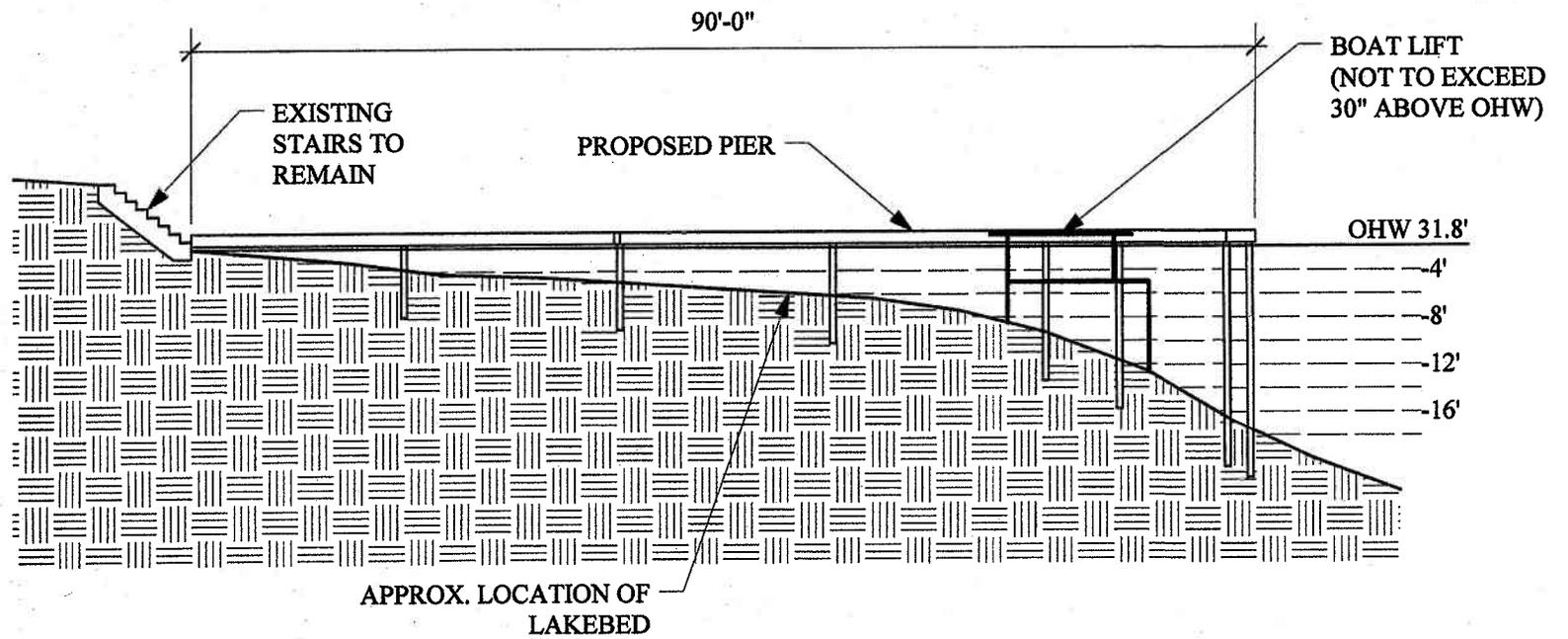
SYMBOL	NAME	QUANTITY	NOTE
	PINUS CONTORTA SHORE PINE	3	2" CALIPER
	SALIX SITCHENSIS SITKA WILLOW	2	2 GALLON 42" O.C.
	CORNUS STOLOIFERA RED-TWIG DOGWOOD	4	2 GALLON 42" O.C.
	RIBES SANGUINEUM RED FLOWERING CURRANT	9	2 GALLON 42" O.C.
	HOLODISCUS DISCOLOR OCEANSPRAY	5	2 GALLON 42" O.C.
	SYMPHORICARPOS ALBUS SNOWBERRY	9	2 GALLON 42" O.C.
	FRAGARIA CHILOENSIS BEACH STRAWBERRY	N/A	4" POTS @ 18" O.C.

