



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. 09-113167-LO
Project Name/Address: Cordova Building Vegetation Management/405 114th Ave. SE
Planner: Reilly Pittman
Phone Number: 425-452-4350

Minimum Comment Period: June 25, 2009

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other: Stream Survey Report and Vegetation Management Plan

ENVIRONMENTAL CHECKLIST

4/18/02

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call 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.

INTRODUCTION

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 1/2" x 11 vicinity map which accurately locates the proposed site.

RECEIVED

MAY 12 2009

PERMIT PROCESSING

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:
Cordova Building Vegetation Management
2. Name of applicant:
J&J Bellevue, LLC
3. Address and phone number of applicant and contact person:
30500 SE 79th Street
Issaquah, WA 98027
(206) 770-5530
Attn: Jordan Lott
4. Date checklist prepared: April 23, 2009
5. Agency requesting checklist: City of Bellevue

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

Vegetation management activities will occur throughout the year, depending on activity. The Vegetation Management Plan (AMEC, 2009), details the various activities and when they will occur. In general, vegetation maintenance could occur anytime during the calendar year.

AMEC (AMEC Geomatrix, Inc.), 2009, Vegetation Management Plan, Cordova Building, Bellevue, Washington:
Prepared for J&J Bellevue, LLC, Issaquah, Washington.

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

No.

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

AMEC (AMEC Geomatrix, Inc.), 2008, Year 2 Monitoring, Cordova Culvert Monitoring, Bellevue, Washington:
Prepared for J&J Bellevue, LLC, Issaquah, Washington.

AMEC (AMEC Geomatrix, Inc.), 2009a, Vegetation Management Plan, Cordova Culvert Monitoring, Bellevue, Washington: Prepared for J&J Bellevue, LLC, Issaquah, Washington.

AMEC (AMEC Geomatrix, Inc.), 2009b, Wetland Delineation and Stream Survey Report, Cordova Building, Bellevue, Washington: April 13, 2009, Letter to Jordan Lott, J&J Bellevue, LLC, Issaquah, Washington.

Geomatrix (Geomatrix Consultants, Inc.), 2007, Year 1 Monitoring, Cordova Culvert Monitoring, Bellevue, Washington: Prepared for J&J Bellevue, LLC, Issaquah, Washington.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

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

Clearing & Grading, City of Bellevue
Critical Areas Land Use, City of Bellevue

A vegetation management plan is part of the Critical Area Land Use Permit and is required to approve work in a critical area and for maintenance and management of the vegetation over time. RP

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Much of the vegetated area on the property is located within the 100-foot critical area buffer of Sturtevant Creek. In order to maintain their property, J&J Bellevue must manage the vegetation within the critical area buffer on the property.

Invasive species, such as Himalayan blackberry (*Rubus armeniacus*) and English ivy (*Hedera helix*) are prevalent along the stream corridor within the property. Removal of these invasive species and other noxious weeds is a priority for King County (King County, 2009) and allowable under Bellevue City Code 20.25H.055.C.3(i). In addition to King County's priority to control invasive species such as those on the property, the plants are interfering with the professional appearance of the property. In an effort to control invasive

species, replace limited lost functions that the invasive species provide, and improve the appearance of the property, J&J Bellevue plans to remove invasive species and replace them with native vegetation.

King County, 2009, Noxious Weeds Program: King County Noxious Weed Control Board, Seattle, Washington, <http://www.kingcounty.gov/environment/animalsAndPlants/noxious-weeds/program-information.aspx> (accessed February 2009).

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

405 114th Avenue SE, Bellevue, Washington. The property is located in Township 25 North, Range 5 East, Section 32 in King County.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other:

Flat.

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

1 percent.

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

Most of the site is asphalt. Remaining area is imported fill and topsoil.

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

No.

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

No fill or grading is proposed as part of this project.

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

There is little potential for erosion during vegetation removal activities. The ground will not be disturbed during vegetation removal activities. Areas cleared of invasive species will be replanted with native species.

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

0 percent.

No change in impervious coverage is proposed. RP

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

Replanting with native vegetation.

Per requirements in City of Bellevue Land Use Code 20.25H. RP

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

If gas-powered equipment is used to remove vegetation, exhaust would be emitted. Automobile exhaust would also be emitted during sediment removal activities.

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

No.

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

None.

3. Water

a. Surface:

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

Sturtevant Creek, a Type F stream, flows south through the property. Sturtevant Creek is a tributary to Lake Washington.

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.

Invasive species removal and native vegetation plantings will occur within 200 feet of Sturtevant Creek. The Vegetation Management Plan (AMEC, 2009) details the methods to be used.

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.

None.

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.

No.

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, purpose, and approximate quantities if known.

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.

None.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

NA.

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

No.

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

Areas removed of invasive species will be replanted with native vegetation.

4. Plants

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

_____ deciduous tree: alder, maple, aspen, other: black cottonwood

_____ evergreen tree: fir, cedar, pine, other

_____ shrubs

_____ grass

_____ pasture

_____ crop or grain

_____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: reed canarygrass

_____ water plants: water lily, eelgrass, milfoil, other

_____ other types of vegetation: invasive species (Himalayan blackberry and English ivy)

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

Invasive species.

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

None.

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

Native plants will be planted where invasive species are removed.

5. Animals

a. 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: crows

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other: pea mouth chub

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

None.

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

Coho salmon are known to use the lower portion of Sturtevant Creek, including the reach within the property.

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

Plant native species in the riparian area.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

NA.

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

NA.

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

None.

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.

There are no toxic chemicals required for the proposed project. Gas-powered equipment may be used by landscaping crews to remove invasive species. A vacuum truck will be used to remove sediment from the stream.

1) Describe special emergency services that might be required.

None.

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

None.

The proposed removal of sediment from the stream is part of a separate permit application 09-113567-LO and is not part of this approval. Permit 09-113167-LO (this application) is to address vegetation management on the property and is intended to resolve code enforcement case 08-134172-EA. RP

b. Noise

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

Existing audible noise includes sources typical of a city environment, including noise from the existing buildings and traffic along 114th Avenue SE and I-405. The proposed project would not be affected by these existing noise sources.

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

Noise sources associated with the proposed project include activity typical of clearing activities using gas-powered equipment. Equipment such as weed whackers would create audible but short-term noise at the site and at adjacent properties.

Noise is regulated by BCC 9.18. RP

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

None.

8. Land and shoreline use

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

Commercial businesses.

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

No.

- c. Describe any structures on the site.

A 4-story building used for commercial businesses is located on the site.

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

No.

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

Office (OLB).

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

OLB.

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

NA.

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

Sturtevant Creek.

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

None.

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

None.

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

None.

l. 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.

None.

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

None.

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

None.

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?

NA.

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

None.

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

None.

11. Light and glare

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

None. All proposed construction activity will occur during daylight hours.

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

No.

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

No.

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

None.

12. Recreation

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

Sidewalks located along 114th Avenue SE.

- 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.

No.

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

None.

- 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.

