



DEVELOPMENT SERVICES DEPARTMENT
 ENVIRONMENTAL COORDINATOR
 450 100th Ave NE., P.O. BOX 90012
 BELLEVUE, WA 98009-9012

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Geoff Bradley, Parks Department

LOCATION OF PROPOSAL: 5702 Lakemont Boulevard SE

NAME & DESCRIPTION OF PROPOSAL:

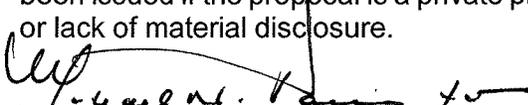
Lakemont Boulevard Trail Extension. Approval of a Critical Areas Land Use Permit to extend the Lewis Creek Park pedestrian trail adjacent to Lakemont Boulevard SE. Includes construction of a hard surfaced path and boardwalk adjacent to a Type N stream and Category III wetland. Project includes stream buffer mitigation, wetland mitigation, and stormwater improvements.

FILE NUMBER: 09-129687-XE

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 MDNS. There is a 14-day appeal period. Only persons who submitted written comments before the MDNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- This MDNS is issued after using the optional MDNS process in WAC 197-11-355. There is no further comment period on the MDNS. There is a 14-day appeal period. Only persons who submitted written comments before the MDNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on March 11, 2010.
- This MDNS 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 MDNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5p.m.
 on _____.

This MDNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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 MDNS was procured by misrepresentation or lack of material disclosure.


 Environmental Coordinator

February 25, 2010
 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

Proposal Name: Lakemont Boulevard Trail Extension

Proposal Address: **5702 Lakemont Boulevard SE**

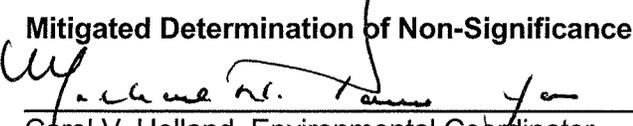
Proposal Description: Approval of a Critical Areas Land Use Permit to extend the Lewis Creek Park pedestrian trail adjacent to Lakemont Boulevard SE. Includes construction of a hard surfaced path and boardwalk adjacent to a Type N stream and Category III wetland. Project includes stream buffer mitigation, wetland mitigation, and stormwater improvements.

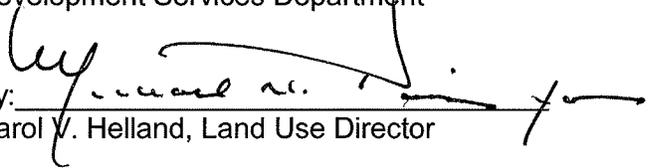
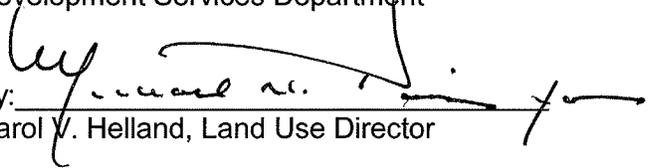
File Number: **09-129687-XE**

Applicant: **Geoff Bradley, Parks Department**

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

Planner: David Pyle, Planner

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

Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By: 
Carol V. Helland, Land Use Director

Application Date: November 4, 2009
Notice of Application Publication Date: November 19, 2009
Decision Publication Date: February 25, 2010
Project/SEPA Appeal Deadline: March 11, 2010

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

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Attachments:

1. Environmental Checklist- In File
2. Site/Project Plans- In File
3. Buffer Restoration/Enhancement Plans- In File

I. Background

A. Project Description

The City of Bellevue, Parks and Community Services Department proposes to install a hard surface pedestrian trail and boardwalk adjacent to Lakemont Blvd SE, along the frontage of Lewis Creek Park across a Type N stream and within a portion of a Category III wetland buffer. The trail will connect the existing high use multi- purpose asphalt trail in Lewis Creek Park to an existing asphalt pathway that leads to the Lakemont Community Park. Current pedestrian access between the parks is along an unimproved section of the Lakemont Blvd SE right-of-way (one side). The current situation is unsafe for pedestrians, strollers, and wheelchairs due to lack of safety features, lack of separation from the roadway travel lanes, and the type and condition of the existing roadway shoulder. The proposed trail and boardwalk will provide approximately 530 feet of safe walking path for pedestrians. See figures 1 through 5 for photos documenting existing site conditions and points of proposed pathway connection.

Figure 1 – Site Photo – Existing Conditions



Figure 2 – Site Photo – Existing Conditions



Figure 3 – Site Photo – Park Pathway Connection



Figure 4 – Site Photo – Sidewalk Connection



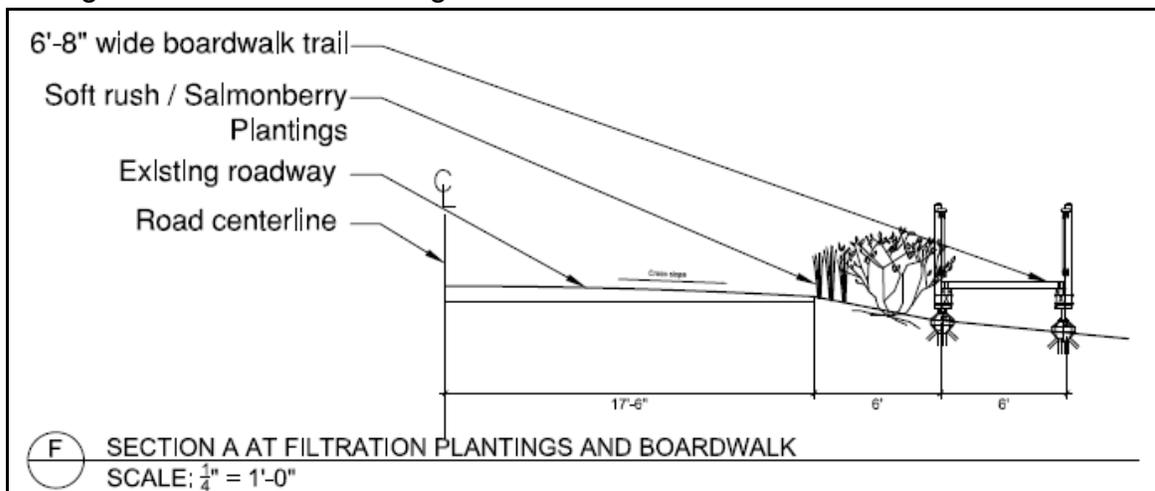
Figure 5 – Site Photo – Wetland Buffer



B. Design Details

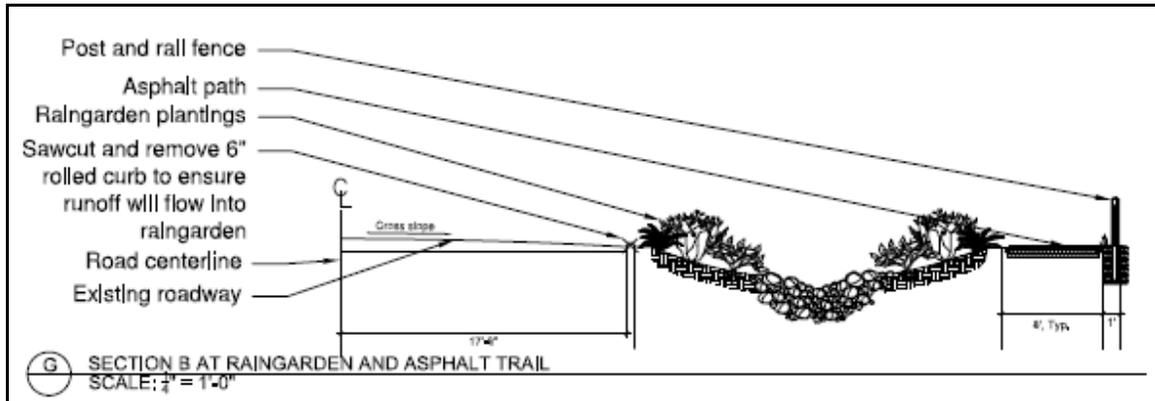
At the south end of the project area (Figure 4 above), a 30-foot-long section of 6-foot-wide asphalt trail is proposed to meander through the wetland buffer (Figure 5 above). The trail will then transition to an elevated boardwalk (Figure 6 below) that will be installed along approximately 175 feet of the proposed trail corridor. The boardwalk will be elevated over an existing Type N stream and wetland buffer adjacent to Lakemont Blvd SE (Figure 1 above). The boardwalk will help to maintain grade, create a buffer from Lakemont Blvd SE, and provide clearance for flow within the drainage channel. Specifically, a stormwater outfall channel transports stormwater from the western side of Lakemont Blvd SE (that flows under the roadway) into a Type N tributary of Lewis Creek, located east of the trail corridor. A project site plan is included as Attachment I. When compared to traditional curb/gutter/sidewalk alternatives, this proposal to construct an elevated boardwalk along the wetland edge has been identified as the preferred alternative with less impact on the site's resources while still meeting the objective of pedestrian connectivity and safety through design.

Figure 6 – Boardwalk Design



The boardwalk will then transition to a 6-foot-wide asphalt trail. The trail will meander slightly just east of the existing post-and-rail fence (see Figure 5 above) located between Lakemont Blvd SE and the Category III wetland to the east. As part of the project, the fence will be relocated slightly to the east and positioned along the eastern edge of the new trail. The asphalt trail will continue north and match up with the existing asphalt pathway near the 164th Avenue SE/Lakemont Blvd SE intersection (Figure 3 above).

Figure 7 – Asphalt Path Design



Proposed improvements are expected to occur within the buffers of on-site wetlands and partially within the wetland. Wetlands occur to the east of the project site and extend as far west as the area proposed for the boardwalk. To minimize wetland buffer impacts, the boardwalk has been located as far west as possible against the existing roadway prism of Lakemont Blvd SE and will be installed using non-intrusive diamond pier foundations that require no excavation.

To construct the pathway and boardwalk, an area totaling approximately 12,400 square feet will be cleared of mixed vegetation, including invasive species. The trail and boardwalk are approximately 530 feet long and six feet wide, totaling approximately 3,180 square feet of surface area or permanent disturbance within the stream and wetland buffer. Cleared areas not covered by the trail or boardwalk will be restored with native vegetation, including areas previously degraded by impact from the adjacent roadway. An additional area east of the areas cleared and restored will be enhanced to promote a future conifer patch within an area colonized by alder and cottonwood through the planting of large and small conifers. The total area to be restored and/or enhanced following boardwalk construction will be calculated as part of the final restoration plan submittal as allowed by LUC 20.25H.220, although the total area must meet or exceed that required by LUC 20.25H.085 and LUC 20.25H.105.

Additionally, a 10-foot-wide stormwater bio-swale is proposed along the northern portion of the project area (Figure 8 below), between the proposed asphalt trail and Lakemont Blvd SE. In conjunction with the bio-swale, an existing rolled-asphalt curb along the eastern edge of Lakemont Blvd will be removed. The removal of the curb will allow sheet flow runoff from the roadway to directly enter

the proposed bio-swale for treatment and storage before release to the adjacent wetland through an outlet pipe that runs for approximately 15 linear feet under the proposed path. Runoff from approximately 220 linear feet (1,320 square feet) of the proposed asphalt trail will be directly treated through use of the bio-swale.

Figure 8 – Bio-swale/Raingarden Design

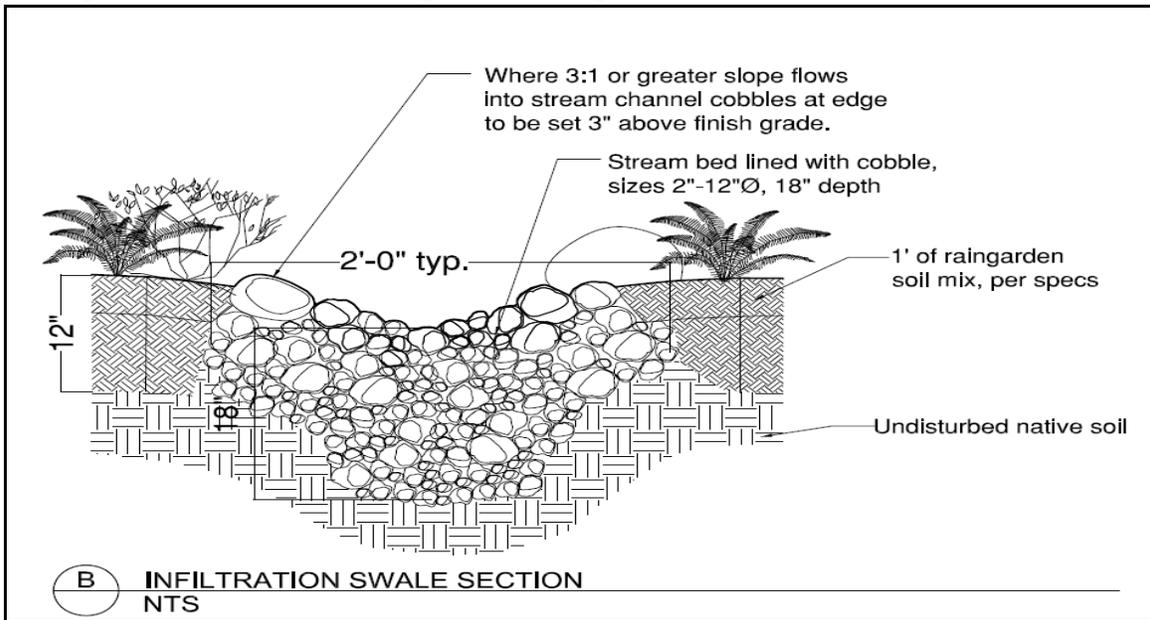
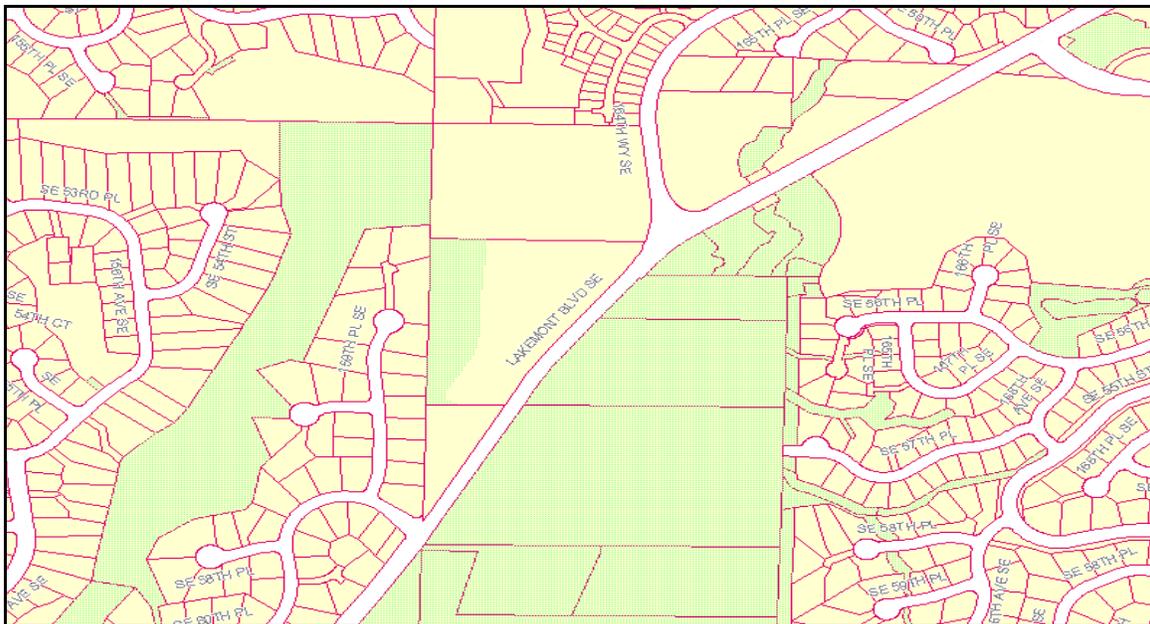


Figure 9 – Site Map



C. Site Description

The City of Bellevue currently owns both parcels upon which improvements are proposed. The parcels are designated open spaces within the City and lie within the limits of the Lewis Creek Park. Additional areas of the park are located to the north and south of the project area; single-family residences are located easterly of the site; and multi-family residences are located westerly of the site. An area map has been included as Figure 9 above.

The subject site is relatively flat near Lakemont Blvd SE, but slopes downward into an adjacent drainage channel. Areas to the east of the drainage channel are also relatively flat. The proposed trail will run roughly parallel to Lakemont Blvd SE and will gently slope downward to the north (a total drop of approximately 28 feet over 530 linear feet = 5% slope).

The proposed trail and boardwalk will connect the unfinished pathway between existing Lewis Creek Park and Lakemont Community Park. Lewis Creek Park is situated at the headwaters of Lewis Creek and offers natural areas accessible by boardwalks and soft surface trails. In addition to an extensive trail system, the site includes a visitor center, play area, basketball court, soccer/baseball fields that can be reserved for practices and games, and restrooms. Lakemont Community Park offers a play area, two picnic shelters, a basketball court, two tennis courts, a softball field and a trail system. This short pathway will link these two systems together on a safe pedestrian route where one does not currently exist.

D. Alternatives Considered

From a trail user perspective, the ideal location for a new trail connection through the project site would be well east of Lakemont Blvd SE within the open space areas of the park. This location would provide a significant buffer between the trail and the roadway, as well as provide a more park-like experience by locating the trail completely within a natural open space area. However, locating the trail within the park would have resulted in significant impacts to a highly functioning wetland and a greater disturbance of native vegetation. Therefore, because critical areas exist within the project area, the preferred location was not proposed, so as to limit critical area impacts to the greatest degree possible. Instead, as described above, the proposed design includes a trail and boardwalk located as close to Lakemont Blvd SE as is feasible, without constructing a traditional curb, gutter, and sidewalk system. In addition, the boardwalk will be elevated over the existing roadside drainage channel which transports stormwater from the other side of Lakemont Blvd SE into a tributary of Lewis

Creek. The boardwalk will use a diamond pier technology to cause the least disruption to surface and stormwater flows.