PLANTING PLAN

SCALE 1"=10'-0"

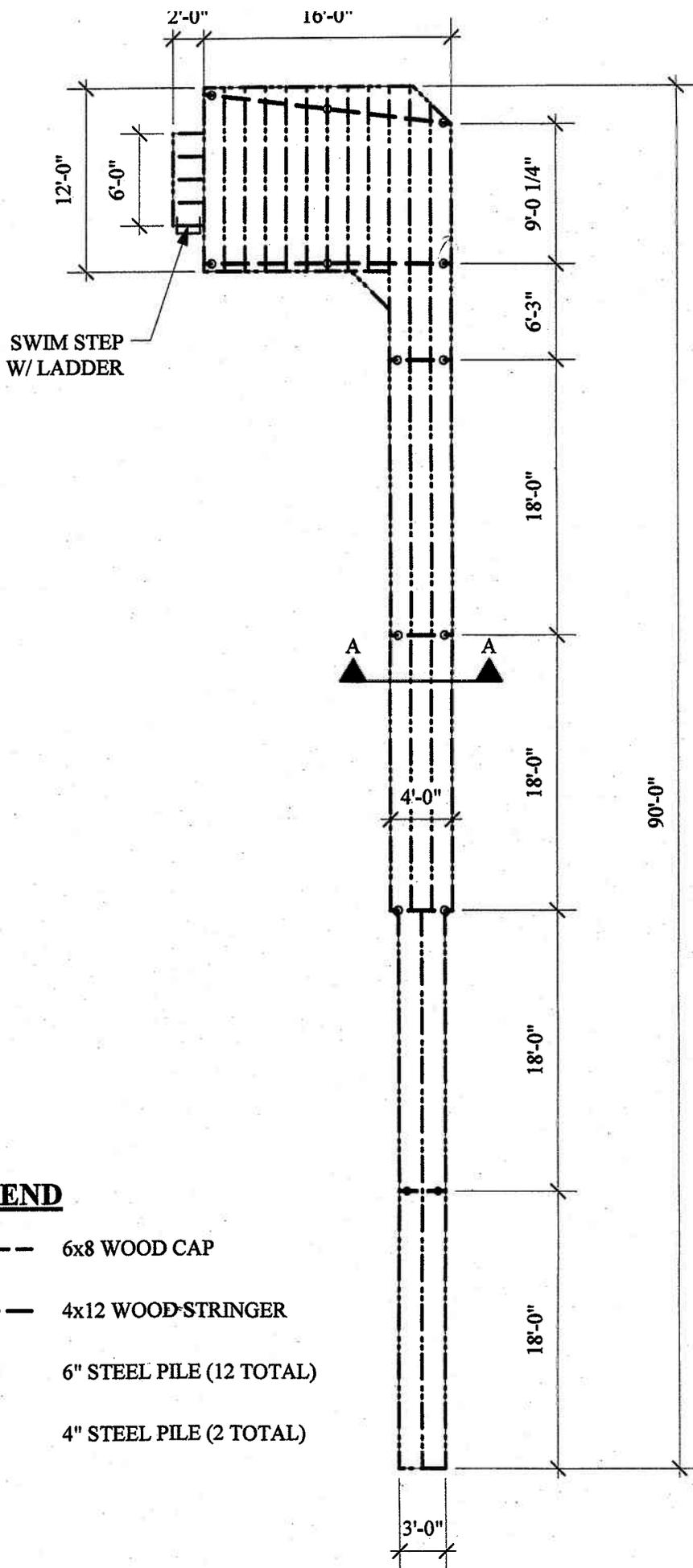


A-A SECTION DETAIL
SCALE 1/2"=1'



PIER ELEVATION

SCALE 1/16" = 1'-0"



LEGEND

- 6x8 WOOD CAP
- .-.-.- 4x12 WOOD-STRINGER
- 6" STEEL PILE (12 TOTAL)
- 4" STEEL PILE (2 TOTAL)

PIER FRAMING PLAN

SCALE 1" = 10'-0"

DAVID DOUGLASS
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