The property is accessed from 114th Avenue SE. The proposed activity will not alter the access to the existing street system.

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

Yes – King County Metro Transit.

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

NA.

- 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).

No.

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

No.

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

None.

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 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

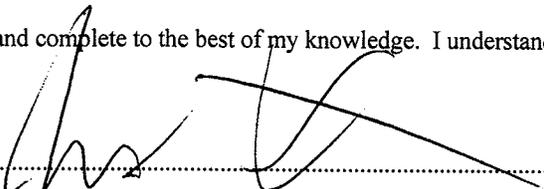
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

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.

None.

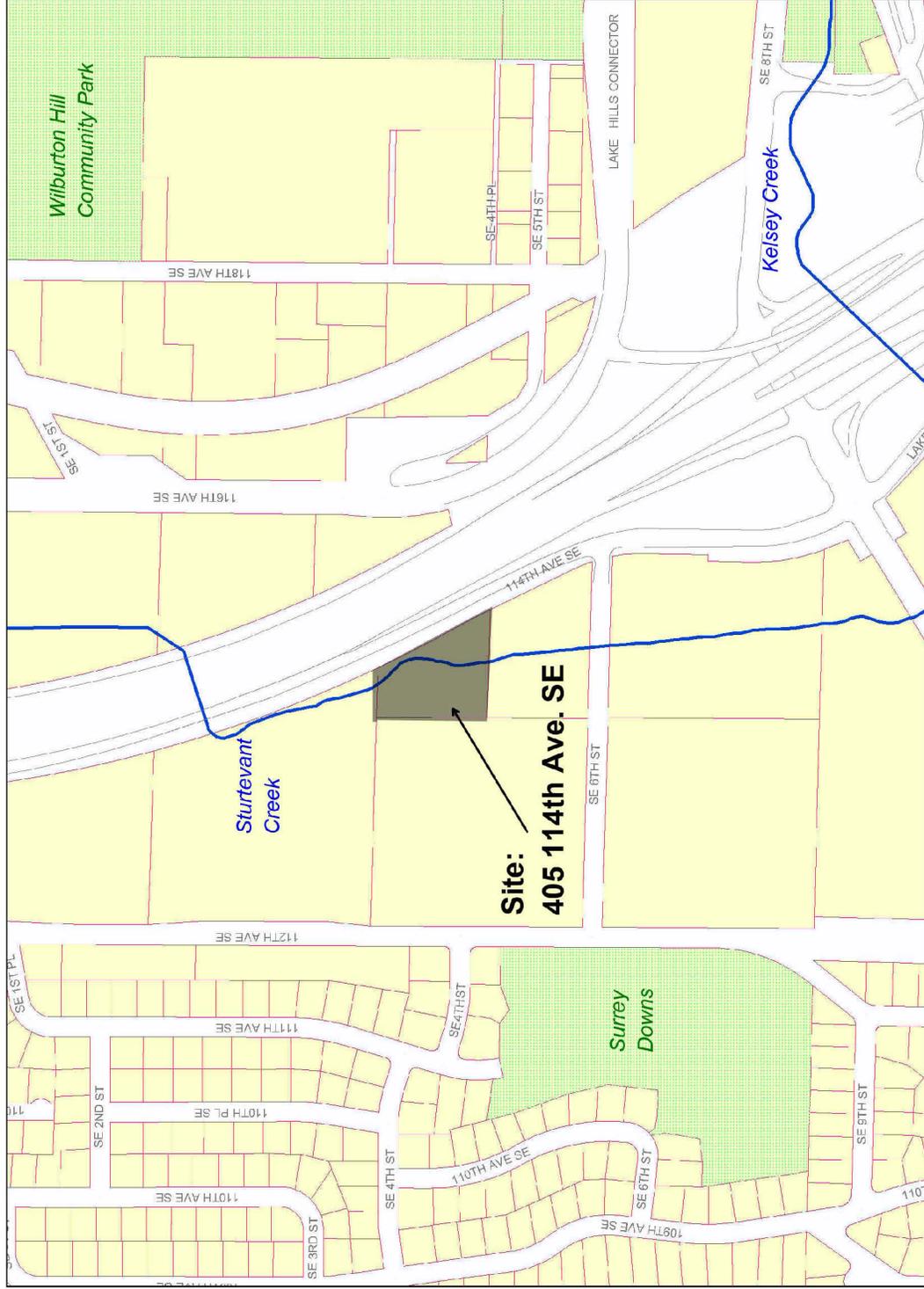
C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Date Submitted: 8/6/09

Cordova Building Vegetation Management Vicinity Map





April 13, 2009
Project 10111.002

Mr. Jordan Lott
J&J Bellevue, LLC
30500 SE 79th Street
Issaquah, WA 98027

Subject: Wetland Delineation and Stream Survey Report
Cordova Building, Bellevue, Washington

Dear Jordan:

On March 31, 2009, AMEC Geomatrix, Inc. (AMEC), conducted an investigation to determine the presence or absence of wetlands and to assess the condition of Sturtevant Creek on the Cordova Building property at 405 114th Avenue SE, Bellevue, Washington (Figure 1). This report is being prepared in support of a proposed vegetation management plan for the property.

METHODS

An AMEC scientist delineated wetlands and surveyed the condition of Sturtevant Creek within the property boundary. The following sections describe the methods used to determine the presence, absence, or characterization of critical areas (e.g., wetlands and streams). Field forms from the surveys are attached.

Wetlands

An AMEC scientist delineated wetlands based on best professional judgment, existing site conditions during field analysis, and information provided by the client. Wetland boundaries were delineated using the Routine Determinations method described in the *Corps of Engineers Wetland Delineation Manual* (Corps, 1987) and the *Interim Regional Supplement* (Corps, 2008) to comply with City of Bellevue and federal regulations.

Streams

An AMEC scientist surveyed the condition of Sturtevant Creek, including the riparian corridor, within the property boundary. The survey included an assessment of the stream channel characteristics and habitat condition within the project reach. This survey followed watershed analysis methods used for stream channel characterization and habitat ratings (WFP, 1997).

RESULTS

The following sections describe the results of the delineation and surveys.

Wetlands

The National Wetland Inventory did not identify any wetlands on the property (NWI, 2009). No visual indicators of wetland characteristics (e.g., absence of hydrophytic vegetation, lack of inundation, drainage patterns, drift lines, watermarks, sediment deposits, etc.) were observed on the property. Recently disturbed riparian areas (i.e., recently cleared of vegetation) were dominated by newly emerging reed canarygrass (*Phalaris arundinacea*), a highly invasive plant with a wetland indicator status of facultative-wet. A facultative-wet plant species can be indicative of a wetland.

