



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

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**Proposal Name:** Lewis Creek Trail Relocation

**Proposal Address:** 5170 Village Park Drive SE

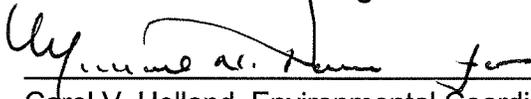
**Proposal Description:** The applicant is requesting a Critical Areas Land Use Permit for the construction of two bridges across Lewis Creek and the rerouting of approximately 1,210 lineal feet of soft-surface trail. The new trail route will consist of one section of cantilevered boardwalk and a metal stairway section to traverse a steep slope. The reclaimed trail portion will be scarified, covered with forest duff and planted with salvaged native shrubs and ground covers.

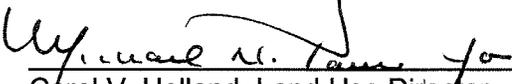
**File Number:** 09-133943 XE

**Applicant:** Kevin Husemann, Bellevue Parks & Community Services Department

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

**Planner:** Kevin LeClair, Planner

**State Environmental Policy Act  
Threshold Determination:** **Determination of Non-Significance**  
  
Carol V. Helland, Environmental Coordinator  
Development Services Department

**Director's Decision:** **Approval with Conditions**  
  
Carol V. Helland, Land Use Director  
Development Services Department

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Application Date: December 29, 2009  
Notice of Application Publication Date: January 14, 2010  
Decision Publication Date: February 11, 2010  
Project/SEPA Appeal Deadline: February 25, 2010

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



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

## DETERMINATION OF NON-SIGNIFICANCE

**PROPONENT:** Kevin Husemann, Parks & Community Services Department

**LOCATION OF PROPOSAL:** Lakemont Park, 5170 Village Park Drive SE

**NAME & DESCRIPTION OF PROPOSAL:**

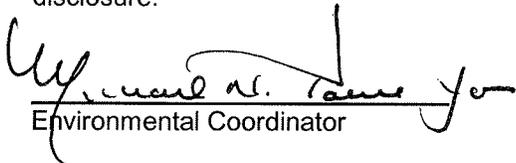
The applicant is requesting a Critical Areas Land Use Permit for the construction of two bridges across Lewis Creek and the rerouting of approximately 1,210 lineal feet of soft-surface trail. The new trail route will consist of one section of cantilevered boardwalk and a metal stairway section to traverse a steep slope. The reclaimed trail portion will be scarified, covered with forest duff and planted with salvaged native shrubs and ground covers.

**FILE NUMBER:** 09-133943 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 Development Services Department. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on \_\_\_\_\_.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on February 25, 2010.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on \_\_\_\_\_. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on \_\_\_\_\_.

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

  
 Environmental Coordinator

February 11, 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

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### **Attachments**

1. Environmental Checklist
2. Site Plan
3. Project Narrative

## **I. Proposal Description**

The applicant is requesting a Critical Areas Land Use Permit for the construction of two bridges across Lewis Creek and the rerouting of approximately 1,210 lineal feet of soft-surface trail. The new trail route will consist of one section of cantilevered boardwalk and a metal stairway section to traverse a steep slope. The reclaimed trail portion will be scarified, covered with forest duff and planted with salvaged native shrubs and ground covers.

The proposal is located within the stream critical area and critical area buffer of a Type F stream. This stream type on an undeveloped property is afforded a critical area buffer of 100 feet and a critical area structure setback of 20 feet measured from the top of the bank.

The proposal is also located within a steep slope critical area and critical area buffer. Steep slope critical areas are afforded a critical area buffer of 50 feet measured from the top of the slope and a critical area structure setback of 75 feet measured from the toe of the slope.

Land Use Code (LUC) characterizes the construction of non-motorized trails as an element of new or expanded City or public parks. The proposed developed is allowed in critical areas, critical area buffers and critical area structure setbacks provided that a specified set of performance standards (LUC 20.25H.055.C.g.i) and the Critical Areas Land Use Permit decision criteria can be met.

## **II. Site Description, Zoning, Land Use and Critical Areas**

### **A. Site Description**

The proposal is located in Lakemont Park in the Eastgate/Cougar Mountain neighborhood of Bellevue. Lakemont Park is a shared storm water management and parks and recreation facility. It is approximately 126 acres with approximately 16 acres of developed, active recreation areas. The balance of the park contains steep-sided, forested ravines that contain stream drainages that convey runoff from the adjacent Lakemont neighborhood. These drainages eventually drain into Lewis Creek, which flows through the park and drains into Lake Sammamish.