There is no feasible alternative with less impact to the critical area and buffer. The trail and boardwalk have been located as far from the on-site critical area and buffer as is feasible, given the constraints. Further, the trail and boardwalk have been located as close to Lakemont Blvd SE as possible. They cannot be located any closer to the roadway without creating potential future impacts on the transportation network within the right-of-way and without alleviating the existing unsafe condition for pedestrians utilizing the side of the road as a trail connection. Construction of the trail and boardwalk in any location east of the proposed location would result in greater impacts to the critical area and critical area buffer. Therefore, placement of the trail and boardwalk in the proposed location is the preferred feasible alternative.

The proposed project involves the removal of vegetation, including invasive species (Himalayan blackberry), from a critical area and critical area buffer to allow for the construction of a pedestrian trail and boardwalk. The trail and boardwalk have been located parallel to Lakemont Blvd SE, as far from the on-site critical areas as is feasible. The proposed trail and boardwalk have been designed at the minimum width (six feet) necessary to provide adequate and safe capacity for expected demand and is consistent with the width of connecting trails to the north and south of the project site.

Restoration is proposed in those areas along the trail corridor that currently contain invasive species. Further, a bio-swale is also proposed along a portion of the trail adjacent to Lakemont Blvd SE. The swale will collect stormwater runoff from the roadway and a portion of the trail and provide infiltration before directing runoff into the nearby wetland buffer.

The proposed boardwalk has also been designed to limit impacts to the critical area and buffer to the greatest extent feasible. The boardwalk will be built with pin-pile foundations to eliminate the need for excavation and fill in areas adjacent to or within the wetland and wetland buffer. The boardwalk design will also cause the least disruption to surface and stormwater flows within the area. Therefore, through invasive species removal and native restoration, the design and development of the proposed project will not decrease ecological function of the project site, and may improve ecological function over the long-term. Furthermore, the public will now have access to this area to enjoy the improved

habitat.

II. Critical Areas

A. Critical Areas Functions and Values

i. Streams and Riparian Areas – LUC 20.25H.075

a. Stream and Riparian Area Functions: Most of the elements necessary for a healthy aquatic environment rely on processes sustained by dynamic interaction between the stream and the adjacent riparian area. Riparian vegetation in floodplains and along stream banks provides a buffer to help mitigate the impacts of urbanization. Riparian areas support healthy stream conditions.

Riparian vegetation, particularly forested riparian areas, affect water temperature by providing shade to reduce solar exposure and regulate high ambient air temperatures, slowing or preventing increases in water temperature.

Upland and wetland riparian areas retain sediments, nutrients, pesticides, pathogens, and other pollutants that may be present in runoff, protecting water quality in streams. The roots of riparian plants also hold soil and prevent erosion and sedimentation that may affect spawning success or other behaviors, such as feeding.

Both upland and wetland riparian areas reduce the effects of flood flows. Riparian areas and wetlands reduce and desynchronize peak crests and flow rates of floods. Upland and wetland areas can infiltrate floodflows, which in turn, are released to the stream as baseflow

Stream riparian areas, or buffers, can be a significant factor in determining the quality of wildlife habitat. For example, buffers comprised of native vegetation with multi- canopy structure, snags, and down logs provide habitat for the greatest range of wildlife species. Vegetated riparian areas also provide a source of large woody debris that helps create and maintain diverse in-stream habitat, as well as create woody debris jams that store sediments and moderate flood velocities.

Sparsely vegetated or vegetated buffers with non-native species may not perform the needed functions of stream buffers. In cases where the buffer is not well vegetated, it is necessary to either increase the buffer width or require that the standard buffer width be restored or revegetated. Until the newly planted buffer is established the near term goals for buffer functions may not be attained.

Riparian areas often have shallow groundwater tables, as well as areas where groundwater and surface waters interact. Groundwater flows out of riparian wetlands, seeps, and springs to support stream baseflows. Surface water that flows in to riparian areas during floods or as direct precipitation infiltrates into groundwater in riparian areas and is stored for later discharge to the stream.

b. Site Conditions: The proposed hard surfaced path and boardwalk are located adjacent to a tributary of Lewis Creek, which is rated as Type N stream. Activities within a Type N stream or it's buffer are restricted by the City of Bellevue Land Use Code Critical Areas Overlay District requirements.

c. Performance Standards: Parks facilities, such as paths and boardwalks, are identified in the Land Use Code as allowed activities in critical areas or their buffers under section LUC 20.25H.055.B. As an allowed activity, mitigated impacts are permissible although the proposal must meet the performance standards outlined in LUC 20.25H.055.C.2 and LUC 20.25H.055.C.3.g, as well as specific performance standards in LUC 20.25H.080.A. These requirements are discussed in detail in Section V below.

ii. Wetlands – LUC 20.25H.095

a. Wetland Functions: Wetlands provide important functions and values for both the human and biological environment—these functions include flood control, water quality improvement, and nutrient production. These “functions and values” to both the environment and the citizens of Bellevue depend on their size and location within a basin, as well as their diversity and quality. While Bellevue’s wetlands provides various beneficial functions, not all

wetlands perform all functions, nor do they perform all functions equally well. However, the combined effect of functional processes of wetlands within basins provides benefits to both natural and human environments. For example, wetlands provide significant stormwater control, even if they are degraded and comprise only a small percentage of area within a basin.

b. Site Conditions: There is a well established well functioning wetland system through the Lewis Creek Park system. For the purpose of this project, it is assumed that the path and boardwalk are being constructed within a portion of the wetland edge and within the wetland buffer, which extends all the way to the edge of Lakemont Boulevard NE. Due to the presence of the this wetland system, the design proposed in the this application is the option with the least impact to the wetland and associated buffer, and is focused in an area that has historically been impacted and is maintained (mowed) by City roads crews.

c. Performance Standards: Parks facilities, such as paths and boardwalks, are identified in the Land Use Code as allowed activities in critical areas or their buffers under section LUC 20.25H.055.B. As an allowed activity, this proposal must meet the performance standards outlined in LUC 20.25H.055.C.2 and LUC 20.25H.055.C.3.g, as well as specific performance standards identified in LUC 20.25H.100. These requirements are discussed in detail in Section V below.

III. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal when considering the mitigation measures included. 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 Mitigated Determination of Non-Significance (MDNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements. A complete annotated SEPA checklist, project plans, and mitigation plans are available in the project file.

IV. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

This is a proposal to install a hard surface pedestrian trail and boardwalk adjacent to Lakemont Blvd SE, along the frontage of Lewis Creek Park. The project site is a nature area (park) and is not built out with any primary structures.

B. Critical Areas Requirements:

As previously discussed, the project vicinity is within a Type N stream area as well as a Type III wetland, both regulated under the City of Bellevue Land Use Code section 20.25H. Under LUC 20.25H, the modification of a Critical Area is prohibited unless the proposal is identified as an allowed use or a provision for modification exists. This proposed parks facility expansion is an allowed activity identified by LUC 20.25H.055.B under the category of “New or expanded City and public parks”.

As an allowed activity, the proposed development must meet the requirements identified in LUC 20.25H.055.C.3.g, 20.25H.080.A, and 20.25H.100.

LUC 20.25H.055.C.3.g establishes performance standards for expansions of parks facilities, including trails, within critical areas and critical area buffers. LUC 20.25H.080.A and 20.25H.100 establish performance standards specific to stream critical areas and wetlands.

V. Consistency With Critical Areas Performance Standards:

A. LUC 20.25H.055.C.3.g

New nonmotorized trails within the critical area or critical area buffer must meet following standards:

1. Trail location and design shall result in the least impacts on the critical area or critical area buffer;

Finding: Design of the proposed trail and boardwalk will result in the least amount of critical area impacts possible. Impacts will take place primarily within wetland buffers and partially within a wetland. The trail and boardwalk have been located as far from on-site critical areas as is feasible. Invasive species within the critical area and critical area buffer will be removed and a restoration plan will be implemented. The entire length of the proposed trail is approximately 530 feet long, all of which will be located within wetland and/or stream buffers. The project also proposes the removal of approximately 1,000 square feet of area currently colonized by invasive

plants. The total area to be restored and/or enhanced following boardwalk construction will be calculated as part of the final restoration plan submittal as allowed by LUC 20.25H.220, although the total area must meet or exceed that required by LUC 20.25H.085 and LUC 20.25H.105.

Furthermore, a bio-swale is proposed adjacent to a portion of the trail. The swale will collect stormwater runoff from the roadway and a portion of the asphalt trail and provide infiltration before directing runoff into the nearby wetland buffer.

The proposed boardwalk has also been designed to limit impacts to the critical area and buffer to the greatest extent feasible. The boardwalk will be built with pin-pile foundations to eliminate the need for excavation and fill in areas adjacent to or within the wetland and wetland buffer. The boardwalk design will also cause the least disruption to surface and stormwater flows within the area.

2. Trails shall be designed to compliment and enhance the environmental, educational, and social functions and values of the critical area with trail design and construction focused on managing and controlling public access and limiting uncontrolled access;

Finding: The proposed trail, boardwalk, and restoration plantings have been designed to enhance several aspects of the critical area. Environmentally, the critical area will be improved through implementation of a restoration plan that includes removal of invasive species and plantings of native species within and adjacent to the critical area. A bio-swale adjacent to the trail is also proposed. The bio-swale will treat runoff from Lakemont Blvd SE and portions of the paved trail. Additionally, signs will be placed adjacent to the proposed trail identifying the critical areas and prohibiting access to them. Overall, ecological function within the critical area will improve as a result of the proposed project.

Educational and social values of the critical area will also be improved as a result of the proposed project. Currently, the critical areas within the project area are not safely accessible. Implementation of the proposed project will involve removal of invasive species, construction of a pedestrian trail and boardwalk, and the planting of native vegetation. Therefore, the public would be provided with additional passive access opportunities, all while protecting the critical area and creating further awareness of the ecological sensitivity and uniqueness of the area.

3. Trails shall be designed to avoid disturbance of significant trees and to limit disturbance of native understory vegetation;

Finding: No existing Significant trees are proposed for removal as part of the proposed project. Only shrubs and ground cover will be removed to make room for the paved trail and boardwalk. All existing Significant trees within the project vicinity will be protected during vegetation removal and trail construction and will remain post-construction. Areas of native vegetation that are impacted during construction activities will be restored with native plantings after trail and boardwalk installation.

4. Trails shall be designed to avoid disturbance of habitat used for salmonid rearing or spawning or by any species of local importance;

Finding: No salmonids or species of local importance are known to occur within the project area. Therefore, no impacts to habitat associated with these species are expected to result from the proposed clearing of native and non-native vegetation, trail/boardwalk installation, and site restoration.

5. The trail shall be the minimum width necessary to accommodate the intended function or objective;

Finding: The proposed trail and boardwalk have been designed at a width of approximately six feet. The proposed width is intended to provide adequate and safe capacity for expected demand and is consistent with the width of connecting trails to the north and south of the project site.

6. All work shall be consistent with the City of Bellevue's "Environmental Best Management Practices" and all applicable City of Bellevue codes and standards, now or as hereafter amended;

Finding: All bridge crossing work shall be consistent with the City of Bellevue Clearing and Grading Code (Chapter 23.76), permit conditions, and all other applicable codes, ordinances, and standards, including "Environmental Best Management Practices."

7. The facility shall not significantly change or diminish overall aquatic area flow peaks, duration or volume or flood storage capacity, or hydroperiod;

Finding: All portions of the paved trail will be located outside the limits of the on-site

wetland and drainage channels. The proposed boardwalk will be constructed above an existing drainage channel and a portion of the wetland. However, surface water is expected to flow naturally around the pin-pile foundations of the boardwalk and no obstructions are anticipated. Overall, there will be no change in flow peaks or storage capacity within the drainage channel or the on-site wetland.

8. Where feasible and consistent with any accessibility requirements, any trail shall be constructed of pervious materials;

Finding: Although the proposed boardwalk is not considered pervious, it only temporarily interrupts precipitation that would otherwise immediately enter the drainage channel. It will, however, be constructed of pressure-treated timber with deck panels that are designed to have 1/8" gaps between each panel. The proposed trail will be constructed of impervious materials (asphalt). The purpose of the asphalt trail is to provide a durable hard surface to accommodate the expected level of demand. Additionally, connecting trails to the north and south of the project site are also made of asphalt. Therefore, in order to provide a continuous surface through the project area, asphalt has been proposed.

9. Crossings over and penetrations into wetlands and streams shall be generally perpendicular to the critical area, and shall be accomplished by bridging or other technique designed to minimize critical area disturbance considering the entire trail segment and function; and

Finding: The proposed trail and boardwalk are being constructed parallel to Lakemont Blvd SE as far from the on-site critical areas as is feasible. Placement of the trail and boardwalk in its proposed location will not result in significant impacts to a critical area. Impacts will occur within a wetland buffer and along the outer fringe of a wetland. A boardwalk is proposed in those locations where the trail crosses an existing drainage channel and passes along the outer fringe of the wetland.

10. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.

Finding: The project proposes to remove native and invasive species and construct a pedestrian trail and boardwalk. The entire length of the 6-foot-wide trail is approximately 530 feet, all of which is located within the buffer of a nearby wetland. Impacts will be mitigated. These actions are included in a mitigation and restoration plan in accordance with LUC 20.25H.210.

B. LUC 20.25H.080.A / LUC 20.25H.100

In addition to generally applicable performance standards set forth in LUC 20.25H.055 for parks uses, development within a stream, stream buffer, wetland, or wetland buffer shall incorporate the following additional performance standards in design of the development, as applicable.

1. Lights shall be directed away from the stream/wetland.

Finding: No lights are proposed as part of the project.

2. Activity that generates noise such as parking lots, generators, and residential uses shall be located away from the stream/wetland or any noise shall be minimized through use of design and insulation techniques.

Finding: The proposed project will not generate any significant amounts of noise. The only new noise generated within the project area would be passing pedestrians/ bicycles/ strollers/ etc.

3. Toxic runoff from new impervious area shall be routed away from the stream/wetland.

Finding: Proposed impervious surfaces are not considered to be 'pollution generating'. However, a new bio-swale will collect runoff from Lakemont Blvd SE and a portion of the proposed asphalt trail. Runoff will be treated within the swale before flowing into the wetland buffer east of the project area.

4. Treated water may be allowed to enter the stream/wetland critical area buffer.

Finding: As indicated in the prior response, a majority of stormwater runoff will be treated in a bio-swale before flowing into the wetland buffer east of the project area.

5. The outer edge of the stream/wetland critical area buffer shall be planted with dense vegetation to limit pet or human use.

Finding: An enhancement plan has been prepared that details the areas proposed for enhancement. Specifically, dense, native vegetation will be planted within the buffer and wetland. Native species proposed for planting within the buffer include

vine maple, beaked hazelnut, mock orange, evergreen huckleberry, salmonberry, salal and small-fruited bulrush.

6. Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the stream/wetland critical area buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended.

Finding: All restoration activities associated with the trail/boardwalk project, including pesticide, insecticide and fertilizer usage, will be in compliance with the City of Bellevue's "Environmental Best Management Practices".

VI. Public Notice and Comment

Application Date:	November 4, 2009
Public Notice (500 feet):	November 19, 2009
Minimum Comment Period:	December 3, 2009

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on November 19, 2009. It was mailed to property owners within 500 feet of the project site. No comments were received.

VII. Decision Criteria

The proposal, as conditioned below, meets the applicable regulations and decision criteria for a Critical Areas Land Use Permit pursuant to LUC Section 20.30P.

A. The proposal obtains all other permits required by the Land Use Code;

Finding: In addition to a Critical Areas Land Use Permit, the project applicant will apply for a Clear and Grade and/or Building Permit from the City of Bellevue. No other City of Bellevue land use or construction permits will be required of this project.

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;

Finding: The proposed project involves the removal of vegetation, including non-

native and invasive species (Himalayan blackberry) from a critical area and critical area buffer to allow for the construction of a pedestrian trail and boardwalk. The trail and boardwalk have been located parallel to Lakemont Blvd SE, as far from the on-site critical areas as is feasible. The proposed trail and boardwalk have been designed at the minimum width (six feet) necessary to provide adequate and safe capacity for expected demand and is consistent with the width of connecting trails to the north and south of the project site.

Restoration is proposed in those areas along the trail corridor that currently contain invasive species. Further, a bio-swale is also proposed along a portion of the trail adjacent to Lakemont Blvd SE. The swale will collect stormwater runoff from the roadway and a portion of the trail and provide infiltration before directing runoff into the nearby wetland buffer.

The proposed boardwalk has also been designed to limit impacts to the critical area and buffer to the greatest extent feasible. The boardwalks will be built with diamond pier foundations to eliminate the need for excavation and fill in areas adjacent to or within the wetland and wetland buffer. The boardwalk design will also cause the least disruption to surface and stormwater flows within the area.

Therefore, through invasive and non-native species removal and native restoration, the design and development of the proposed project will not decrease ecological function of the project site, and may improve ecological function over the long-term. Furthermore, the public will now have access to this area to enjoy the improved habitat.

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

Finding: Performance standards are addressed in Section V of this report.

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

Finding: The proposed project will be served by adequate public facilities. No additional public facilities will be required with implementation of the proposed project.

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

Finding: A mitigation and restoration plan has been prepared in accordance with the requirements of LUC 20.25H.210.

F. The proposal complies with other applicable requirements of this code.

Finding: The proposed project complies with all other applicable City of Bellevue Land Use Codes, including 20.25H and 23.76.

VIII. 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 the Development Services Department does hereby **approve with conditions** the proposal to install a hard surface pedestrian trail adjacent to Lakemont Blvd SE along the frontage of Lewis Creek Park and install a boardwalk over the edge of the Lewis Creek wetland system and across a tributary to Lewis Creek.