AMEC Geomatrix, Inc.
3500 188th Street SW, Suite 600
Lynnwood, Washington
USA 98037-4763
Tel (425) 921-4000
Fax (425) 921-4040
www.amecgeomatrixinc.com

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AMEC Geomatrix

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Mr. Jordan Lott
J&J Bellevue, LLC
April 13, 2009
Page 2

Although reed canarygrass is a hydrophytic species, it also can establish in disturbed sites, as in the case observed here. Additionally, prior to vegetation removal and corresponding invasion of reed canarygrass, the area was dominated by Himalayan blackberry (*Rubus armeniacus*), a facultative-upland species, indicating this area would be considered upland. No other indicators of wetland hydrology (e.g., saturated surface soils, drainage pattern, drift deposits, sediment deposits, watermarks, etc.) were observed. Due to the lack of visual indicators of wetlands, no test pits were dug on the property.

Streams

According to King County's hydrographic information (King County, 2009) and the Washington State Department of Natural Resources' water typing program (DNR, 2009), Sturtevant Creek is a Type F watercourse.

Within the property, Sturtevant Creek is a low-gradient, single-channel stream averaging 6 to 8 feet in width and 2 to 12 inches deep. Within the property, the stream is a pool/riffle complex, with no large woody debris. Pools were formed by bends in the creek. Throughout the reach, the dominate substrate was sand. Areas of gravel and cobble existed in riffles, but were highly embedded.

The stream is well shaded by the existing mature trees (black cottonwood [*Populus balsamifera* L. ssp. *trichocarpa*], Western red cedar [*Thuja plicata*], and weeping willow [*Salix* sp.]) on the property. Understory vegetation is dominated by landscaping vegetation (rhododendrons), lawn, English ivy (*Hedera helix*), and Himalayan blackberry. The exception to this is near the southern end of the property, where an existing mitigation area exists immediately upstream and downstream of the box culvert. This mitigation area consists of native vegetation such as willows (*Salix* spp.), redosier dogwood (*Cornus sericea*), and Oregon grape (*Mahonia* spp.).

According to King County Code 20.25H.035, a 50-foot buffer is required around a Type F stream. The existing building, parking lot, access road, landscaped areas (including landscaping shrubs and lawn), and mitigation area are all located within the buffer. Modifications to the buffer, including vegetation management, will require Critical Area Land Use Exemption and Clear & Grade permits with a SEPA determination from the City of Bellevue.

If you have any questions or comments, please feel free to contact me. My contact information is noted below.

Sincerely yours,
AMEC Geomatrix, Inc.

Kerrie A. McArthur, FP-C
Project Aquatic Biologist
Direct Tel.: (425) 921-4026
E-mail: kerrie.mcarthur@amec.com

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p:\sanmar corp\10111-002 cordova riparian\3000 reports\stream&wetland\cordova strm assess.doc

Attachments:
Figure 1
Field Survey Forms

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MAY 12 2009

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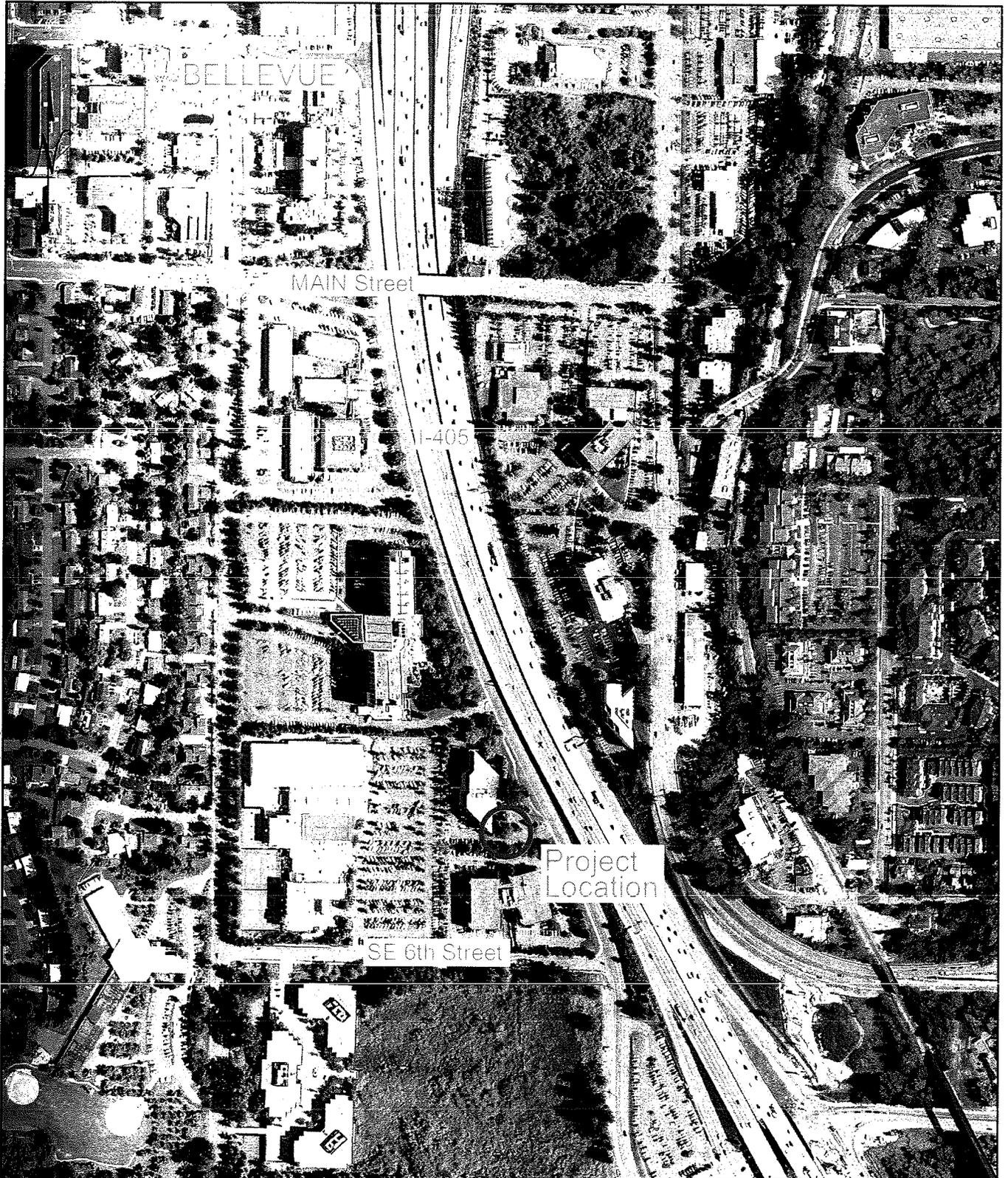
Mr. Jordan Lott
J&J Bellevue, LLC
April 13, 2009
Page 3

REFERENCES

- Corps (U.S. Army Corps of Engineers), 1987, Corps of Engineers Wetland Delineation Manual: Corps, Environmental Laboratory, Waterways Experiment Station, Technical Report Y-87-1, Vicksburg, Mississippi.
- Corps, 2008, Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual – Western Mountains, Valleys, and Coast Region: Corps, Research and Development Center, ERDC/EL TR-08-13, Vicksburg, Mississippi.
- DNR (Washington State Department of Natural Resources), 2009, Water Typing Map: DNR, Forest Practices Division, Olympia, <http://www3.wadnr.gov/dnrapp5/website/fpars/viewer.htm> (accessed April 2, 2009).
- King County, 2009, iMAP – Hydrographic Information: King County, GIS Center, Seattle, Washington, http://www.metrokc.gov/gis/mappointal/iMAP_main.htm (accessed April 2, 2009).
- NWI (National Wetlands Inventory), 2009, Wetlands Online Mapper: U.S. Fish and Wildlife Service, Division of Habitat and Resource Conservation, Arlington, Virginia, <http://wetlandsfws.er.usgs.gov/wtlnds/launch.html> (accessed March 10, 2009).
- WFP (Washington Forest Practices Board), 1997, Board Manual: Standard Methodology for Conducting Watershed Analysis: Washington State Department of Natural Resources, Forest Practices Board, Olympia.