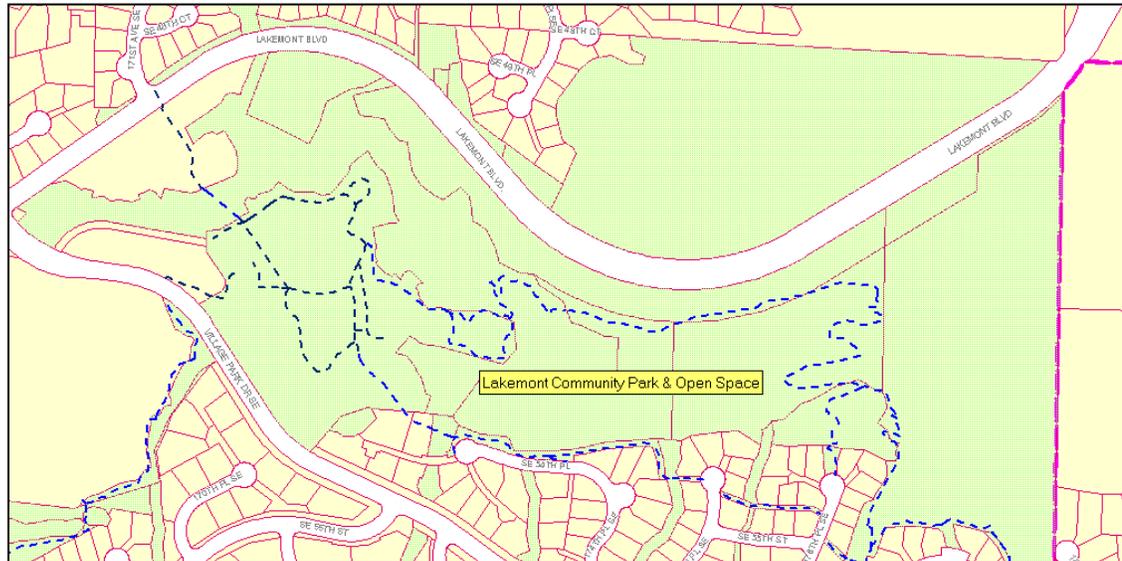


Figure 1: Lakemont Community Park & Open Space, trails shown as dashed lines

## B. Zoning

The property where the proposal is located is zoned R-5. The property contains several critical areas, and therefore is also within the Critical Areas Overlay District.

## C. Land Use Context

The surrounding land uses vary from medium density, single-family residential development to commercial development. The proposal is located in a deep, forested ravine. The nearest development to the project site is the developed right-of-way of Lakemont Boulevard. The proposal will provide a passive recreation resource for park visitors. Existing and proposed trails in park natural areas do not serve a transportation function.

## D. Critical Areas Functions and Values

### 1. Streams and Riparian Areas

A healthy aquatic environment relies on a 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.

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. The roots of riparian plants also hold soil and prevent erosion and sedimentation that may affect spawning success or other behaviors, such as feeding.

### 2. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when

development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provide a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

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

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

The site is located in the R-5 zoning district. The dimensional standards for this land use zoning district do not apply to the proposed development.

#### **B. Critical Areas Requirements LUC 20.25H:**

##### **1. Analysis of Technical Feasibility for New or Expanded City and public parks (LUC 20.25H.055.C.3.g.i)**

New non-motorized trails within critical area for critical area buffer must meet the following standards:

- a)** Trail location and design shall result in the least impacts on the critical area or critical area buffer;

*Relocating the trail to the proposed location constitutes the minimum impact to this Critical Area. There are several reasons to reach this conclusion. First, small to medium-sized landslides continue to occur on the site, on a relatively frequent basis. For this reason, the applicant is proposing to relocate the trail further north of the stream on relatively flat ground adjacent to the ridgeline running east-west, north of the current trail's location. Second, the proposed trail is going to be a maximum of 3 feet wide. This will minimize the proposed footprint of the trail. Third, the applicant is proposing to salvage the plants and forest duff from the clearing and grading process, and relocate them to restore the trail to be abandoned and to mitigate for the disturbance caused by the proposed trail. The method of delivering building materials to the site is to set up a rigging system in the trees to convey material from Lakemont Boulevard down to the site to prevent disturbance to the understory vegetation and soil. Finally, the proposed bridges over the stream will minimize human and pet traffic from passing directly through the stream, preventing the disruption of the stream's function.*

- b)** Trails shall be designed to complement 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;

*The trail is designed to provide a passive, environmentally enriching experience for park users. The design and implementation of trails of this nature will direct appropriate use of the natural area environment and preserve the most critical features of the site from disturbance from uncontrolled use.*

- c)** Trails shall be designed to avoid disturbance of significant trees and to limit disturbance of native understory vegetation;