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit for the modification of steep slopes automatically expires and is void if the applicant fails to file for a Clearing and Grading Permit, Building Permit, or other necessary development permits within one year of the effective date of the approval.

IX. 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	Janney Gwo, 425-452-6190
Land Use Code- BCC 20.25H	David Pyle, 425-452-2973
Noise Control- BCC 9.18	David Pyle, 425-452-2973

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

1. Clearing and Grading Permit or Building Permit: Before commencing any construction activity the applicant must apply for and obtain a Clearing and Grading Permit or Building Permit as required. It is the applicant's responsibility to determine if boardwalk construction requires a building permit. On-going turbidity monitoring and submittal of turbidity monitoring data sheets will be required as part of the clearing and grading permit inspection process as related to the management of the tributary to Lewis Creek.

Authority: Land Use Code 20.30P
Reviewer: David Pyle, Land Use

2. Restoration as Mitigation for Areas of New Permanent Disturbance: To ensure the proposed restoration plan is successful, the mitigation, maintenance, and monitoring plan submitted as part of this application shall be submitted as part of the underlying clearing and grading permit required to implement the project. The plan shall document the total area of permanent disturbance and area of restoration and enhancement. The plan may include the use of salvaged trees, shrubs and ground covers from the area of the new trail, along with supplemental native plants supplied by a nursery. The plan shall not substantially deviate from the plan submitted as part of his application and approval and shall specify maintenance and monitoring for a period of not less than five years. Any modifications to the mitigation plans submitted under this application must be approved prior to issuance of the clearing and grading or building permit. Areas of planned mitigation must meet the minimum requirements for replacement ratios as specified in the Land Use Code. Mitigation plans must include an updated contingency plan to identify what measures will be taken if monitoring indicates non-compliant results. The specified planting density of native plantings shall meet or exceed those standards specified in the City of Bellevue *Critical Areas Handbook*.

Authority: Land Use Code 20.25H.220
Reviewer: David Pyle, Land Use

3. Restoration for Areas of Temporary Disturbance: A restoration plan for all areas of temporary disturbance associated with construction impacts from the boardwalk and pathway is required to be submitted for review and approval by the City of Bellevue prior to the issuance of construction permits. The plan shall include the documentation of existing site conditions and shall identify the restoration measures to return the site to its pre-existing conditions per LUC 20.25H.220.H.

Authority: Land Use Code 20.25H.220.H
Reviewer: David Pyle, Land Use

4. Mitigation Installation: Mitigation shall be installed according to the mitigation plans submitted as part of this application within one year of trail completion.

Authority: Land Use Code 20.25H.220, 20.25H.180.C.5
Reviewer: David Pyle, Land Use

5. Mitigation Maintenance: Maintenance of mitigation plantings shall, at a minimum, be completed with three entries per year. During each entry, plant growth will be evaluated, soils amended as needed, and invasives will be suppressed.

Authority: Land Use Code 20.25H.220, 20.25H.180.C.5
Reviewer: David Pyle, Land Use

6. Submittal of Mitigation Maintenance and Monitoring Reports: As part of the required five years of mitigation maintenance and monitoring, the applicant shall submit annual monitoring reports at the end of the growing season by no later than December 31 for each year monitored.

Authority: Land Use Code 20.25H.220, 20.25H.180.C.5
Reviewer: David Pyle, Land Use

7. Rainy Season restrictions: Due to the proximity to wetland and stream critical areas, 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 Development Services Department Clearing and Grading Division. 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: Janney Gwo, Clearing and Grading

8. Pesticides, Insecticides, and Fertilizers: The applicant must submit as part of the required Building Permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices".

Authority: Land Use Code 20.25H.220.H
Reviewer: David Pyle, Land Use

9. 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: David Pyle, Land Use

10. Construction Stormwater Pollution Prevention Plan: To ensure contaminated stormwater or construction-related runoff does not pollute adjacent surface water, a construction stormwater pollution prevention plan (CSWPPP) may be required for all clearing and grading permit applications. The CSWPPP outline should be generally consistent with the SWPPP requirements of the National Pollutant Discharge Elimination System (NPDES) General Storm water Permit for Construction Activities.

Turbidity and pH monitoring will be required during the site grading. A monitoring

Lakemont Boulevard Trail Extension
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plan must be submitted as part of a CSWPPP with the Clearing & Grading permit application or during review of the Clearing and Grading permit application.

Authority: Bellevue City Code 23.76
Reviewer: Janney Gwo, Clearing and Grading

11. Applicable State and Federal Permits: All required federal and state permits and approvals must be received by the applicant prior to the commencement of any work.

Authority: Land Use Code 20.25H.055.C.3.d
Reviewer: David Pyle, Land Use

City of Bellevue Submittal Requirements

ENVIRONMEN

12/21/00

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." 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 references to any reports or 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 8½" x 11" vicinity map which accurately locates the proposed site.

City of Bellevue Submittal Requirements	27a
ENVIRONMENTAL CHECKLIST	
12/21/00	
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: City of Bellevue	
Proponent: City of Bellevue – Parks and Community Services Department, Attn: Geoff Bradley 450 110th Ave NE Bellevue, WA 98004 (425) 452-2740	
Contact Person: The Watershed Company, Attn: Kenny Booth (If different from the owner. All questions and correspondence will be directed to the individual listed.)	
Address: 750 Sixth Street South, Kirkland, WA 98033	
Phone: (425) 822-5242	
Proposal Title: Lewis Creek Trail Extension	
Proposal Location (Street address and nearest cross street or intersection) Provide a legal description if available:	
Project is located on the east side of Lakemont Blvd SE just south of 164th Way SE, Bellevue, 98006, King County. Project is located within two parcels:	
<ol style="list-style-type: none"> 1. No address, Tax parcel 2324059024, Legal: S 416 FT OF SE 1/4 OF NE 1/4 LY ELY OF LAKEMONT BLVD SE LESS PTN CONVEYED TO KING COUNTY BY DEED REC #7104290326 LESS C/M RGTS 2. No address, Tax parcel 2324059023, Legal: N 208 FT OF S 624 FT OF SE 1/4 OF NE 1/4 LY E OF CO RD LESS C/M RGTS 	
Please attach an 8½" 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:	
The applicant proposes to install a hard surface pedestrian trail adjacent to Lakemont Blvd SE, along the frontage of Lewis Creek Park. The trail will provide a vital missing link between the existing multi-purpose asphalt trail in Lewis Creek Park and an existing asphalt pathway that leads to Lakemont Community Park. Current pedestrian access between the parks is along an unimproved section of the Lakemont Blvd SE right-of-way. The current situation is unsafe for pedestrians, strollers, and wheelchairs. The proposed trail will provide a safe walking path for pedestrians at a greater distance from Lakemont Blvd SE than exists under current conditions. The proposed trail connection is approximately 530 feet in length.	
At the south end of the project area, a 30-foot-long section of 6-foot-wide asphalt trail is proposed. The trail would then transition to an elevated boardwalk that would be installed along approximately 175 feet of the	

proposed trail corridor. The boardwalk would cantilever over an existing drainage channel adjacent to Lakemont Blvd SE. The boardwalk will help to maintain grade, create buffering from Lakemont Blvd SE, and provide clearance for flow within the drainage channel. Specifically, the drainage channel transports stormwater from the western side of Lakemont Blvd SE (that flows under the roadway) into a tributary of Lewis Creek, located east of the trail corridor.

The boardwalk will then transition to a 6-foot-wide asphalt trail. The trail will meander slightly just east of the existing post-and-rail fence located between Lakemont Blvd SE and a wetland to the east. The fence will be relocated slightly to the east, to be positioned along the eastern edge of the new trail. The new asphalt trail would continue north and match up with the existing asphalt pathway near the 164th Avenue SE/Lakemont Blvd SE intersection.

Proposed improvements are expected to occur within the buffers of on-site wetlands. Wetlands occur to the east of the project site and extend as far west as the area proposed for the boardwalk. To minimize wetland impacts, the boardwalk has been located as far west as possible, adjacent to the existing prism of Lakemont Blvd SE.

An area totaling approximately 12,400 square feet will be cleared of native vegetation and invasive species to make room for the proposed trail and boardwalk, as well as to allow room for construction activities. The trail and boardwalk total approximately 3,285 square feet. Cleared areas not covered by the trail or boardwalk will be restored with native vegetation. A net gain of approximately 1,000 square feet of native vegetation is proposed.

Additionally, a 10-foot-wide bio-swale is proposed along the northern portion of the project area, between the proposed asphalt trail and Lakemont Blvd SE. In conjunction with the bio-swale, an existing asphalt curb along the eastern edge of Lakemont Blvd will be removed. The removal of the curb will allow sheet flow runoff from the roadway to directly enter the proposed bio-swale. Runoff from approximately 220 feet of the proposed asphalt trail will also be directed into the bio-swale. Water within the bio-swale will enter a new culvert proposed to be placed beneath the new trail. The culvert, a 12"-diameter PVC pipe, 15 feet in length, will direct water under the trail and then outlet into the wetland buffer east of the project area.

- 2. Acreage of site: Tax parcel 2324059024 is approximately 7.97 acres. Tax parcel 2324059023 is approximately 2.76 acres. However, the project area (where construction will occur) is approximately 12,400 sq. ft. (0.28 acre).**
- 3. Number of dwelling units/buildings to be demolished: None**
- 4. Number of dwelling units/buildings to be constructed: None**
- 5. Square footage of buildings to be demolished: N/A**
- 6. Square footage of buildings to be constructed: N/A**
- 7. Quantity of earth movement (in cubic yards): Cut: 201 cubic yards / Fill: 51 cubic yards**
- 8. Proposed land use: The project area is located between Lewis Creek Park and Lakemont Community Park, just east of Lakemont Blvd SE. The project area is currently undeveloped and the City has proposed using the area to connect existing pathways located to the north and south. There are no existing structures on the property and no changes are proposed to the existing land use.**
- 9. Design features, including building height, number of stories, and proposed exterior materials: The applicant proposes to remove invasive vegetation from the project area and construct a hard surface trail and boardwalk. The proposed trail would be 6 feet wide and made of asphalt. The proposed boardwalk**

will be approximately 3.5 feet above the existing grade of the adjacent roadway. The boardwalk structure will be constructed of wood and wire panels. Native plantings will also be added along the trail and boardwalk in areas of invasive removal.

10. Other

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

Once started, clearing (both native and non-native/invasive species removal), trail and boardwalk construction, and native planting should take approximately two to four weeks. It is anticipated that construction would occur sometime in early 2010.

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

None at this time.

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

None.

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.

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.

**Critical Areas Land Use Permit – submitted concurrently with this SEPA Checklist (City of Bellevue)
Clearing and Grading Permit – not yet applied (City of Bellevue)
Building Permit – not yet applied (City of Bellevue)**

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

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

Site plan

A. ENVIRONMENTAL ELEMENTS

1. EARTH

- a. General description of the site (circle one): Flat Rolling Hilly Steep slopes Mountains Other:

The subject site is relatively flat near Lakemont Blvd SE, but slopes downward into the adjacent drainage channel. Areas to the east of the project area are relatively flat. The proposed trail will run roughly parallel to Lakemont Blvd SE and will gently slope downward to the north (a total drop of approximately 28 feet over 530 linear feet = 5% slope).

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

The steepest slope on-site is approximately 16%, located along the edge of the drainage channel adjacent to Lakemont Blvd SE.

- 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.

According to the King County Soil Survey, the entire project area is mapped as Beausite gravelly sandy loam, 6 to 15 percent slopes.

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

No indications of unstable soils were observed.

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

	FILL	CUT
Purpose	All cut and fill activities are planned as part of trail and boardwalk installation.	
Type and Quantity	Trail: 34 c.y. crushed rock & 17 c.y. of asphalt	Trail: 51 c.y. soil Bio-swale: 150 c.y. soil
Total	51 c.y.	201 c.y.
Fill Source	Local source for crushed rock	

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

Erosion could occur if exposed soils are mobilized by rainfall. Short-term erosion may occur during trail and boardwalk construction and in areas cleared of vegetation. However, any impacts would be short-term and the measures described below would help minimize erosion.

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

The proposed trail would be constructed of impervious asphalt and the boardwalk would be constructed of wood decking. Together, the trail and boardwalk would add approximately 3,285 square feet of impervious surface to the project area.

However, the proposed project is not anticipated to affect drainage patterns on the site. In fact, runoff conditions in the project area will likely improve with installation of the proposed bio-swale. Runoff from portions of the trail and Lakemont Blvd SE will enter the bio-swale and partially infiltrate prior to being directed toward the existing wetland buffer east of the trail.

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

All clearing and grading construction would be in accordance with City of Bellevue Clearing & Grading Code (Chapter 23.76), permit conditions, and all other applicable codes, ordinances, and standards. To ensure that no impacts to wetlands occur, the applicant proposes to use temporary erosion and sedimentation control measures such as silt fencing. The fencing would be installed around soil stockpile areas and exposed soils as necessary to prevent any silt-laden water from reaching adjacent wetlands or waters during rainfall. Soil stockpile areas shall be located as close to Lakemont Blvd SE as feasible to ensure that they are not placed within the onsite wetland.

It is not anticipated that soils would be left exposed for more than two days. However, to ensure that erosion potential is minimized, disturbed soils shall be covered with straw, hydroseeded, or otherwise revegetated with native plants as soon after construction as possible. In all cases, exposed soil must be covered at the end of the construction week and also at the threat of rain.

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.

Any air quality impacts from construction-related vehicle trips would be temporary. Heavy equipment will be used for a short period of time during the construction process. After project completion, no further impacts to air would occur.

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

There are no off-site sources of emissions that will affect the project.

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

Standard methods of reducing impacts to air would be utilized, and include keeping all heavy equipment and hand-held power equipment in good operating condition and managing disturbed soils as described above under 1h.

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.

The project site is adjacent to a wetland associated with Lewis Creek. Additionally, several drainages flow through the project area and discharge into a tributary of Lewis Creek. Lewis

Creek is classified as a Type F water and the adjacent tributary is classified as a Type N water.

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

The proposed boardwalk will be built directly over an existing drainage channel located adjacent to Lakemont Blvd SE. Boardwalk and trail improvements will also occur within the buffer of, and the outermost portion of, the nearby wetland. Improvements may also occur within the buffer of Lewis Creek and its tributary. The culvert proposed to be placed beneath the asphalt trail will connect the proposed bio-swale to the wetland buffer to the east.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill in wetlands is proposed. Boardwalks built with diamond pier foundations are proposed to eliminate the need for fill in areas adjacent to or within the wetland. No other fill or excavation will occur within the on-site wetland, drainage channel, or tributary. All portions of the asphalt trail are located outside of the on-site wetland and all on-site waters.

- 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. The project site does not lie within a 100-year floodplain.

- 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 intentional discharges of waste materials would occur during project construction.

b. Ground

1. Will ground water be withdrawn, or will water be discharged to ground water? Give a general description, purpose, and approximate quantities if known.

There will be no withdrawal of or discharge to ground water associated with this project.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

There will be no waste material from septic tanks or other sources discharged into the ground as part of this project.

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.

Runoff from the immediate project site is not expected except at natural, pre-project rates. The majority of the proposed trail (new impervious surface) will drain to the proposed bio-swale. The bio-swale will direct runoff into a 12"-diameter culvert located beneath the asphalt trail. After passing through the culvert, runoff will enter the wetland buffer east of the trail. The boardwalk will be sufficiently wide enough and located an adequate distance above the drainage channel so as not to affect the flow of water within the channel.

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

It is not expected that waste materials will enter the on-site wetland, tributary or the unnamed drainage channel. Construction and installation of the boardwalk will primarily be done by hand. Heavy equipment would be positioned adjacent to Lakemont Blvd SE, as far from the on-site critical areas as feasible.

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

The erosion control measures described under question 1h would help control impacts to surface and runoff water. In addition, all heavy equipment and hand-held power equipment would be in good working order.

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: **Himalayan blackberry, giant horsetail, salmonberry, serviceberry, sword fern, oceanspray**
 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?

Approximately 12,400 square feet of vegetation (native and non-native) will be removed from the site, including Himalayan blackberry, giant horsetail, salmonberry and red alder. However, no significant trees are proposed for removal.

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

No threatened or endangered plant species are known to be on or near the site.

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

Approximately 1,000 square feet of invasive vegetation will be removed from the project area. Approximately 9,115 square feet of native plantings are proposed along the trail corridor. A net gain of approximately 1,000 square feet of native vegetation is proposed. Proposed native plantings include vine maple, beaked hazelnut, mock orange, evergreen huckleberry, salmonberry, salal and small-fruited bulrush.

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: **blackbirds, chickadees, wrens, finches, robins**

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.

No threatened or endangered animal species are known to be on or near the site.

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

No.

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

The proposed project will enhance wildlife habitat through the removal of invasive species and the planting of native species within the project 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.

Hand-held power equipment or a mower will be used for vegetation removal. Heavy equipment and hand-held power equipment will be used for the trail construction and boardwalk installation. However, no energy will be necessary after the project is completed.

- 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 this proposal? List other proposed measures to reduce or control energy impacts, if any:

No forms of energy are necessary for the completed project.

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Typical hazards related to heavy equipment and electrical and gasoline powered hand tools are associated with construction of the proposed project.

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

Emergency services are not anticipated at the site. In the unlikely event that an accident (spill, fire, other exposure) occurs involving toxic chemicals or hazardous wastes, the local

Fire Department's Hazardous Materials Team would respond. If necessary, local medical services might also be required. The full range of safety and accident response supplies would be on-site to treat any emergency during construction.

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

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

- b. Noise

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

The project site is located adjacent to Lakemont Blvd SE, a heavily traveled road. However, proposed improvements will allow pedestrians to travel through the area in a location slightly farther from the roadway than exists under current conditions. Therefore, users of the proposed trail and boardwalk may enjoy a slight decrease in noise.