ATTACHMENT A

Figure



Plot Date: 02/20/09 - 10:52am, Plotted by: gary.maxwell
 Drawing Path: P:\SamMar_Corp\10111-002_Cordova Riparian\17000 CAD\Vicinity Map.dwg

SITE VICINITY		
Cordova Office Building Bellevue, Washington		
By: GSM	Date: 2-20-09	Project No. 10111.002
AMEC Geomatrix		Figure 1

ATTACHMENT B

Field Survey Forms

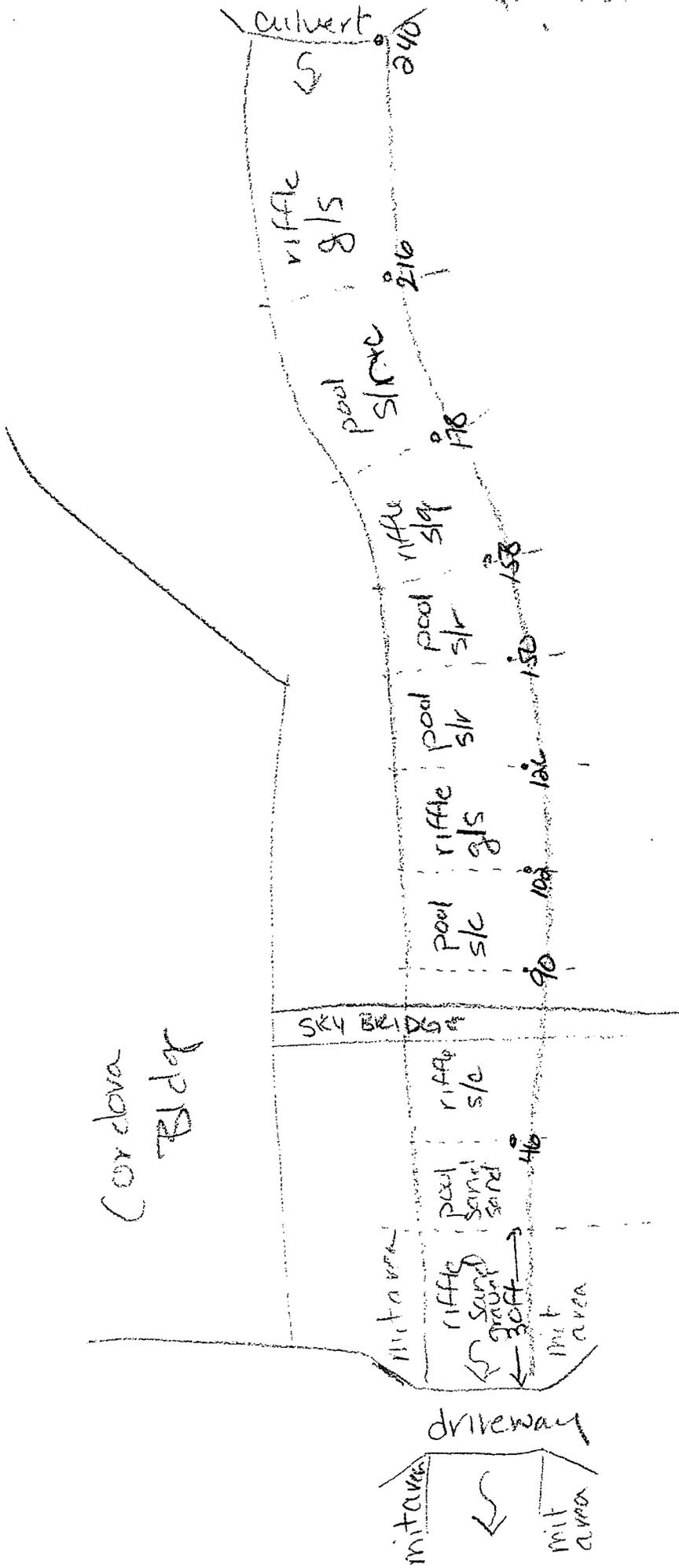
10111.D02

Fish Habitat, Channel, & Biological Reconnaissance Survey

Stream <u>Sturtevant</u>	Segment no. <u>1</u>	Date <u>3/30/09</u>	Recorder <u>KAM</u>							
Location description (GPS at start and end of survey reach) <u>Cordova Bldg</u>										
Unit Data										
Start distance	0	30	46	90	102	126	150	158	178	216
Unit type	R	P	R	P	R	P	P	R	P	R
Unit number	1	1	2	2	3	3	4	4	5	5
Dominant substrate	S	S	S	S	S	S	S	S	S	G
Subdominant substrate	G	S	C	C	G	C*	C*	G	C*	S
% pool/flatwater	0	100	0	100	0	100	100	0	100	0
Wetted width	6-8ft									2
End distance										
* riprap										
Pool Data										
Pool Former										
% wood cover		0		0		0	0		0	
Pool tail Embedded (y/n) (> 25%)		Y		Y		Y	Y		Y	
Spawning gravel Present (y/n) (2 m ²)		N		N		N	N		N	
Tail crest depth		2"		2"		2"	2"		3"	
Max. depth		12"		8"		8"	10"		12"	
Fish & Amphibian Observations										
Fish species	None	—————→								
Amphibian species	None	—————→								
Channel Data										
Local gradient (%)	1%	—————→								
Bankfull width	6-8ft	—————→								
Single or multiple channel	S	S	S	S	S	S	S	S	S	S
Seeps present (y/n)	N	—————→								
Water temperature										
Time										
(Note passage barrier locations, type [culvert, falls, wood, rock], jump height, jump pool depth)										

3/30/09

Sturtevant Cr.