*The trail has been designed to be flexible in its implementation to avoid the removal or disturbance of any significant trees. A certain amount of disturbance of the understory vegetation is unavoidable. To mitigate for this impact, all usable understory vegetation will be salvaged from the new trail route and used in the restoration of the reclaimed trail segment.*

- d)** Trails shall be designed to avoid disturbance of habitat used for salmonid rearing or spawning or by any species of local importance;

*The current trail has two crossings of Lewis Creek, a Type F stream. The current crossings require users to come in contact with the stream bed. The proposed trail has been designed to prevent this interaction and keep the trail user on an improved trail surface and elevated bridge deck. This will allow for reestablishment of riparian vegetation that is incrementally damaged and destroyed from uncontrolled crossings.*

- e)** The trail shall be the minimum width necessary to accommodate the intended function or objective;

*As stated above, the trail width has been specified to be 2-3 feet wide. This is 2-3 feet narrower than the typical nature trail constructed outside of critical areas. This is seen as the minimum, safe width that meets the nature trail objective.*

- f)** 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;

*The proposed trail relocation is being proposed by the City of Bellevue Parks & Community Service Department. The trail design is consistent with the design standards and best management practice contained in the "Environmental Best Management Practice Manual."*

- g)** The facility shall not significantly change or diminish overall aquatic area flow peaks, duration or volume or flood storage capacity, or hydroperiod;

*The applicant has designed the proposed bridge crossings to be based on footing that will be one foot above the estimated 100-year flood elevation. By having this one foot of separation (freeboard), the bridge is not expected to impact to the storm water flow capacity of the stream.*

- h)** Where feasible and consistent with any accessibility requirements, any trail shall be constructed of pervious materials;

*The facility will be constructed native soils and covered with bark mulch. The boardwalk and stair portions will allow water to pass through to the native soils freely. None of the proposed trail will be accessible.*

- i) 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

*The trail approaches to the bridged stream crossing are as close to perpendicular to the stream and stream critical area buffer as feasible given the severe slopes of the ravine. The 100 year flood elevation was derived using the FEMA Quick 2 Flood Analysis Program for Unclassified Streams.*

- j) 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.

*The applicant has supplied a mitigation and restoration plan that meets the requirement of LUC 20.25H.210. All areas of temporary disturbance will be restored with native ground covers, shrubs and forest duff salvaged from the area of the new trail to be installed. Areas of new permanent disturbance will be mitigated through the use of native ground covers, shrubs and forest duff salvaged from the area of the new trail to be installed. The mitigation planting will be supplemented with imported native plants as necessary.*

### **C. Consistency with Land Use Code Critical Areas Performance Standards:**

#### Geologic Hazards

##### **20.25H.125 Performance standards for landslide hazards and steep slopes**

The proposed trail alignment minimizes excavation and conforms to the existing topography to the greatest extent possible. The narrow trail and boardwalk footprint minimizes disturbance to the natural landforms and vegetation.

#### Streams

##### **20.25H.080 Performance Standards for streams**

This proposal meets the general performance standards associated with streams. The project involves no lights, no proposed construction of any noise generating objects, new impervious area, or additional treated water sources. All areas exposed by construction will be planted densely to limit pet and human use of those areas (aside from the trail and bridges), and the plan will adhere to Bellevue's "Best Management Practices."

## **IV. Public Notice and Comment**

Application Date: December 29, 2009  
Public Notice (500 feet): January 14, 2010  
Minimum Comment Period: January 28, 2010

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on January 14, 2010. It was mailed to property owners within 500 feet of the project site. One comment was received as of the writing of this staff report.

The single comment was submitted by Karen Walter with the Muckleshoot Indian Tribe Fisheries Division. The comment contained questions related to the removal of

significant trees, the freeboard elevation of the proposed bridge structures and the restoration of areas of temporary disturbance.

The applicant prepared responses to Mrs. Walter's questions. The written response explained that no significant trees are planned to be removed as part of the project. The response also explained that the proposed bridges are being designed to allow for a minimum of 1-foot of freeboard under the lowest point to allow for free, unobstructed passage of storm water and suspended woody debris. Finally, the response explained that the applicant is proposing to mitigate for the proposed disturbance by reclaiming the existing trail grade by scarification and transplanting of native plants that are displaced by the proposed trail route.

## **V. Summary of Technical Reviews**

### **Clearing and Grading:**

The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development. The proposal is required to obtain a building permit for the construction of the bridges, boardwalk and stairway structures. At that time, the Clearing and Grading Division will review the temporary erosion and sedimentation control plan for the project.