- 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 associated with the proposed project would be restricted to the use of a mower, heavy equipment, hand-operated power tools, and hand excavation during the construction phase. Construction noise would be limited to normal daytime working hours as dictated by the City of Bellevue's noise policy. The only noise generated by the proposed project would be that of trail users (pedestrians, cyclists, strollers, etc.). There would be no significant long-term noise associated with the proposed project.

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

Noise is regulated by City of Bellevue Code Section 9.18.

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

8. LAND AND SHORELINE USE

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

The City of Bellevue, Parks and Community Services Department currently owns both parcels upon which improvements are proposed. The parcels are designated open spaces within the City and lie within the limits of the Lewis Creek Park. Additional areas of the park are located to the north and south of the project area; single-family residences are located easterly of the site; and multi-family residences are located westerly of the site.

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

No.

- c. Describe any structures on the site.

There are currently no structures on the site.

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

No structures are proposed for demolition.

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

The northern parcel is designated as Office (O) zoning. The southern parcel is zoned Single-Family Residential (R-5).

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

The northern parcel is designated as Parks/Professional Office (P/PO). The southern parcel has a Comprehensive Plan designation of Parks/Single-Family Residential – High Density (P/SF-H).

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

N/A

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

The project site contains areas of wetland and a small unnamed tributary to Lewis Creek. Lewis Creek itself is located approximately 400 feet east of the proposed trail and boardwalk. These areas are considered to be "environmentally sensitive" areas. The applicant will apply for a Critical Areas Land Use Permit to allow for disturbances within the sensitive area and sensitive area buffers.

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

No person will reside or work in the completed project.

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

No person will be displaced as a result of this project.

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

Does not apply.

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

The size, topography, and sensitive area status of the site will prevent any future development opportunities. Therefore, it is appropriate and compatible that the site be used as open space and managed by the Parks and Community Services Department. The improved trail and boardwalk are in accordance with the City's long-term goal of making open and natural spaces accessible to citizens for passive recreation.

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:

Does not apply.

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?

The proposed boardwalk will be approximately 3.5 feet above the existing grade of the adjacent roadway. The boardwalk structure will be constructed of wood and wire panels.

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

The boardwalk and, to a lesser degree, the asphalt trail will be visible from Lakemont Blvd SE. However, the boardwalk and trail will provide an additional view for trail users, as they will have a better view of the adjacent critical area and buffer than under existing conditions. Additionally, invasive plants will be removed from the site and replaced with plantings of native species. Overall, the proposed project will provide increased passive recreational and wildlife viewing opportunities for the public.

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

No measures are necessary.

11. LIGHT AND GLARE

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

No light or glare will be produced by the proposed project.

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

No.

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

None.

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

No measures are necessary.

12. RECREATION

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

The proposed trail and boardwalk will connect the existing Lewis Creek Park and Lakemont Community Park. Lewis Creek Park is situated at the headwaters of Lewis Creek and offers natural areas accessible by boardwalks and soft-surface trails. In addition to the extensive trail system, the site includes a visitor center, play area, basketball court, soccer/baseball fields that can be reserved for practices and games, and restrooms. Lakemont Community Park offers a play area, two picnic shelters, a basketball court, two tennis courts, a softball field and a trail system.

The proposed project will create an additional portion of trail between the two existing parks and offer additional passive recreational use for park users.

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

No. The proposed project will enhance passive recreational use within the area.

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

No measures are necessary.

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No places or objects of this type are known to exist in the immediate vicinity.

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

There is no known evidence of historic or cultural importance on the project site.

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

Should historic, archeological, scientific or cultural significant items be encountered during implementation of this project, work would be temporarily stopped while the appropriate agencies are notified.

14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The proposed trail and boardwalk will provide a vital missing link between Lewis Creek Park and Lakemont Community Park. Current pedestrian access between the parks is along an unimproved section of the Lakemont Blvd SE right-of-way. The current situation is unsafe for pedestrians, strollers, and wheelchairs. The proposed trail and boardwalk will provide a safe walking path for pedestrians at a greater distance from Lakemont Blvd SE than exists under current conditions.

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

The nearest King County Metro transit stop is located at the corner of 164th Avenue SE and Lakemont Blvd SE, directly adjacent from the northern end of the proposed trail.

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

This project will neither create nor eliminate parking spaces.

- 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).

An existing asphalt curb along the eastern edge of Lakemont Blvd SE will be removed as part of the project. The removal of the curb will allow sheet flow runoff from the roadway to directly enter the proposed bio-swale adjacent to the roadway. No other impacts/improvements to roads or street will occur.

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

Water, rail, or air transportation would not be utilized by the completed project.

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

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 increase in public service needs will result from this project.

- 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.

No utilities are currently available at the site.

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

No new utilities are proposed as part of the project.

Signature

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

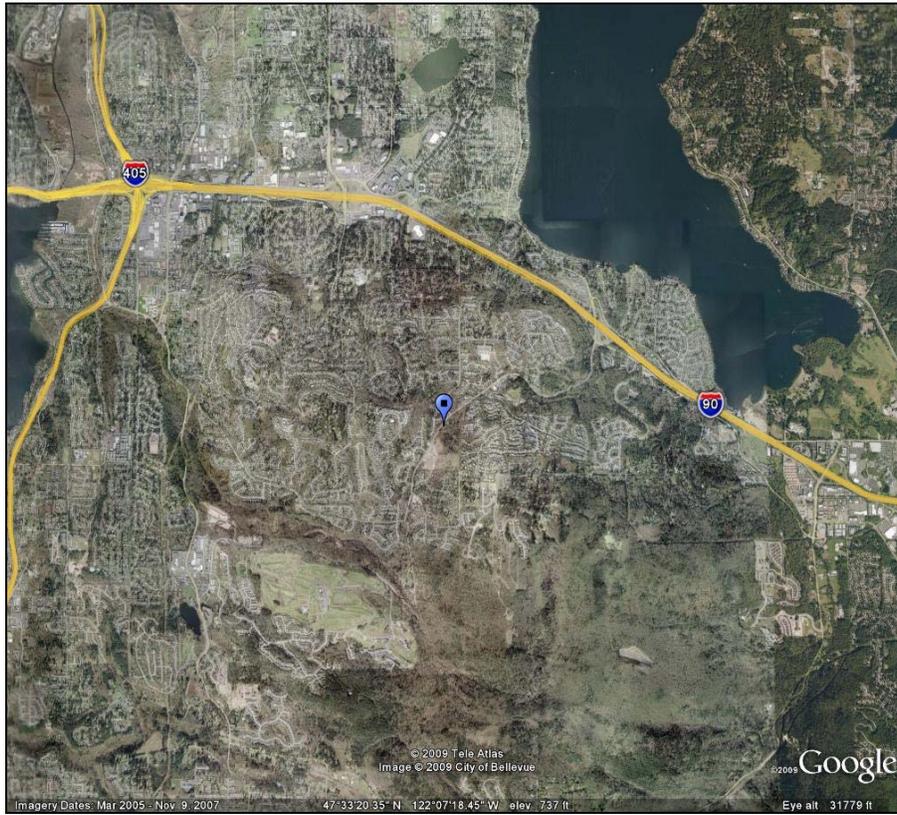
Signature



Kenny Booth, AICP

Date Submitted: _____

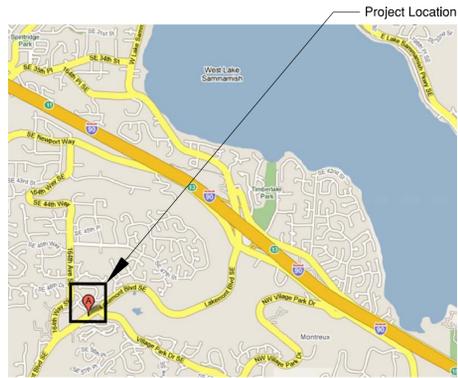
Vicinity Map from Google Earth (top) and iMAP (bottom)



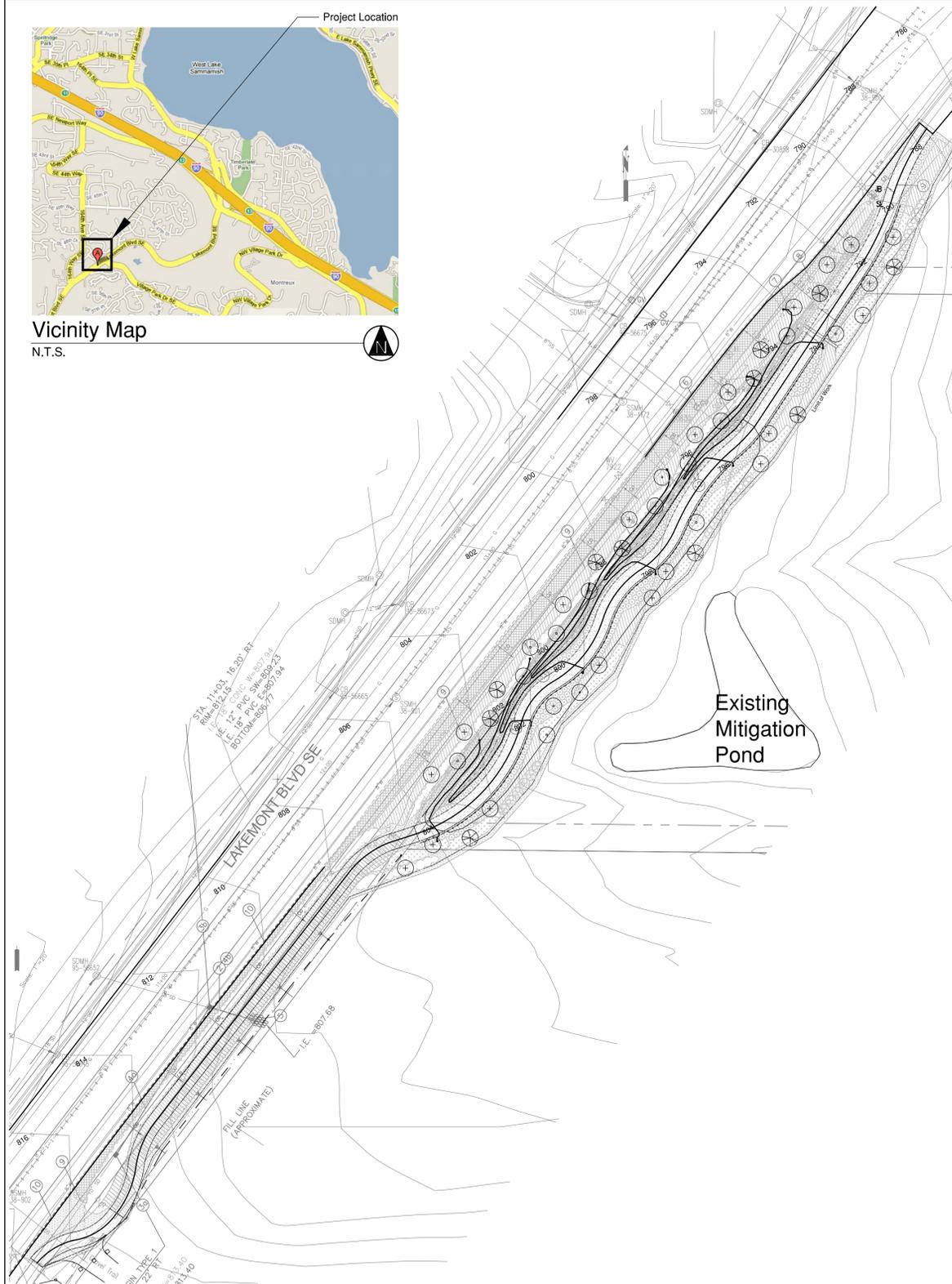
Lakemont Trail

Trail Improvements

City of Bellevue, WA.



Vicinity Map
N.T.S.



CLEARING AND GRADING STANDARD NOTES:

1. All clearing & grading construction must be in accordance with City of Bellevue (COB) Clearing & Grading Code; Clearing & Grading Erosion Control Standard Details (EC-1 through EC-23); Development Standards; Land Use Code; Uniform Building Code; permit conditions; and all other applicable codes, ordinances, and standards. The design elements within these plans have been reviewed according to these requirements. Any variance from adopted erosion control standards is not allowed unless specifically approved by the City of Bellevue Department of Planning & Community Development (PCD) prior to construction.
2. A copy of the approved plans must be on-site during construction. The applicant is responsible for obtaining any other required or related permits prior to beginning construction.
3. All locations of existing utilities have been established by field survey or obtained from available records and should, therefore, be considered only approximate and not necessarily complete. It is the sole responsibility of the contractor to independently verify the accuracy of all utility locations and to discover and avoid any other utilities not shown which may be affected by the implementation of this plan.
4. The area to be cleared and graded must be flagged by the contractor and approved by the clearing & grading inspector prior to beginning any work on the site.
5. A reinforced silt fence must be installed in accordance with COB EC-5 and located as shown on the approved plans or per the clearing & grading inspector, along slope contours and down slope from the building site.
6. A hard-surface construction access pad is required per Clearing & Grading Standard Detail EC-1 or EC-2. This pad must remain in place until paving is installed.
7. Clearing will be limited to the areas within the approved disturbance limits. Exposed soils must be covered at the end of each working day when working from October 1st through April 30th. From May 1st through September 30th, exposed soils must be covered at the end of each construction week and also at the threat of rain.
8. Any excavated material removed from the construction site and deposited on property within the City limits must be done in compliance with a valid clearing & grading permit. Locations for the mobilization area and stockpiled material must be approved by the clearing & grading inspector at least 24 hours in advance of any stockpiling.
9. To reduce the potential for erosion of exposed soils, or when rainy season construction is permitted, the following Best Management Practices (BMPs) are required: U+2022 Preserve natural vegetation for as long as possible or as required by the clearing & grading inspector. U+2022 Protect exposed soil using plastic (EC-14), erosion control blankets, straw or mulch (COB Guide to Mulch Materials, Rates, and Use Chart), or as directed by the clearing & grading inspector. U+2022 Install catch basin inserts as required by the clearing & grading inspector or permit conditions of approval. U+2022 Install a temporary sediment pond, a series of sedimentation tanks, temporary filter vaults, or other sediment control facilities. Installation of exposed aggregate surfaces requires a separate effluent collection pond on-site.
10. Final site grading must direct drainage away from all building structures at a minimum 2% slope, per the Uniform Building Code.
11. The contractor must maintain a sweeper on-site during earthwork and immediately remove soil that has been tracked onto paved areas as result of construction.
12. A public information sign listing 24-hour emergency phone numbers for the city and the contractor may be provided to the applicant at the time the clearing & grading permit is issued. The applicant must post the sign at the project site in full view of the public and the contractors, and it must remain posted until final sign-off by the clearing & grading inspector.
13. Turbidity monitoring may be required as a condition of clearing & grading permit approval. If required, turbidity monitoring must be performed in accordance with the approved turbidity monitoring plan and as directed by the clearing & grading inspector. Monitoring must continue during site (earthwork) construction until the final sign-off by the clearing & grading inspector.
14. Any project that is subject to Rainy Season Restrictions will not be allowed to perform clearing & grading activities without written approval from the PCD director. The rainy season extends from November 1st through April 30th, as defined in section 23.76.093A of the Clearing & Grading Code.

Project Description

This project involves constructing a trail along Lakemont Boulevard near Lewis Creek Park. This project includes site preparation, mobilization, temporary erosion and sediment control, environmental protection, clearing and grubbing, earthwork, base rock, asphalt paving, boardwalk, fencing relocation, new fencing, soil preparation, planting and site restoration. For technical questions, call Barker Landscape Architects, (John or Eric) 206-783-2870.

Contacts:

Client:
City of Bellevue Parks and Community Services Department
Geoffrey Bradley
Environmental Projects Supervisor
450 110th Ave. NE, P.O. Box 90012
Bellevue, WA. 98009
tel: (425) 452-2740

Landscape Architect:
Barker Landscape Architects
Contact: John Barker
1514 NW 52nd Street.
Seattle, WA 98107
206-783-2870
206-783-8312 fax.
john@barkerla.com

Drawing Index

- 1 COVER
- 2 EXISTING CONDITIONS
- 3 DEMOLITION & TESC PLAN
- 4 GRADING PLAN
- 5 LAYOUT & DIMENSIONING PLAN
- 6 PLANTING PLAN
- 7 SITE DETAILS 1
- 8 SITE DETAILS 2
- 9 SITE DETAILS 3 & SECTIONS

GENERAL NOTES:

1. All construction must be in accordance with the City of Bellevue's Development Standards; the City of Bellevue's Engineering and Utility Standards; the Bellevue City Code; the Uniform Building Codes; permit conditions; and all other applicable codes, ordinances, standards and policies. Applicable installation details are incorporated by reference to Bellevue's Engineering and Utilities published Standards. All applicable erosion control measures must be taken.
2. A copy of the approved plans must be on-site whenever construction is in progress.
3. The Contractor is responsible for obtaining any mechanical, electrical or other required permits prior to beginning construction.
4. All locations of existing utilities have been established by field survey or obtained from available records and should, therefore, be considered approximate only and not necessarily complete. It is the sole responsibility of the contractor (1) to independently verify the accuracy of all utility locations and (2) to discover and avoid any other utilities not shown which may be affected by the implementation of this plan.
5. Site shall be restored to better or equal condition in any areas affected by this work.
6. Scheduling: All work shall be coordinated with Owner to achieve minimal disturbance to roadway operation.
7. Contractor shall have proven experience in similar projects and be thoroughly familiar with City of Bellevue applicable standards and codes prior to commencement of work.
8. This layout is diagrammatic. Contractor shall coordinate exact location of points of connection to existing systems with Owner prior to beginning any work.