- S = sand
- C = cobble
- ∩ = gravel
- r = riprap

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Cordova Bldg City/County: Bellevue Sampling Date: 3/31/09
 Applicant/Owner: J&J Bellevue State: WA Sampling Point: _____
 Investigator(s): KAM Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): slope - along stream Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR): _____ Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <input checked="" type="checkbox"/> Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Remarks: <u>general veg description along riparian area - no cover estimates</u>	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. <u>cottonwood</u>	<u>50</u>			Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A) Total Number of Dominant Species Across All Strata: _____ (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
2. <u>weeping willow (landscaping)</u>				
3. <u>cedar - (landscaping)</u>				
4. _____				
_____ = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: _____)				
1. <u>H. blackberry</u>				
2. <u>rhododendrum (landscaping)</u>				
3. _____				
4. _____				
_____ = Total Cover				
Herb Stratum (Plot size: _____)				
1. <u>sod/lawn</u>				
2. <u>reed canary grass - in recently disturbed/cleared area & mit area</u>				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
_____ = Total Cover				
Woody Vine Stratum (Plot size: _____)				
1. <u>English ivy</u>	<u>50</u>			
2. _____				
_____ = Total Cover				
% Bare Ground in Herb Stratum _____				
Hydrophytic Vegetation Present? Yes _____ No _____				

Remarks:
Only hydrophytic veg = landscaping of mitigation area vegetation. - ground dominated by Eng. Ivy, H. blackberry w/ reed canary grass growing in recently disturbed/cleared area (ie. mit area & cleared area)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	Indicators for Problematic Hydric Soils³:	
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)		<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)		<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)		<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)		³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)		
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)		
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)		

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:
 No test pit dug b/c there were no ~~soil~~ visual indicators (hydrophytic veg dominance, hydrology) present.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)

Wetland Hydrology Present? Yes _____ No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
 No visual indications of w/c hydrology (ie - not saturated surface soils, standing water, or depressions). Banks of creek 12-20" above wsl



VEGETATION MANAGEMENT PLAN

Cordova Building
Bellevue, Washington

Submitted to:

J&J Bellevue, LLC, Issaquah, WA

Submitted by:

AMEC Geomatrix, Inc., Lynnwood, WA

May 2009

Project 10111.002

RECEIVED

MAY 12 2009

PERMIT PROCESSING

AMEC Geomatrix

TABLE OF CONTENTS

		Page
1.0	INTRODUCTION	1
2.0	VEGETATION MANAGEMENT	2
2.1	GENERAL.....	2
2.2	INVASIVE SPECIES REMOVAL.....	2
	2.2.1 Large-Scale Removal.....	2
	2.2.2 Small-Scale Removal.....	3
2.3	NATIVE VEGETATION PLANTING.....	3
	2.3.1 Installation	3
	2.3.2 Maintenance	4
2.4	DEAD PLANT REMOVAL.....	5
2.5	MOWING.....	5
3.0	MAINTENANCE LOG	6
4.0	REFERENCES	7

TABLES

Table 1	Invasive Species Found On Site
Table 2	Native Plants to be Used On Site

FIGURES

Figure 1	Site Vicinity
Figure 2	Vegetation Management Area
Figure 3	Typical Planting Plan
Figure 4	Plant Installation Methods



VEGETATION MANAGEMENT PLAN

**Cordova Building
Bellevue, Washington**

1.0 INTRODUCTION

J&J Bellevue, LLC (J&J Bellevue) manages the property along Sturtevant Creek located at 405 114th Avenue SE, Bellevue, Washington (Figure 1). Currently there is a four-story commercial building and associated parking lot on the property. The remainder is landscaped, with invasive species infesting much of the property. Much of the vegetated area on the property is located within the 100-foot critical area buffer of Sturtevant Creek. In order to maintain their property, J&J Bellevue must manage the vegetation (Figure 2). Sturtevant Creek, a Type F tributary to Lake Washington, flows south through the property. No other critical areas were identified on the property. A separate report has been prepared documenting the critical area, namely Sturtevant Creek and its buffer (AMEC, 2009).

AMEC Geomatrix, Inc. (AMEC), has prepared this Vegetation Management Plan on behalf of J&J Bellevue, per Bellevue City Code 20.25H.055.C.3(vi). This report documents J&J Bellevue's approach to managing vegetation within their property.

2.0 VEGETATION MANAGEMENT

Invasive species, such as Himalayan blackberry (*Rubus armeniacus*) and English ivy (*Hedera helix*) are prevalent along the stream corridor within the site. Removal of these invasive species and other noxious weeds is a priority for King County (King County, 2009) and allowable under Bellevue City Code 20.25H.055.C.3(i). In addition to King County's priority to control invasive species such as those on the property, the plants are interfering with the professional appearance of the property. In an effort to control invasive species, replace limited lost functions that the invasive species provide, and improve the appearance of the property, J&J Bellevue plans to remove invasive species and replace them with native vegetation. The revegetation from invasive species to native species is expected to occur as opportunities arise and will likely occur over several years. Because no large-scale earthmoving activities are proposed as part of the vegetation management activities, a separate temporary erosion control plan is not proposed. Exposed soils will be covered with mulch to prevent erosion. No other erosion control measures are proposed.

2.1 GENERAL

On-site vegetation management activities will change throughout the duration of the management period, as invasive species are removed and replaced with native vegetation. These activities will be concentrated immediately after vegetation removal and replacement, and continue through the first and second year's post-installation as the vegetation survives and grows.

2.2 INVASIVE SPECIES REMOVAL

Invasive species removal will occur throughout the property, including within the critical area buffer. Each year, King County updates the noxious weed list, which includes invasive species. Any species listed on the King County noxious weed list may be removed under this plan. While not inclusive of all invasive species, Table 1 summarizes the invasive species currently known to be on site that may be removed. Depending on the size of area to be cleared of invasive species, different clearing methods will be employed. Any soils exposed during removal of vegetation will be covered with mulch to prevent erosion until native vegetation has established. The clearing methods are described below.

2.2.1 Large-Scale Removal

Landscape crews will use the large-scale invasive species removal methods when clearing any contiguous patch of invasive species that is 400-square-feet or more. During large-scale removal, gas-powered equipment may be used. Because gas-powered equipment has the potential to impact water quality in Sturtevant Creek, the following limitations are set for large-scale removal:

- Invasive species removal will not occur below ordinary high water;
- Timing will be limited to the allowable in-water work window stipulated by the U.S. Army Corps of Engineers (currently set from July 1 through August 31); and
- Oil absorbent pads and boom will be located on site.

Implementation of the above limitations will reduce potential impacts to juvenile salmonids in Sturtevant Creek should the equipment leak petroleum products. Once the invasive species have been removed, the area will be planted with native vegetation. Section 2.3 describes the planting methods.

2.2.2 Small-Scale Removal

Landscape crews will use the small-scale invasive species removal methods when clearing any contiguous patch of invasive species 399-square-foot or less. During small-scale removal, only hand tools (e.g., pruning sheers, rakes, hoes, etc.) will be used. No gas- or electric-powered equipment will be used. As long as the landscaping crew remains above the ordinary high water mark of Sturtevant Creek, small-scale removal can occur throughout the year with no limitations. Once the invasive species have been removed, the area will be planted with native vegetation. Section 2.3 describes the planting methods.

2.3 NATIVE VEGETATION PLANTING

Native vegetation planting will occur throughout the critical area buffer. The following sections describe the installation and maintenance protocols for native plantings.

2.3.1 Installation

Table 2 shows the native species chosen for planting in the critical area buffer. These species were chosen for their native status, preferred growing habitats being similar to those found on site, and their ease of maintenance. Typically, native plants will be purchased in 1-gallon pots and installed at an average of 8 feet on center. That is for every 50 square feet of invasive species removed, one native plant will be installed. Because the removal of invasive species and replanting with native species will occur as opportunities arise, a typical 50-foot by 50-foot planting plan has been developed instead of a complete landscaping plan (Figure 3). Should native plants be purchased in 5-gallon pots, then spacing may be increased to an average of 10 feet on center. The following steps should be followed when installing the native plant (Figure 4):

1. Dig a hole as deep as the rootball and twice as wide.
2. Loosen the soil in hole.
3. Remove the container from the rootball and loosen roots, if necessary

4. Place the plant in the hole, making sure the soil is at the same level on the tree as when the tree grew in the garden center.
5. Fill in around the rootball with soil and pack the soil with your hands and feet to make sure that there are no air pockets.
6. Place mulch over all exposed soils.
7. Make a little dam around the base of the shrub as wide as the hole with mulch to hold in the water.

If installation occurs before May 1, the plants will typically receive plenty of water during the spring season, and spring watering may not be necessary.

2.3.2 Maintenance

The following sections describe the maintenance protocols for native plantings.

2.3.2.1 Watering

Watering may be necessary depending on the date of planting and the amount of rainfall that occurs over the year. If installation occurs before May 1, in a typical year the plants will receive plenty of water during the spring season. Watering will be more crucial if the installation occurs after May 1, because the plants will not have a chance to establish themselves during the rainy season. Biweekly watering (or rainfall equivalent) may be necessary during the summer months. Monitoring of rainfall and/or soil moisture will be used to determine the need for watering during summer and early fall. Watering will be less critical if planting occurs in the fall. Watering may be necessary during the two summers following plantings to assist survival and establishment of plantings. Watering will be accomplished using a hand watering or irrigation system.

2.3.2.2 Weeding

Weeding around newly planted shrubs will be important during the summer of the first year to ensure establishment and prevent stress to the plants from competition for resources. In the first growing season following installation, weeding may occur as frequently as once per month through August. All invasive species will be removed. Although Table 1 is not all inclusive, it lists common invasive species that will need to be removed.

Weeding will also occur during the early and intermediate growing season of the second year after planting. The frequency can be gauged by necessity but should occur at least twice during the spring (ideally May and June), and then once more during the summer months (August or September).

No weed whacking will be allowed around plantings. Weeding will be done using simple hand tools, (e.g., pruning shears, rakes, hoes). No herbicide will be allowed. Removal of the highly

invasive species such as Himalayan blackberry and English ivy is especially important on the property, and emphasis should be given to their removal to prevent invasion into the planted areas.

2.4 DEAD PLANT REMOVAL

Dead plant material, including downed woody material, such as branches and limbs, will be removed during routine maintenance activities or as needed. Dead shrubs within the stream buffer will be replaced with native species, as described above. Records of dead shrub removal and native planting replacement will be documented in a maintenance log.

2.5 MOWING

Mowing will continue as necessary within the critical area buffer where lawn currently exists. Although the lawn will not be expanded within the critical area buffer, dead or unhealthy lawn may be replaced as needed. Mowing should not occur more than biweekly and preferably once a month unless rainfall is heavy and growth luxuriant.

3.0 MAINTENANCE LOG

Maintenance activities that occur in Sturtevant Creek and its buffer will be recorded in a maintenance log. For each maintenance activity (invasive species removal and native plant installation) the following will be recorded:

- Date of activity
- Type of activity (invasive species removal, native plant installation, etc.)
- Location where activities occurred
- Size of area where activities occurred
- Identification of invasive species removed
- Removal methods
- Identification and quantification of native species installed
- Other relevant information

The maintenance log will be kept up to date and will be available to the City of Bellevue for review, as requested.



4.0 REFERENCES

- AMEC (AMEC Geomatrix, Inc.), 2009, Wetland Delineation and Stream Survey Report, Cordova Building, Bellevue, Washington: April 13, 2009, Letter to Jordan Lott, J&J Bellevue, LLC, Issaquah, Washington.
- King County, 2009, Noxious Weeds Program: King County Noxious Weed Control Board, Seattle, Washington, <http://www.kingcounty.gov/environment/animalsAndPlants/noxious-weeds/program-information.aspx> (accessed February 2009).

TABLES



TABLE 1
INVASIVE SPECIES FOUND ON SITE
Cordova Building
Bellevue, Washington

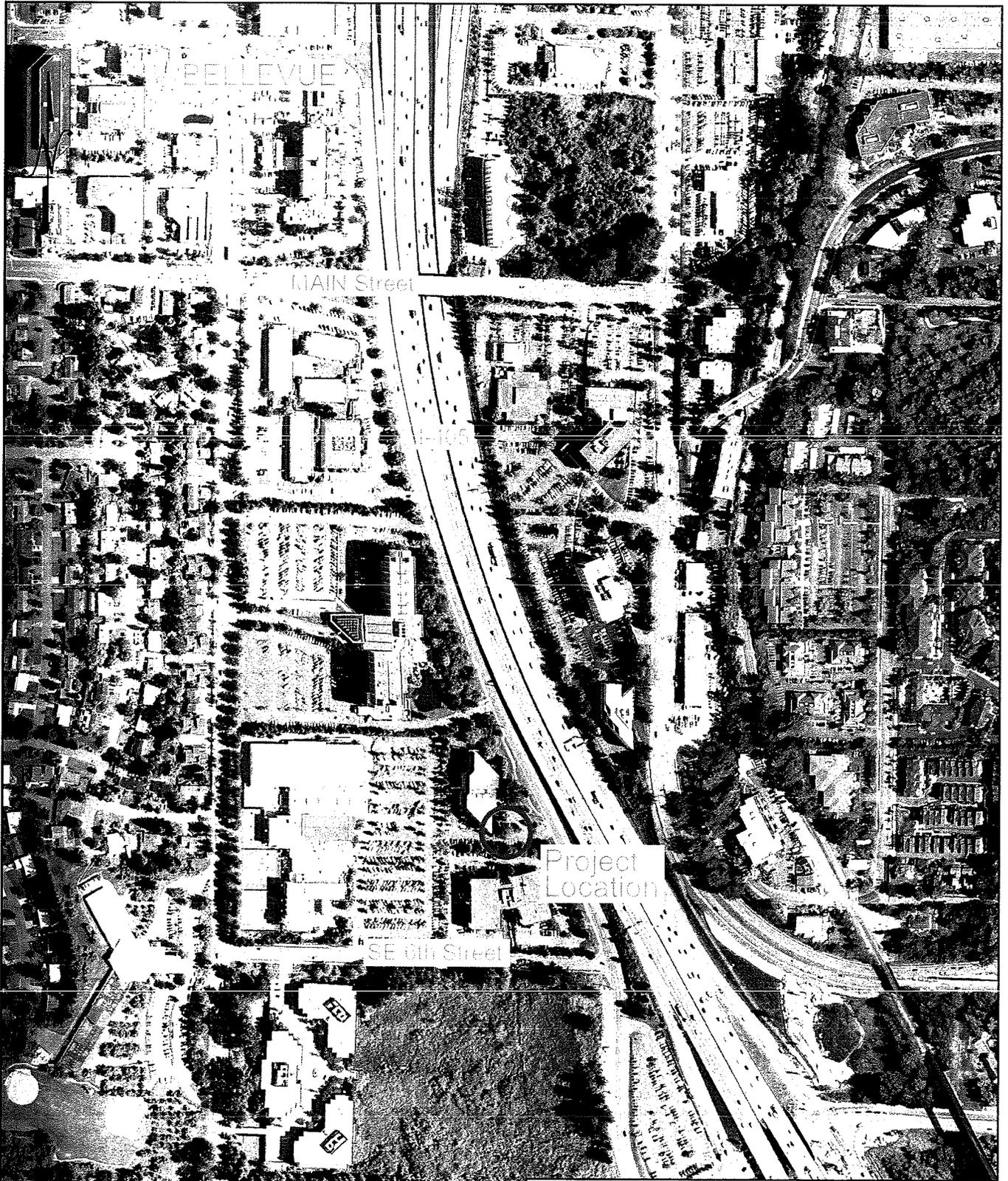
Common Name	Scientific Name
English ivy	<i>Hedera helix</i>
Himalayan blackberry	<i>Rubus armeniacus</i>
Reed canarygrass	<i>Phalaris arundinacea</i>
Scotch broom	<i>Cytisus scoparius</i>