NO.	DATE	BY	APPR.	REVISIONS
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Department of Parks & Community Services

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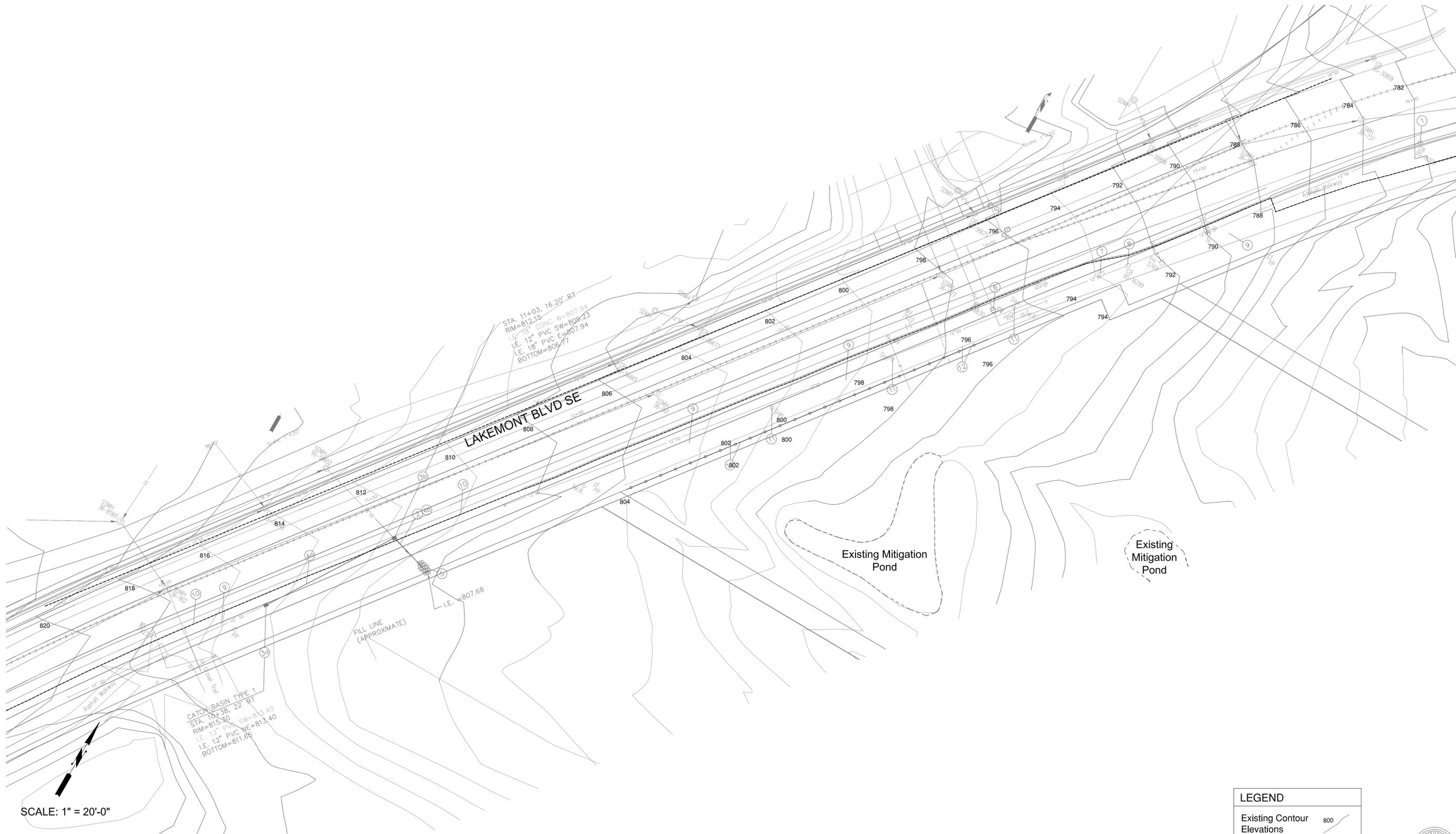


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City of Bellevue
Lakemont
Trail Improvements



CITY OF BELLEVUE
COVER
1
SHEET 1 of 9



SCALE: 1" = 20'-0"

LSA Lovell-Sauerland & Associates, Inc.
Engineers/Surveyors/Planners/Development Consultants
19400 33rd Avenue W., Suite 200 • Lynnwood, WA 98036 • (425)775-1591 • (425)672-7998 fax

LEGEND	
Existing Contour Elevations	800
Existing 2-Rail Fence	—●—
Edge of Asphalt	- - - - -



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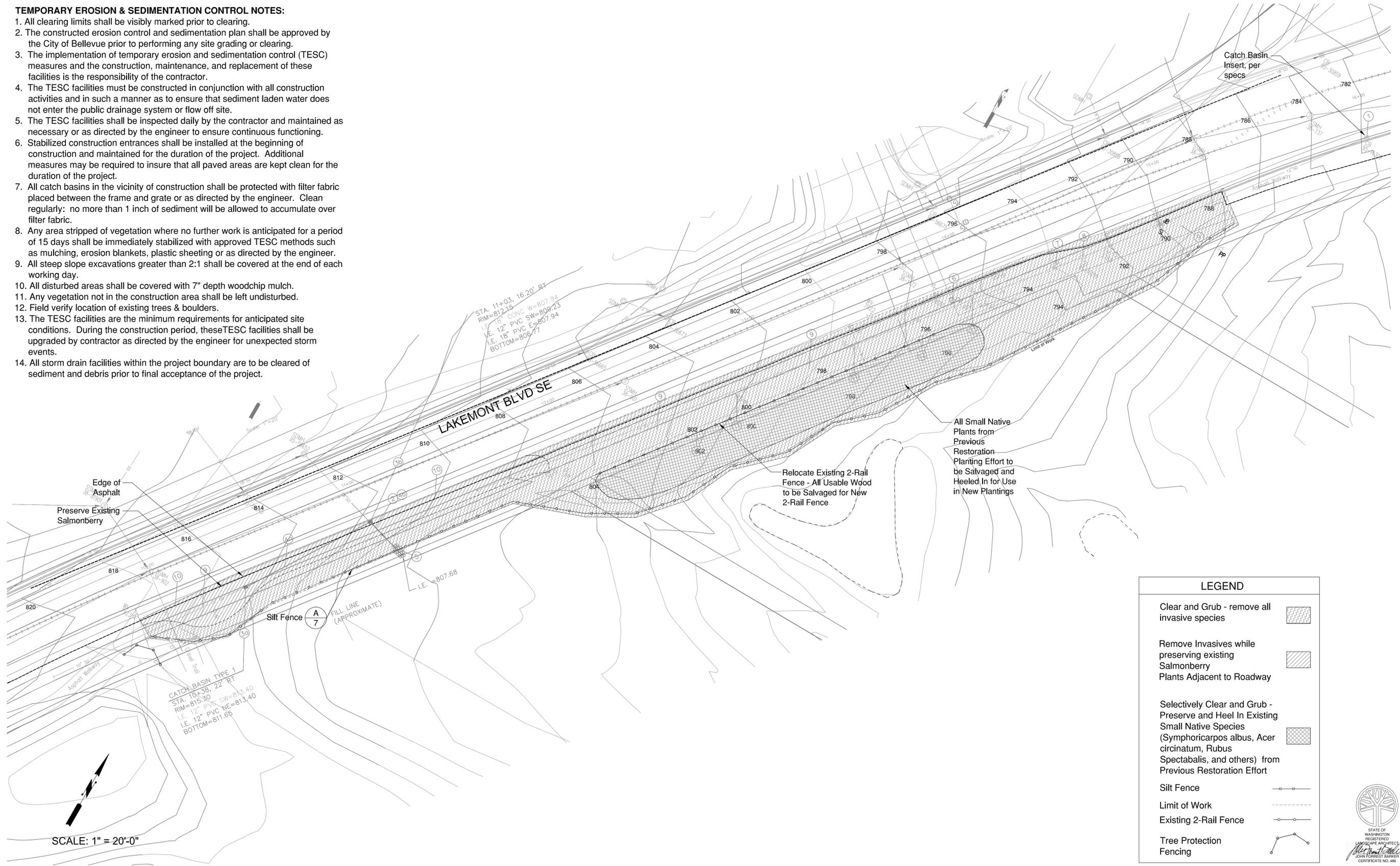
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City of Bellevue
Lakemont
Trail Improvements

EXISTING CONDITIONS
2
SHEET 2 of 9

TEMPORARY EROSION & SEDIMENTATION CONTROL NOTES:

1. All clearing limits shall be visibly marked prior to clearing.
2. The constructed erosion control and sedimentation plan shall be approved by the City of Bellevue prior to performing any site grading or clearing.
3. The implementation of temporary erosion and sedimentation control (TESC) measures and the construction, maintenance, and replacement of these facilities is the responsibility of the contractor.
4. The TESC facilities must be constructed in conjunction with all construction activities and in such a manner as to ensure that sediment laden water does not enter the public drainage system or flow off site.
5. The TESC facilities shall be inspected daily by the contractor and maintained as necessary or as directed by the engineer to ensure continuous functioning.
6. Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures may be required to insure that all paved areas are kept clean for the duration of the project.
7. All catch basins in the vicinity of construction shall be protected with filter fabric placed between the frame and grate or as directed by the engineer. Clean regularly: no more than 1 inch of sediment will be allowed to accumulate over filter fabric.
8. Any area stripped of vegetation where no further work is anticipated for a period of 15 days shall be immediately stabilized with approved TESC methods such as mulching, erosion blankets, plastic sheeting or as directed by the engineer.
9. All steep slope excavations greater than 2:1 shall be covered at the end of each working day.
10. All disturbed areas shall be covered with 7" depth woodchip mulch.
11. Any vegetation not in the construction area shall be left undisturbed.
12. Field verify location of existing trees & boulders.
13. The TESC facilities are the minimum requirements for anticipated site conditions. During the construction period, these TESC facilities shall be upgraded by contractor as directed by the engineer for unexpected storm events.
14. All storm drain facilities within the project boundary are to be cleared of sediment and debris prior to final acceptance of the project.



SCALE: 1" = 20'-0"

LEGEND	
Clear and Grub - remove all invasive species	
Remove Invasives while preserving existing Salmonberry Plants Adjacent to Roadway	
Selectively Clear and Grub - Preserve and Heel In Existing Small Native Species (Symphoricarpos albus, Acer circinatum, Rubus Spectabilis, and others) from Previous Restoration Effort	
Silt Fence	
Limit of Work	
Existing 2-Rail Fence	
Tree Protection Fencing	



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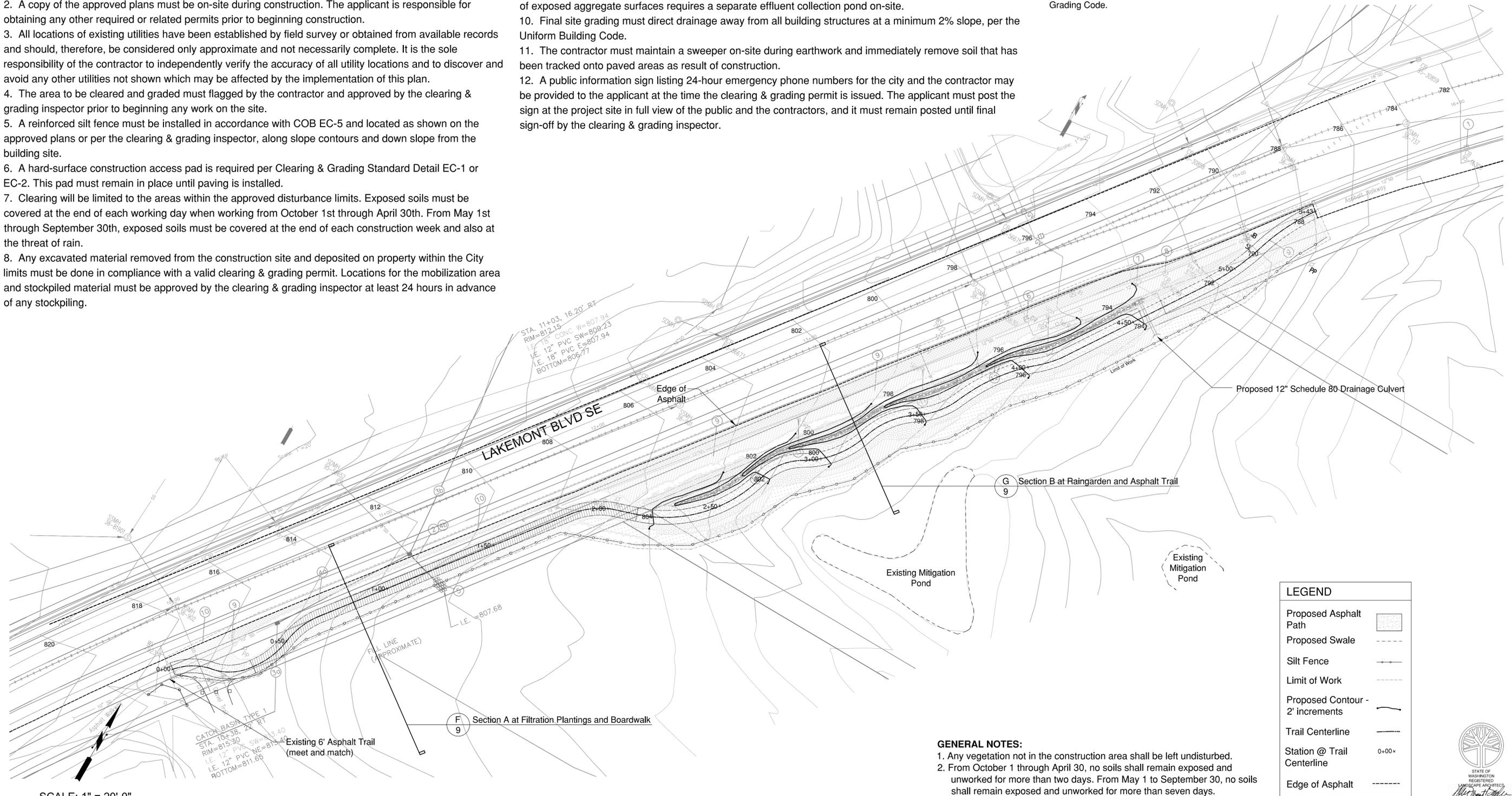
DEMOLITION & TESC
3
SHEET 3 of 9

CLEARING AND GRADING STANDARD NOTES:

1. All clearing & grading construction must be in accordance with City of Bellevue (COB) Clearing & Grading Code; Clearing & Grading Erosion Control Standard Details (EC-1 through EC-23); Development Standards; Land Use Code; Uniform Building Code; permit conditions; and all other applicable codes, ordinances, and standards. The design elements within these plans have been reviewed according to these requirements. Any variance from adopted erosion control standards is not allowed unless specifically approved by the City of Bellevue Department of Planning & Community Development (PCD) prior to construction.
2. A copy of the approved plans must be on-site during construction. The applicant is responsible for obtaining any other required or related permits prior to beginning construction.
3. All locations of existing utilities have been established by field survey or obtained from available records and should, therefore, be considered only approximate and not necessarily complete. It is the sole responsibility of the contractor to independently verify the accuracy of all utility locations and to discover and avoid any other utilities not shown which may be affected by the implementation of this plan.
4. The area to be cleared and graded must be flagged by the contractor and approved by the clearing & grading inspector prior to beginning any work on the site.
5. A reinforced silt fence must be installed in accordance with COB EC-5 and located as shown on the approved plans or per the clearing & grading inspector, along slope contours and down slope from the building site.
6. A hard-surface construction access pad is required per Clearing & Grading Standard Detail EC-1 or EC-2. This pad must remain in place until paving is installed.
7. Clearing will be limited to the areas within the approved disturbance limits. Exposed soils must be covered at the end of each working day when working from October 1st through April 30th. From May 1st through September 30th, exposed soils must be covered at the end of each construction week and also at the threat of rain.
8. Any excavated material removed from the construction site and deposited on property within the City limits must be done in compliance with a valid clearing & grading permit. Locations for the mobilization area and stockpiled material must be approved by the clearing & grading inspector at least 24 hours in advance of any stockpiling.

9. To reduce the potential for erosion of exposed soils, or when rainy season construction is permitted, the following Best Management Practices (BMPs) are required: U+2022 Preserve natural vegetation for as long as possible or as required by the clearing & grading inspector. U+2022 Protect exposed soil using plastic (EC-14), erosion control blankets, straw or mulch (COB Guide to Mulch Materials, Rates, and Use Chart), or as directed by the clearing & grading inspector. U+2022 Install catch basin inserts as required by the clearing & grading inspector or permit conditions of approval. U+2022 Install a temporary sediment pond, a series of sedimentation tanks, temporary filter vaults, or other sediment control facilities. Installation of exposed aggregate surfaces requires a separate effluent collection pond on-site.
10. Final site grading must direct drainage away from all building structures at a minimum 2% slope, per the Uniform Building Code.
11. The contractor must maintain a sweeper on-site during earthwork and immediately remove soil that has been tracked onto paved areas as result of construction.
12. A public information sign listing 24-hour emergency phone numbers for the city and the contractor may be provided to the applicant at the time the clearing & grading permit is issued. The applicant must post the sign at the project site in full view of the public and the contractors, and it must remain posted until final sign-off by the clearing & grading inspector.

13. Turbidity monitoring may be required as a condition of clearing & grading permit approval. If required, turbidity monitoring must be performed in accordance with the approved turbidity monitoring plan and as directed by the clearing & grading inspector. Monitoring must continue during site (earthwork) construction until the final sign-off by the clearing & grading inspector.
14. Any project that is subject to Rainy Season Restrictions will not be allowed to perform clearing & grading activities without written approval from the PCD director. The rainy season extends from November 1st through April 30th, as defined in section 23.76.093A of the Clearing & Grading Code.



SCALE: 1" = 20'-0"

GENERAL NOTES:

1. Any vegetation not in the construction area shall be left undisturbed.
2. From October 1 through April 30, no soils shall remain exposed and unworked for more than two days. From May 1 to September 30, no soils shall remain exposed and unworked for more than seven days.

LEGEND	
Proposed Asphalt Path	
Proposed Swale	
Silt Fence	
Limit of Work	
Proposed Contour - 2' increments	
Trail Centerline	
Station @ Trail Centerline	0+00+
Edge of Asphalt	



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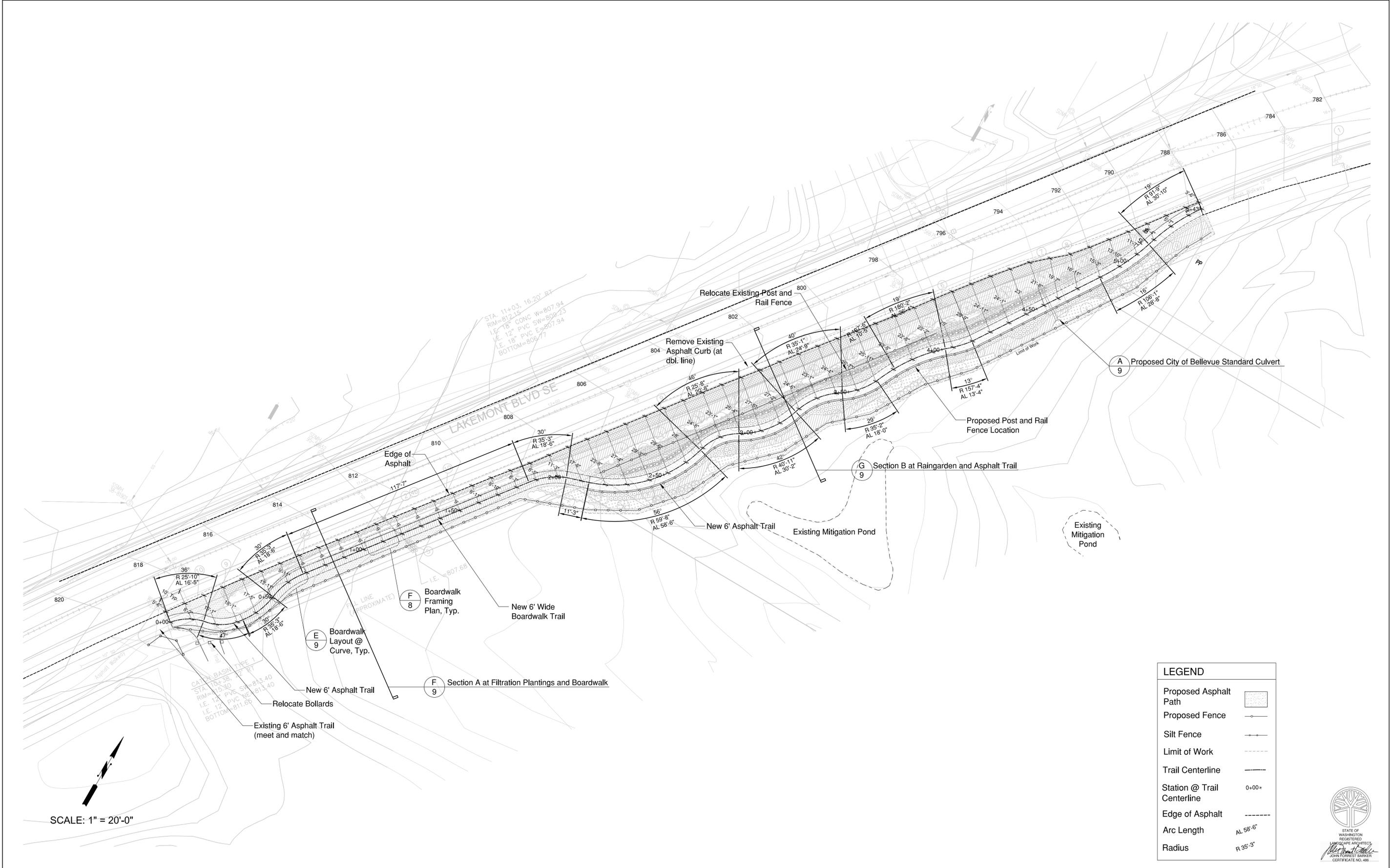
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City of Bellevue
Lakemont
Trail Improvements

GRADING PLAN

4

SHEET 4 of 9



SCALE: 1" = 20'-0"

LEGEND	
Proposed Asphalt Path	
Proposed Fence	
Silt Fence	
Limit of Work	
Trail Centerline	
Station @ Trail Centerline	0+00+
Edge of Asphalt	
Arc Length	AL 58'-6"
Radius	R 35'-3"

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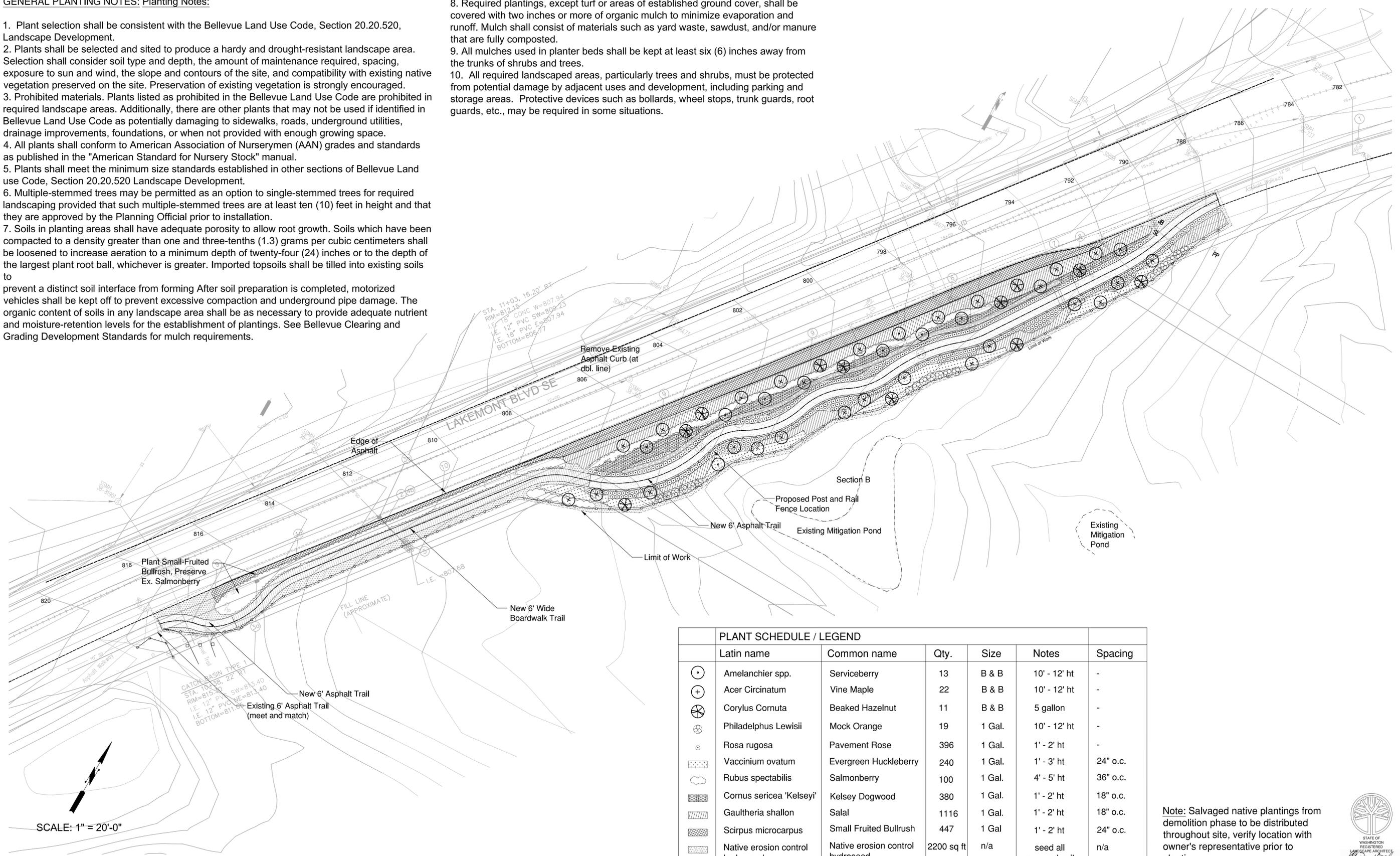
City of Bellevue
Lakemont
Trail Improvements

LAYOUT PLAN
5
SHEET 5 of 9



GENERAL PLANTING NOTES: Planting Notes:

1. Plant selection shall be consistent with the Bellevue Land Use Code, Section 20.20.520, Landscape Development.
2. Plants shall be selected and sited to produce a hardy and drought-resistant landscape area. Selection shall consider soil type and depth, the amount of maintenance required, spacing, exposure to sun and wind, the slope and contours of the site, and compatibility with existing native vegetation preserved on the site. Preservation of existing vegetation is strongly encouraged.
3. Prohibited materials. Plants listed as prohibited in the Bellevue Land Use Code are prohibited in required landscape areas. Additionally, there are other plants that may not be used if identified in Bellevue Land Use Code as potentially damaging to sidewalks, roads, underground utilities, drainage improvements, foundations, or when not provided with enough growing space.
4. All plants shall conform to American Association of Nurserymen (AAN) grades and standards as published in the "American Standard for Nursery Stock" manual.
5. Plants shall meet the minimum size standards established in other sections of Bellevue Land use Code, Section 20.20.520 Landscape Development.
6. Multiple-stemmed trees may be permitted as an option to single-stemmed trees for required landscaping provided that such multiple-stemmed trees are at least ten (10) feet in height and that they are approved by the Planning Official prior to installation.
7. Soils in planting areas shall have adequate porosity to allow root growth. Soils which have been compacted to a density greater than one and three-tenths (1.3) grams per cubic centimeters shall be loosened to increase aeration to a minimum depth of twenty-four (24) inches or to the depth of the largest plant root ball, whichever is greater. Imported topsoils shall be tilled into existing soils to prevent a distinct soil interface from forming. After soil preparation is completed, motorized vehicles shall be kept off to prevent excessive compaction and underground pipe damage. The organic content of soils in any landscape area shall be as necessary to provide adequate nutrient and moisture-retention levels for the establishment of plantings. See Bellevue Clearing and Grading Development Standards for mulch requirements.
8. Required plantings, except turf or areas of established ground cover, shall be covered with two inches or more of organic mulch to minimize evaporation and runoff. Mulch shall consist of materials such as yard waste, sawdust, and/or manure that are fully composted.
9. All mulches used in planter beds shall be kept at least six (6) inches away from the trunks of shrubs and trees.
10. All required landscaped areas, particularly trees and shrubs, must be protected from potential damage by adjacent uses and development, including parking and storage areas. Protective devices such as bollards, wheel stops, trunk guards, root guards, etc., may be required in some situations.



PLANT SCHEDULE / LEGEND						
	Latin name	Common name	Qty.	Size	Notes	Spacing
⊙	Amelanchier spp.	Serviceberry	13	B & B	10' - 12' ht	-
⊕	Acer Circinatum	Vine Maple	22	B & B	10' - 12' ht	-
⊗	Corylus Cornuta	Beaked Hazelnut	11	B & B	5 gallon	-
⊗	Philadelphus Lewisii	Mock Orange	19	1 Gal.	10' - 12' ht	-
⊙	Rosa rugosa	Pavement Rose	396	1 Gal.	1' - 2' ht	-
⊙	Vaccinium ovatum	Evergreen Huckleberry	240	1 Gal.	1' - 3' ht	24" o.c.
⊙	Rubus spectabilis	Salmonberry	100	1 Gal.	4' - 5' ht	36" o.c.
⊙	Cornus sericea 'Kelseyi'	Kelsey Dogwood	380	1 Gal.	1' - 2' ht	18" o.c.
⊙	Gaultheria shallon	Salal	1116	1 Gal.	1' - 2' ht	18" o.c.
⊙	Scirpus microcarpus	Small Fruited Bullrush	447	1 Gal	1' - 2' ht	24" o.c.
⊙	Native erosion control hydroseed	Native erosion control hydroseed	2200 sq ft	n/a	seed all exposed soil	n/a

Note: Salvaged native plantings from demolition phase to be distributed throughout site, verify location with owner's representative prior to planting.



NO.	DATE	BY	APPR.	REVISIONS
1	10/27/09	EJS	JB	PERMIT SET



BARKER
LANDSCAPE ARCHITECTS, P.S.
1514 NW 52ND STREET, SEATTLE, WASHINGTON 98107
PH (206) 783-2870 FX (206) 783-3212

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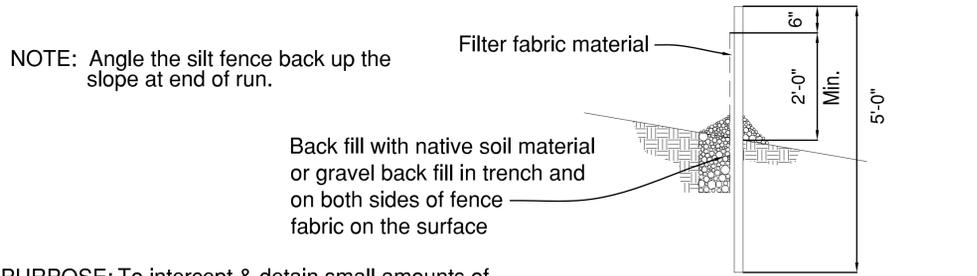
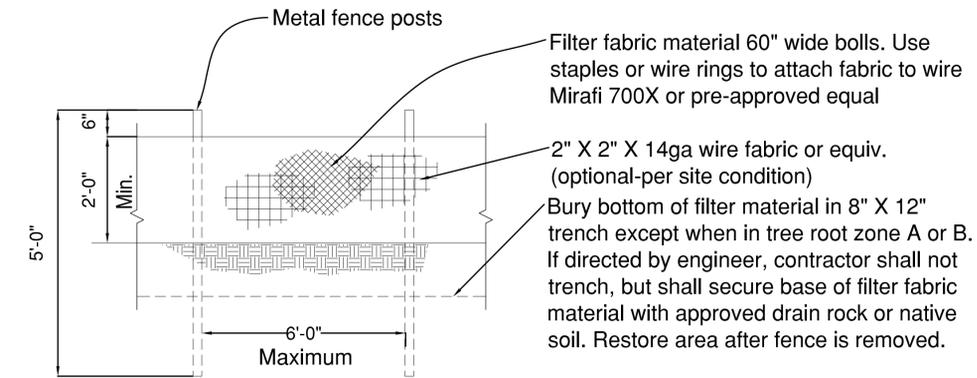
Department of Parks & Community Services
Geoffrey Bradley, Project Manager
450 110 th Ave, NE
P.O. Box 900112
Bellevue, WA, 98009
tel: (425) 452.2740



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City of Bellevue
Lakemont
Trail Improvements

PLANTING PLAN
6
SHEET 6 of 9

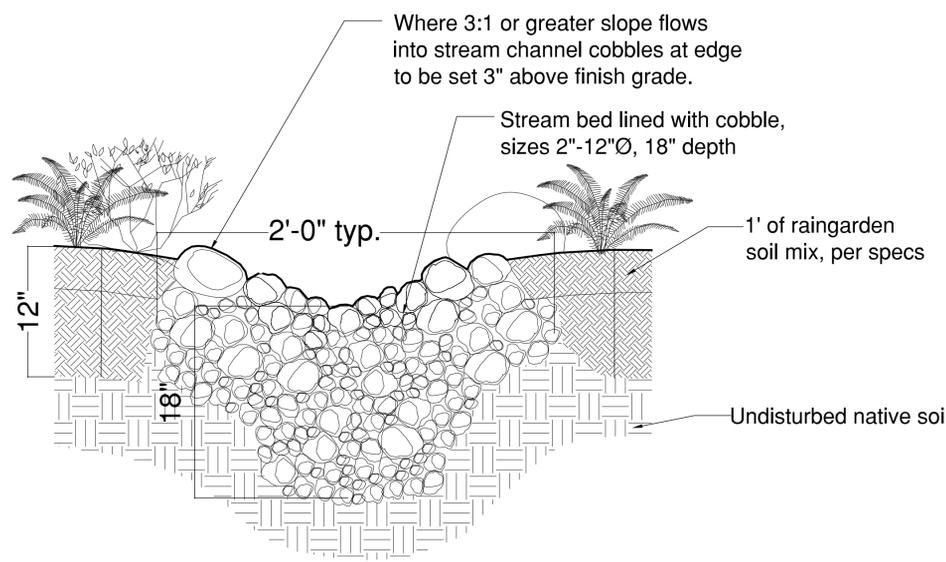


NOTE: Angle the silt fence back up the slope at end of run.

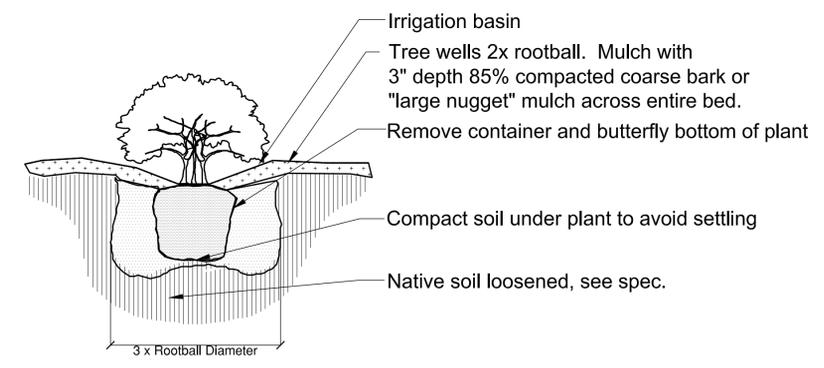
Back fill with native soil material or gravel back fill in trench and on both sides of fence fabric on the surface

PURPOSE: To intercept & detain small amounts of sediment and sheet flow conditions from disturbed areas during construction and to reduce the velocity of sheet flows.