TABLE 2
NATIVE PLANTS TO BE USED ON SITE
Cordova Building
Bellevue, Washington

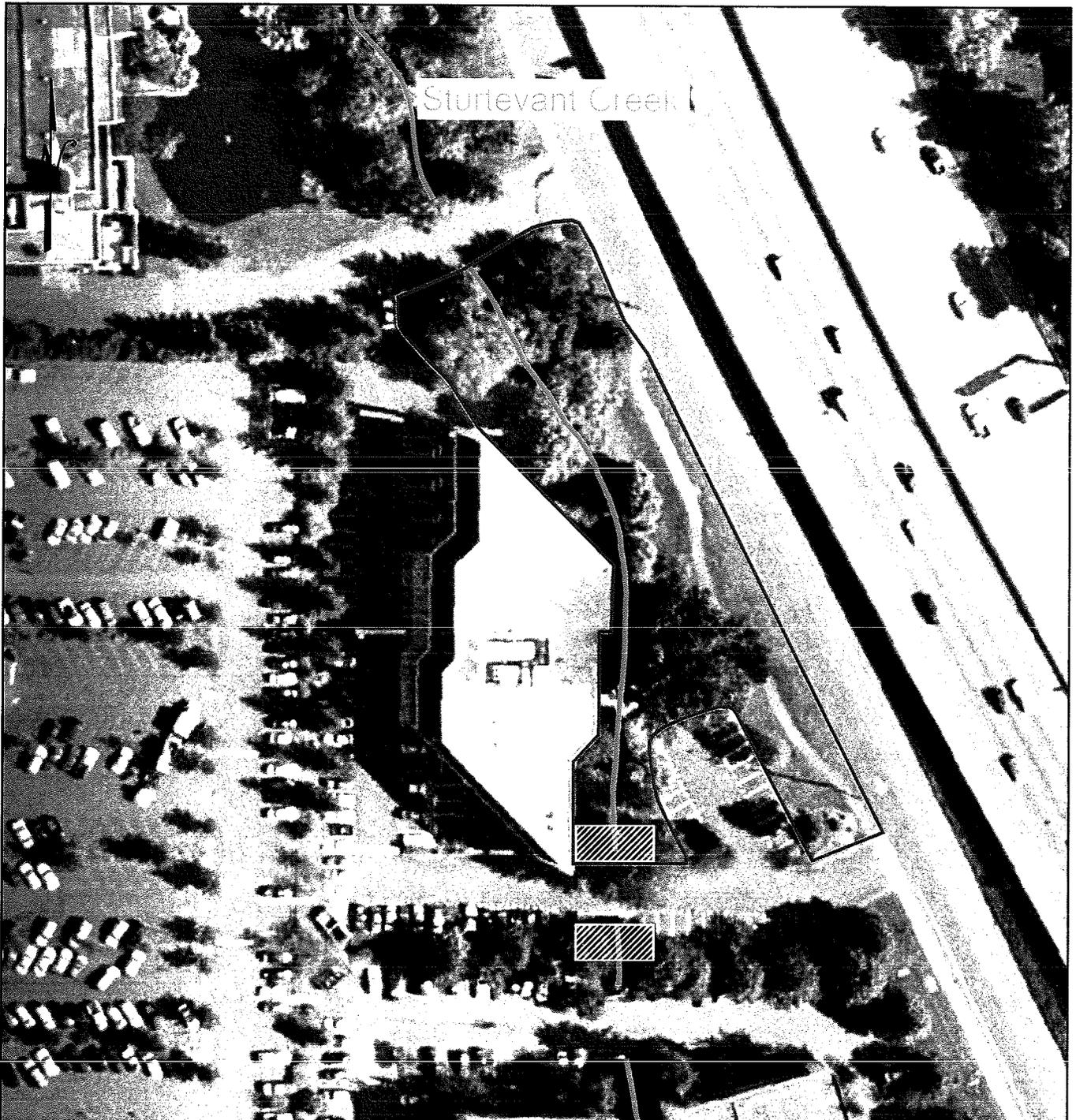
Common Name	Scientific Name	Container Size	Spacing (On Center)
California black currant	<i>Ribes bracteosum</i>	1 gallon	8 feet
False azalea	<i>Menziesia ferruginea</i>	1 gallon	8 feet
Nootka rose	<i>Rosa nutkana</i>	1 gallon	8 feet
Redflower currant	<i>Ribes sanguineum</i>	1 gallon	8 feet

FIGURES

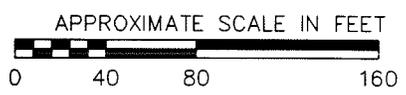


Plot Date: 04/21/09 - 1:09pm, Plotted by: gary.maxwell
 Drawing Path: P:\SanMar_Corp\10111-002_Cordova Riparian\17000_CAD\Vicinity Map.dwg

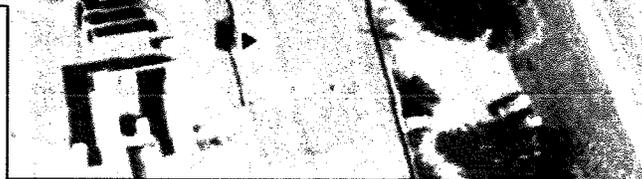
SITE VICINITY		
Cordova Office Building Bellevue, Washington		
By: GSM	Date: 4-21-09	Project No. 10111.002
AMEC Geomatrix		Figure 1