A SILT FENCE NTS

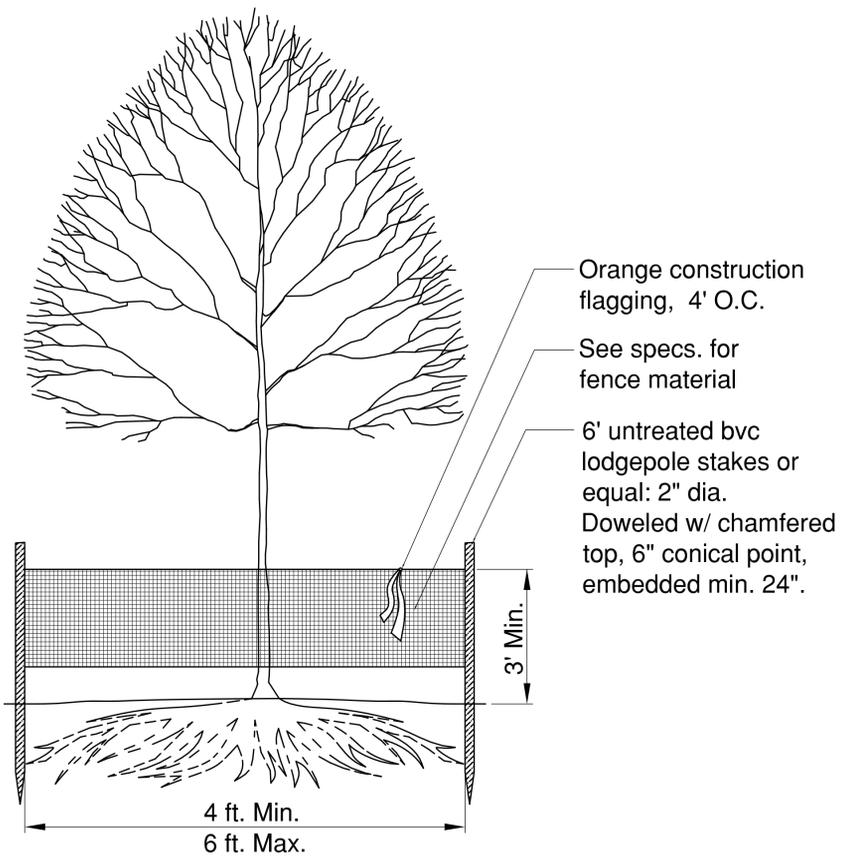


B INFILTRATION SWALE SECTION NTS

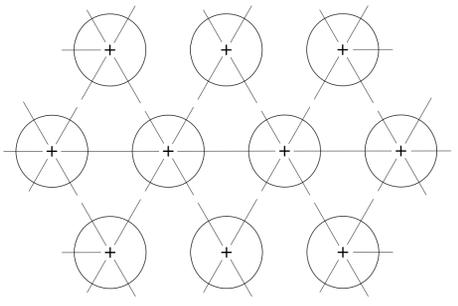


C SHRUB PLANTING NTS

- NOTES**
- 3' high temporary fence, see spec.
 - Treatment of roots exposed during construction: for roots over 1" in diameter damaged during construction, make a clean straight cut to remove damaged portion of root. All exposed roots shall be temporarily covered with damp burlap to prevent drying, and covered with soil as soon as possible.
 - Work within protection fence shall be done manually. No stockpiling of materials, vehicular traffic, or storage of equipment or machinery shall be allowed within the limit of the fencing.

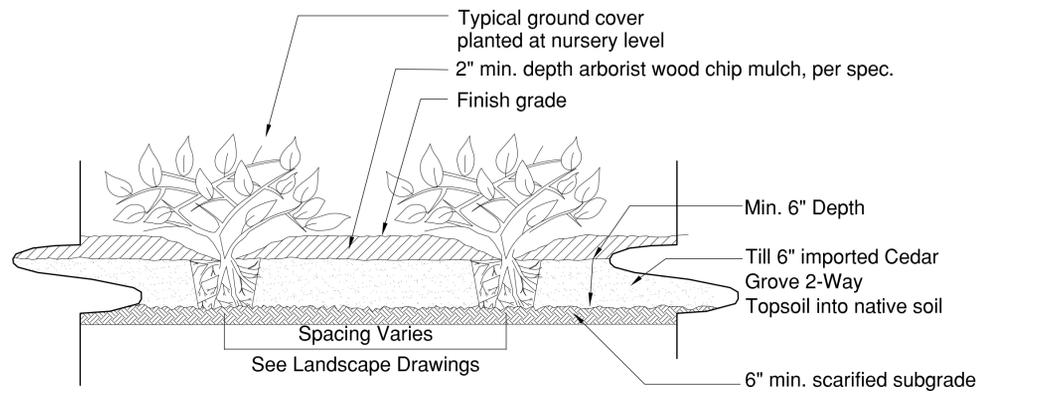


D TREE PROTECTION FENCE NTS



- All groundcover shall be planted at equal triangular spacing or on center spacing as specified on planting plan
- Locate groundcover one half of specified spacing distance from any curb, sidewalk, or other hard surface, unless otherwise specified

E GROUNDCOVER PLANTING NTS



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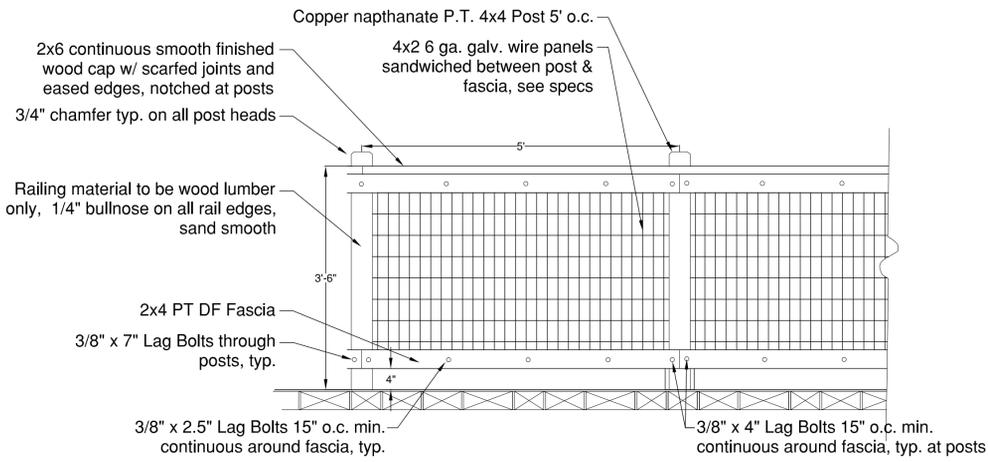


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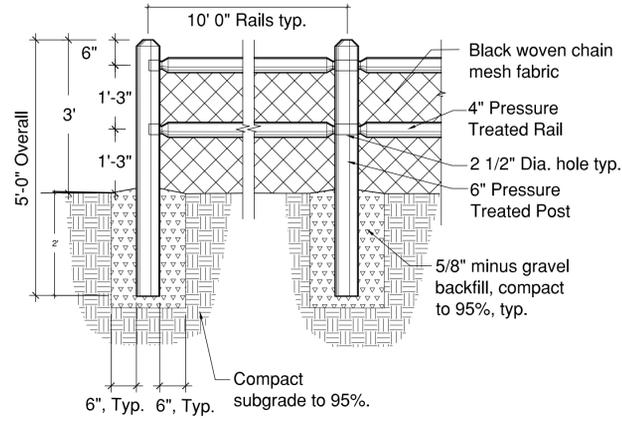
City of Bellevue
Lakemont
Trail Improvements

DETAILS 1
7
SHEET 7 of 9

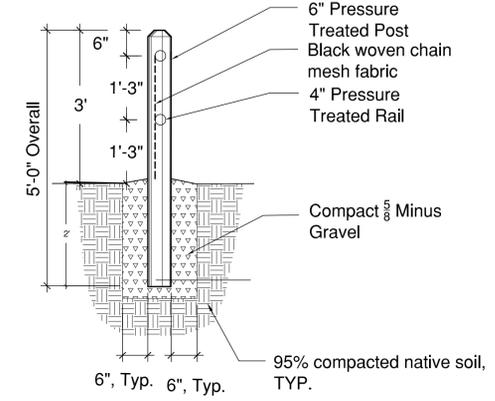




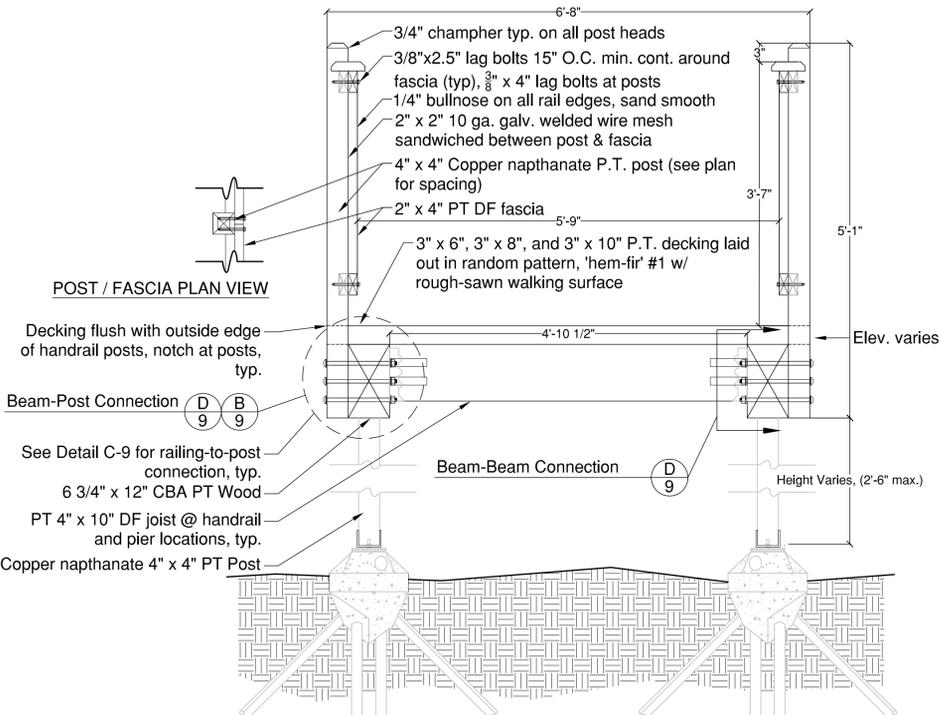
A BOARDWALK AND HANDRAIL ELEVATION
NTS



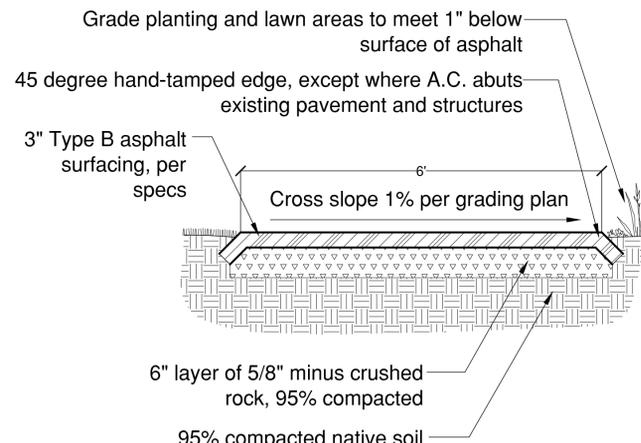
B TWO RAIL FENCE ELEVATION
NTS



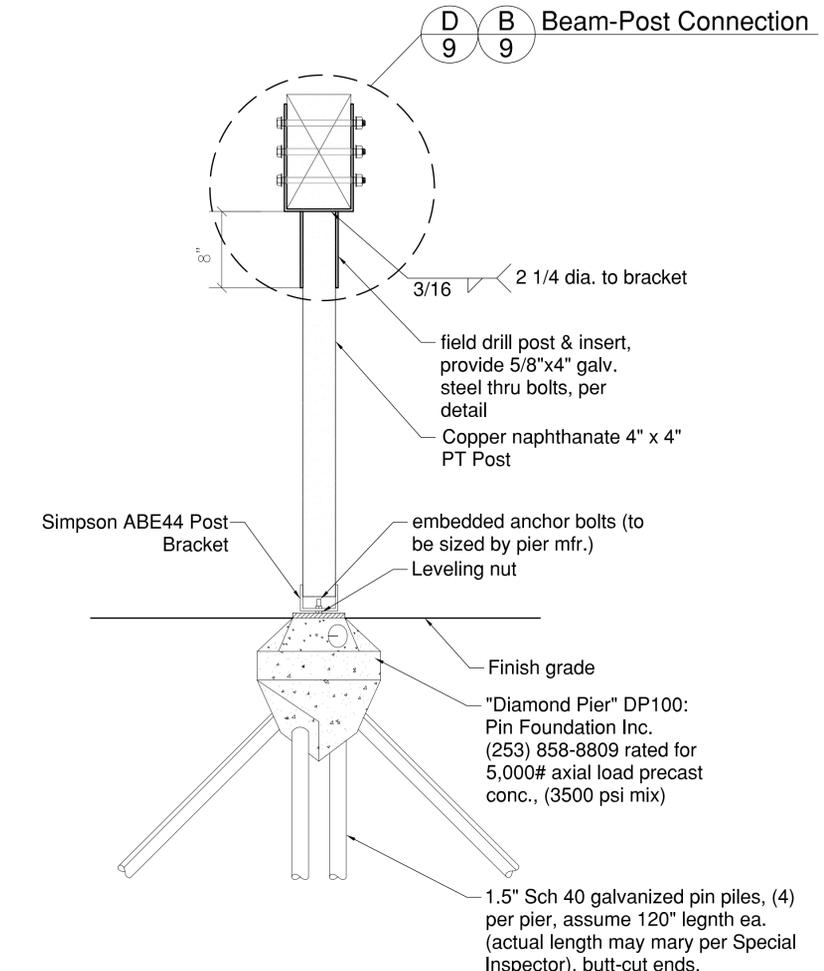
C TWO RAIL FENCE SECTION
NTS



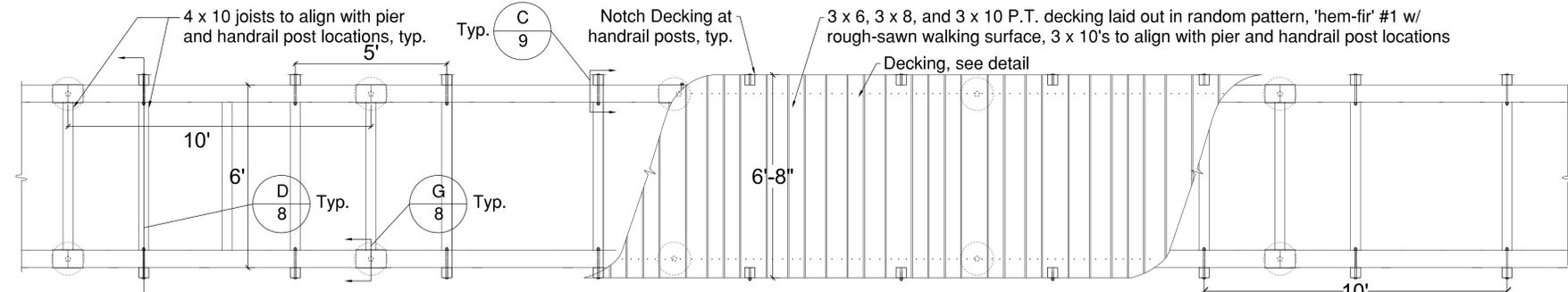
D BOARDWALK AND HANDRAIL SECTION AND POST PLAN
NTS



E ASPHALT PATH
NTS



G PIN PILE AT BOARDWALK SECTION
NTS



F BOARDWALK FRAMING PLAN, TYP.
NTS

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1	10/27/09	EJS	JB	PERMIT SET



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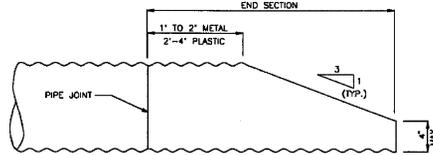
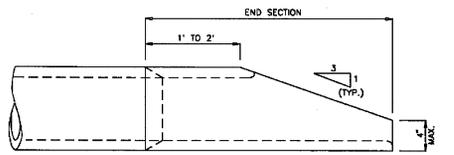
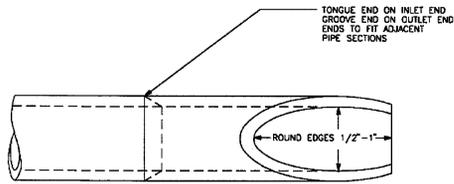


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City of Bellevue
Lakemont
Trail Improvements

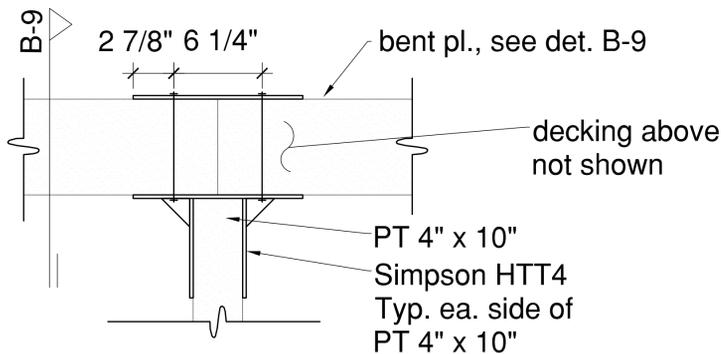
DETAILS 2
8
SHEET 8 of 9



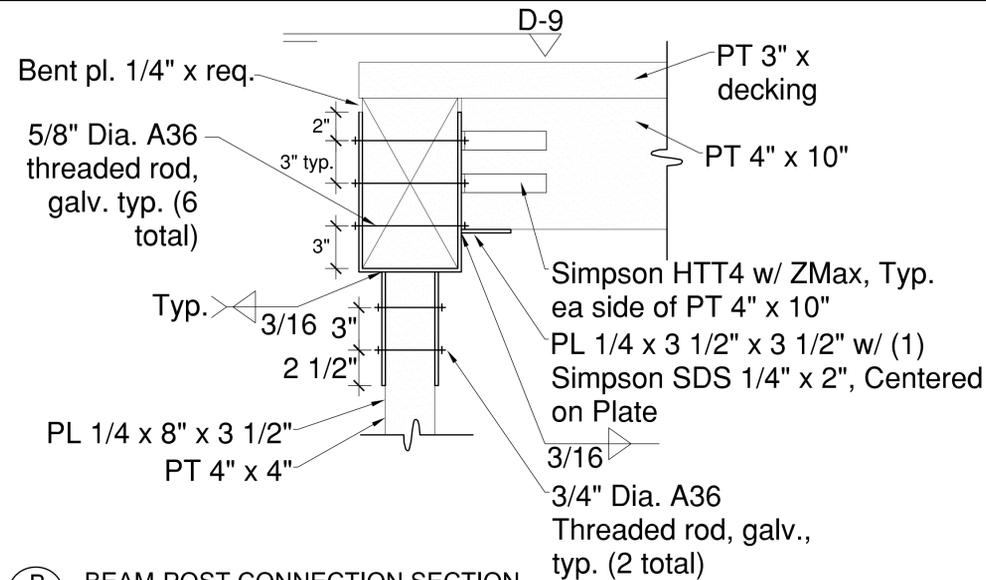


Note: Side slope shall be warped to match the beveled pipe end. When culvert is on skew, beveled end shall be rotated to conform to slope. If slope differs from 3:1, pipe shall be beveled to match slope.

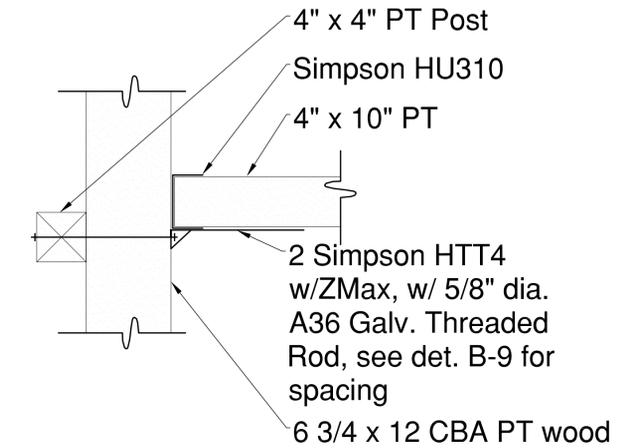
A CITY OF BELLEVUE STANDARD DRAINAGE CULVERT
N.T.S.



D BEAM-BEAM CONNECTION
N.T.S.

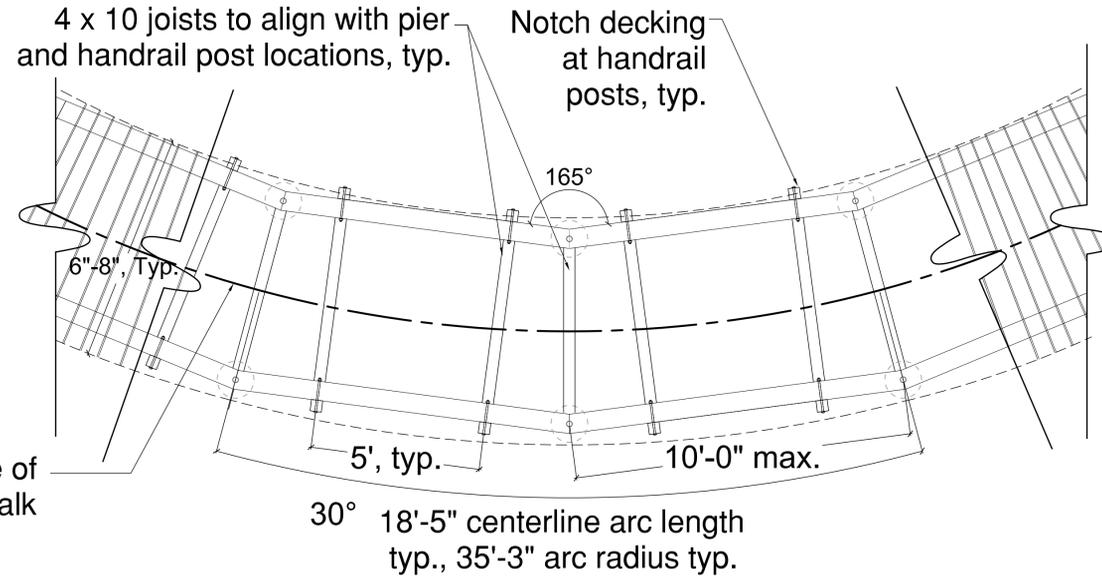


B BEAM-POST CONNECTION SECTION
N.T.S.

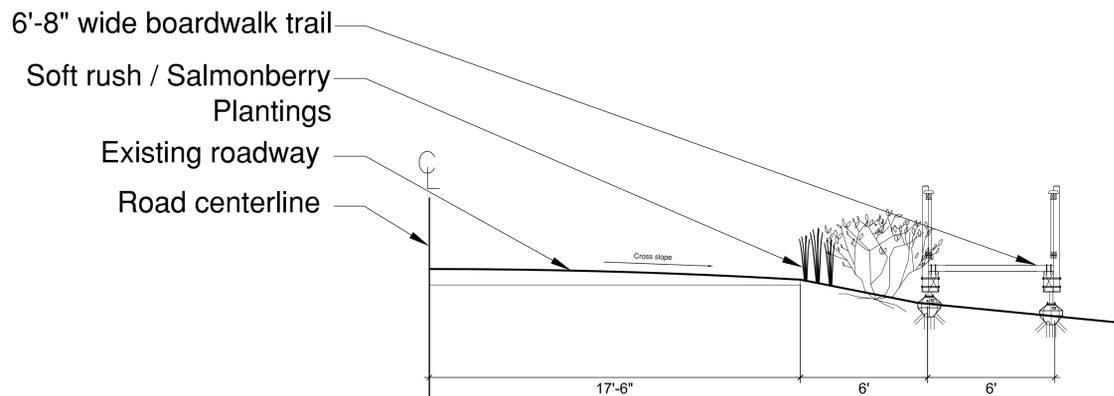


C BEAM-POST CONNECTION PLAN
N.T.S.

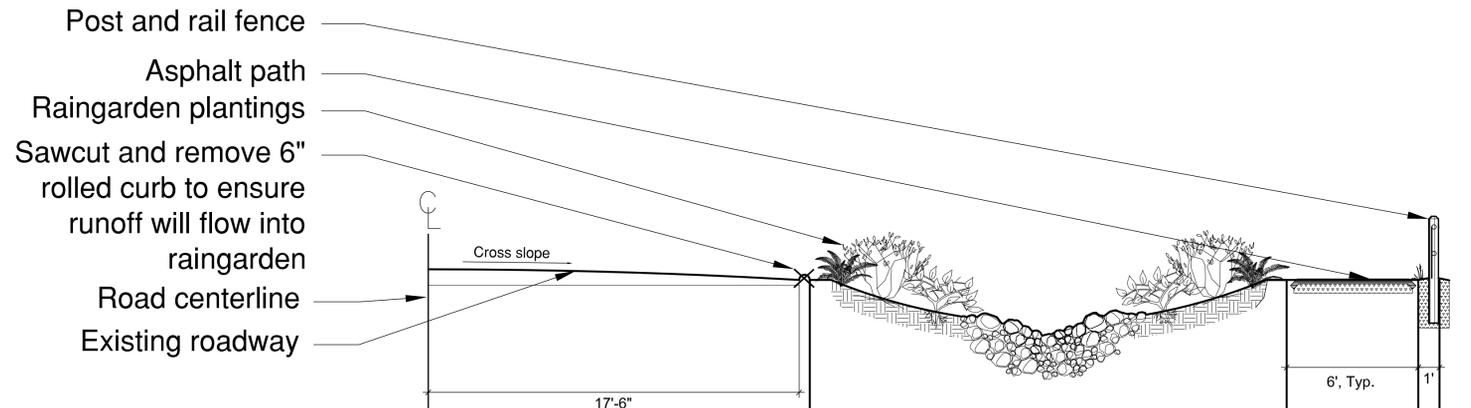
Note: All Curved Boardwalk Segments shall be based on an 18.5' centerline arc length, a 30-degree centerline arc, and a 35'-3" radius.



E BOARDWALK LAYOUT @ CURVE
N.T.S.



F SECTION A AT FILTRATION PLANTINGS AND BOARDWALK
SCALE: 1/4" = 1'-0"



G SECTION B AT RAINGARDEN AND ASPHALT TRAIL
SCALE: 1/4" = 1'-0"



NO.	DATE	BY	APPR.	REVISIONS
1	10/27/09	EJS	JB	PERMIT SET



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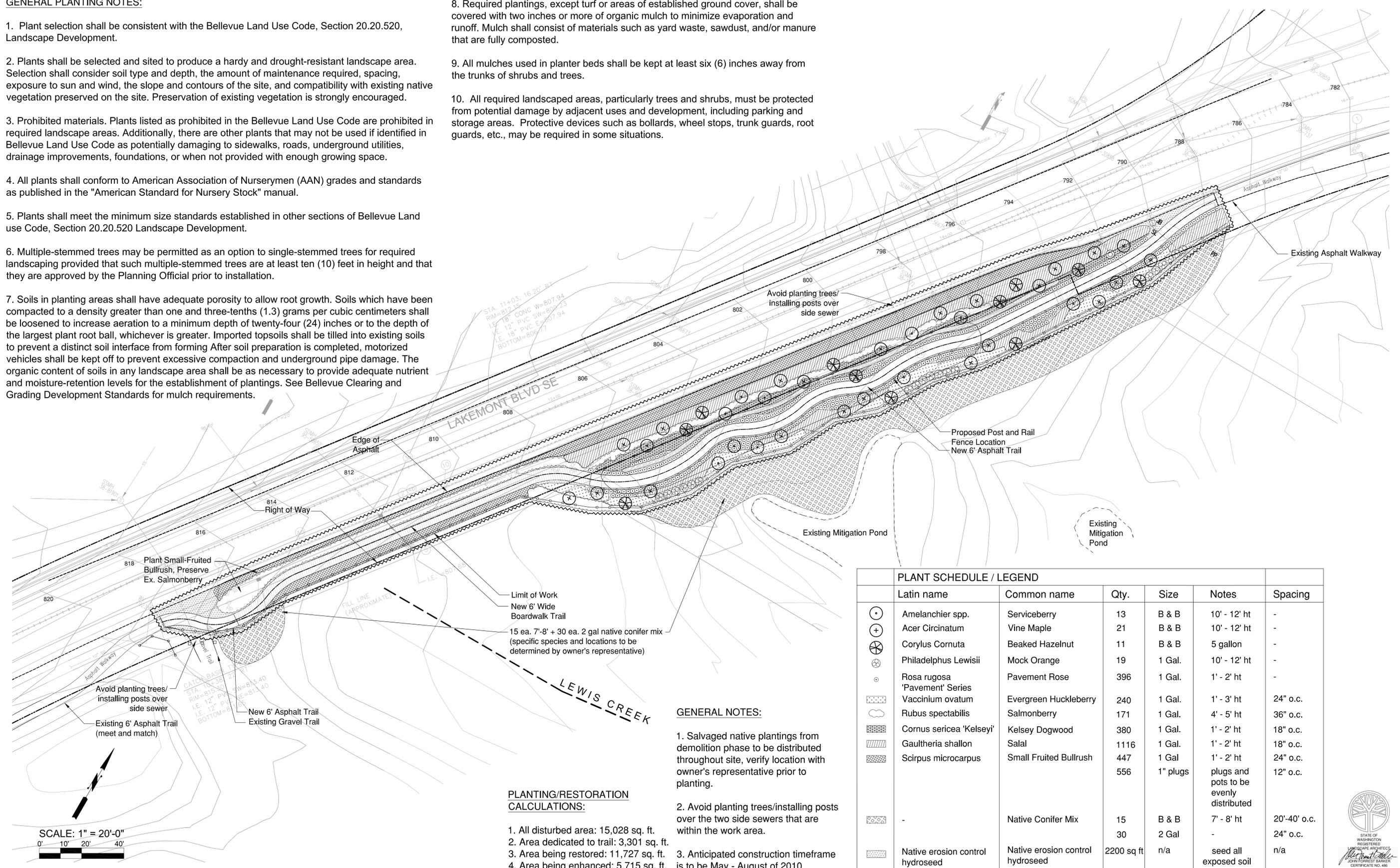
City of Bellevue
Lakemont
Trail Improvements

SITE DETAILS 3 &
SECTIONS
9
SHEET 9 of 9

GENERAL PLANTING NOTES:

1. Plant selection shall be consistent with the Bellevue Land Use Code, Section 20.20.520, Landscape Development.
2. Plants shall be selected and sited to produce a hardy and drought-resistant landscape area. Selection shall consider soil type and depth, the amount of maintenance required, spacing, exposure to sun and wind, the slope and contours of the site, and compatibility with existing native vegetation preserved on the site. Preservation of existing vegetation is strongly encouraged.
3. Prohibited materials. Plants listed as prohibited in the Bellevue Land Use Code are prohibited in required landscape areas. Additionally, there are other plants that may not be used if identified in Bellevue Land Use Code as potentially damaging to sidewalks, roads, underground utilities, drainage improvements, foundations, or when not provided with enough growing space.
4. All plants shall conform to American Association of Nurserymen (AAN) grades and standards as published in the "American Standard for Nursery Stock" manual.
5. Plants shall meet the minimum size standards established in other sections of Bellevue Land use Code, Section 20.20.520 Landscape Development.
6. Multiple-stemmed trees may be permitted as an option to single-stemmed trees for required landscaping provided that such multiple-stemmed trees are at least ten (10) feet in height and that they are approved by the Planning Official prior to installation.
7. Soils in planting areas shall have adequate porosity to allow root growth. Soils which have been compacted to a density greater than one and three-tenths (1.3) grams per cubic centimeters shall be loosened to increase aeration to a minimum depth of twenty-four (24) inches or to the depth of the largest plant root ball, whichever is greater. Imported topsoils shall be tilled into existing soils to prevent a distinct soil interface from forming After soil preparation is completed, motorized vehicles shall be kept off to prevent excessive compaction and underground pipe damage. The organic content of soils in any landscape area shall be as necessary to provide adequate nutrient and moisture-retention levels for the establishment of plantings. See Bellevue Clearing and Grading Development Standards for mulch requirements.

8. Required plantings, except turf or areas of established ground cover, shall be covered with two inches or more of organic mulch to minimize evaporation and runoff. Mulch shall consist of materials such as yard waste, sawdust, and/or manure that are fully composted.
9. All mulches used in planter beds shall be kept at least six (6) inches away from the trunks of shrubs and trees.
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PLANT SCHEDULE / LEGEND						
Latin name	Common name	Qty.	Size	Notes	Spacing	
⊕	<i>Amelanchier</i> spp.	Serviceberry	13	B & B	10' - 12' ht	-
+	<i>Acer Circinatum</i>	Vine Maple	21	B & B	10' - 12' ht	-
⊗	<i>Corylus Cornuta</i>	Beaked Hazelnut	11	B & B	5 gallon	-
⊕	<i>Philadelphus Lewisii</i>	Mock Orange	19	1 Gal.	10' - 12' ht	-
⊙	<i>Rosa rugosa</i>	Pavement Rose	396	1 Gal.	1' - 2' ht	-
⊕	'Pavement' Series					
⊕	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	240	1 Gal.	1' - 3' ht	24" o.c.
⊕	<i>Rubus spectabilis</i>	Salmonberry	171	1 Gal.	4' - 5' ht	36" o.c.
⊕	<i>Cornus sericea</i> 'Kelseyi'	Kelsey Dogwood	380	1 Gal.	1' - 2' ht	18" o.c.
⊕	<i>Gaultheria shallon</i>	Salal	1116	1 Gal.	1' - 2' ht	18" o.c.
⊕	<i>Scirpus microcarpus</i>	Small Fruited Bullrush	447	1 Gal	1' - 2' ht	24" o.c.
⊕			556	1" plugs	plugs and pots to be evenly distributed	12" o.c.
⊕	-	Native Conifer Mix	15	B & B	7' - 8' ht	20'-40' o.c.
⊕			30	2 Gal	-	24" o.c.
⊕	Native erosion control hydroseed	Native erosion control hydroseed	2200 sq ft	n/a	seed all exposed soil	n/a

GENERAL NOTES:

1. Salvaged native plantings from demolition phase to be distributed throughout site, verify location with owner's representative prior to planting.
2. Avoid planting trees/installing posts over the two side sewers that are within the work area.
3. Anticipated construction timeframe is to be May - August of 2010.

PLANTING/RESTORATION CALCULATIONS:

1. All disturbed area: 15,028 sq. ft.
2. Area dedicated to trail: 3,301 sq. ft.
3. Area being restored: 11,727 sq. ft.
4. Area being enhanced: 5,715 sq. ft.

NO.	DATE	BY	APPR.	REVISIONS
1	10/27/09	EJS	JB	PERMIT SET
2	11/24/09	EJS	JB	PERMIT SET REVISION
3	02/05/10	EJS	JB	PERMIT SET REVISION RESUBMITTAL
4	02/22/10	EJS	JB	PERMIT SET REVISION RESUBMITTAL #2



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City of Bellevue
Lakemont Boulevard
Trail Extension / Improvements

PLANTING PLAN
6
SHEET 6 of 9