Sturtevant Creek



Existing Mitigation Area
 ———— Vegetation Management Area



VEGETATION MANAGEMENT AREA
 Cordova Office Building
 Bellevue, Washington

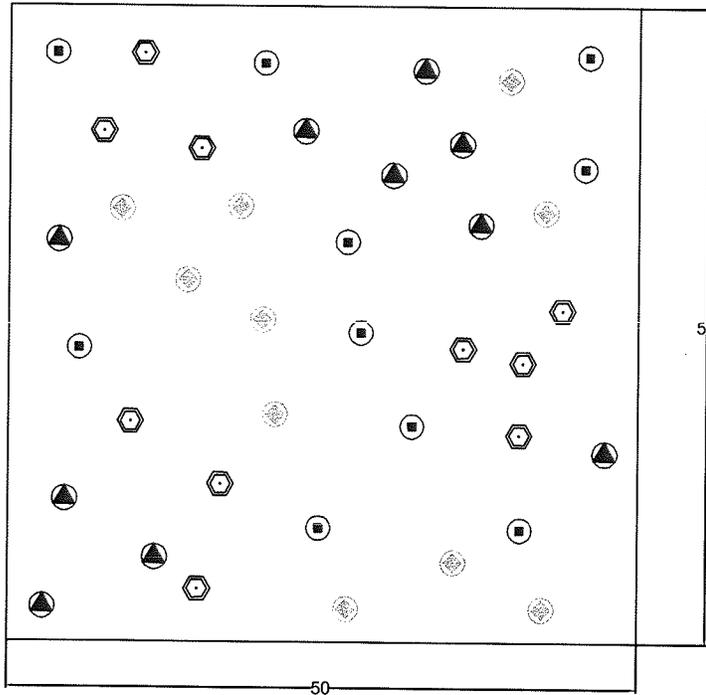
By: GSM Date: 4-23-09 Project No. 10111.002

AMEC Geomatrix

Figure 2

Plot Date: 04/23/09 - 1:31pm, Plotted by: gay.maxwell
 Drawing Path: P:\SanMar_Corp\10111-002_Cordova Riparian\17000_CAD\Vicinity Map.dwg

PLANTING PLAN



CANDIDATE LIST OF PLANT SPECIES

Scientific Name	Common Name	Container Size	Spacing (On Center)
 <i>Ribes bracteosum</i>	CALIFORNIA BLACK CURRANT	1 gal	8 ft
 <i>Menziesia ferruginea</i>	FALSE AZALEA	1 gal	8 ft
 <i>Rosa nutkana</i>	NOOTKA ROSE	1 gal	8 ft
 <i>Ribes sanguineum</i>	REDFLOWER CURRANT	1 gal	8 ft

TYPICAL PLANTING PLAN

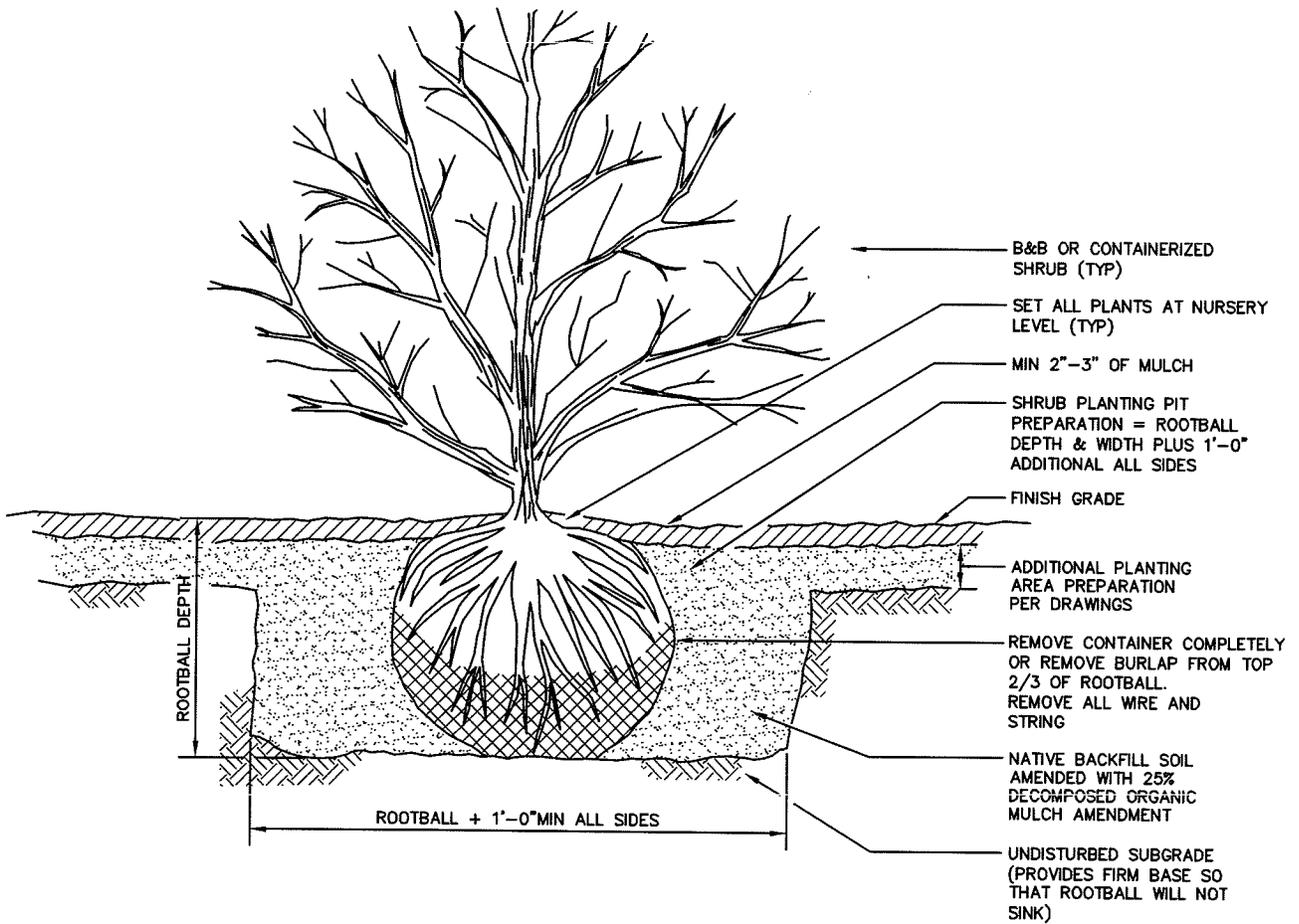
Cordova Office Building
Bellevue, Washington

By: GSM	Date: 4/21/09	Project No. 10111.002
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AMEC Geomatrix

Figure 3

Plot Date: 04/21/09 - 1:59pm, Plotted by: gary.maxwell
 Drawing Path: P:\SanMar Corp\10111-002 Cordova Riparian\17000 CAD\ Drawing Name: Cordova Planting Plan.dwg



PLANT INSTALLATION METHODS

Cordova Office Building
 Bellevue, Washington

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Figure 4