## **VI. State Environmental Policy Act (SEPA)**

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

### **A. Earth and Water**

A temporary erosion and sedimentation control plan is included in the conceptual project plans, and addresses the requirements for preventing erosion and sediment-laden runoff from entering Lewis Creek. The proposal also contains a restoration for stabilizing the areas of the site temporarily disturbed by construction activities. Erosion and sediment control best management practices include the installation of straw wattles or compost socks below or around the work area and covering exposed soils to prevent migration of soils to the adjacent waterway. The applicant will also be required to submit information regarding the use of pesticides, insecticides, and fertilizers to avoid impacts to water resources. See Section X for a related condition of approval.

### **B. Animals**

The project site is part of a larger natural area that contains quality habitat for birds and mammals. The proposed trail is designed to snake through existing mature vegetation, and no significant trees will be removed with this proposal. The mature

vegetation on the site could provide potential habitat to bald eagles and pileated woodpeckers that are known to be in the vicinity; however no impacts are anticipated since no significant trees will be removed.

### **C. Plants**

The proposal includes the establishment of a new trail route through a forested open space. The applicant has supplied a plan to mitigate for the loss of vegetation in the area of the new trail. The mitigation includes the reclamation of the existing trail in the area that was found to be unsustainable due to the unstable topography in the ravine. See Section X for related conditions of approval.

### **D. Noise**

The project site is adjacent to Lakemont Boulevard. There are no sensitive land uses within the vicinity of the project area that would be impacted by the short term noise impacts associated with the construction of the trail. There will be no long-term noise impacts from the project.

## **VII. Changes to proposal as a result of City review**

There were no changes made to the proposal as a result of the City's review. The applicant submitted a complete application that demonstrated compliance with the applicable performance standards and decision criteria.

## **VIII. Decision Criteria**

### **A. Critical Areas Land Use Permit Decision Criteria 20.30P**

The Director may approve or approve with modifications an application for a critical areas land use permit if:

#### **1. The proposal obtains all other permits required by the Land Use Code;**

**Finding:** The proposal is required to obtain a building permit from the City of Bellevue. The applicant may also apply for a clearing and grading permit, but it is not necessary as the clearing and grading review can be completed under the building permit.

#### **2. 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 pin pile foundations of the bridges and boardwalk with stairs will minimize the excavation necessary to locate the bridge footings. The soft-surface trails will preserve the pervious surface in the area. The rigging system set up to get materials onsite will minimize disturbance to the understory vegetation and soil. Finally, the relocation of a large portion of existing trail to the north minimizes the chance of future slides disrupting the trail and causing the need for further development in the area.

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

**Finding:** The proposal has incorporated the applicable performance standards for the type of critical areas present and the proposed land use. The conformance with these standards is discussed in Section III of this report.

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

**Finding:** The property is currently served by adequate public facilities including street, fire protection, and utilities. The proposal does not change the need for services at the property.

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

**Finding:** The proposal includes a mitigation and restoration plan consistent with LUC 20.25H.210. The conformance with this standard is discussed in Section III of this report.

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

**Finding:** As discussed in Section III & V of this report, the proposal complies with all other applicable requirements of the Land Use Code.

## **IX. Conclusion and Decision**

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of Planning and Community Development does hereby **approve with conditions** the proposal to construct two bridged crossings of Lewis Creek and relocated approximately 1,200 lineal feet of soft surface trail, including a section of cantilevered boardwalk and stairway section within the 100 foot critical area/buffer of Lewis Creek within the City of Bellevue's Lakemont Park.

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

## X. 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	Savina Uzunow, 425-452-7860
Land Use Code- BCC 20.25H	Kevin LeClair, 425-452-2928
Noise Control- BCC 9.18	Kevin LeClair, 425-452-2928

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

**1. Restoration as Mitigation for Areas of New Permanent Disturbance:** A restoration plan to mitigate for all areas of new permanent disturbance associated with the proposed bridge footings, cantilevered boardwalk area and stairway is required to be submitted for review and approval by the City of Bellevue prior to issuance of the Building Permit. The plan shall document the total area of permanent disturbance and area of new critical area buffer to satisfy a replacement ratio of one to one.

The restoration plan shall include vegetative restoration of the existing trail that is to be abandoned. The plan may include the use of salvaged forest duff, trees, shrubs and ground covers from the area of the new trail, along with supplemental native plants supplied by a nursery. 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: Kevin LeClair, Land Use

**2. Restoration for Areas of Temporary Disturbance:** A restoration plan for all areas of temporary disturbance associated with construction impacts for the bridge, boardwalk and stairway is required to be submitted for review and approval by the City of Bellevue prior to the issuance of the Building Permit. 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.

The plan shall provide for the vegetative restoration of the areas temporarily impacted by construction. The plan may include the use of salvaged forest duff, trees, shrubs and ground covers from the area of the new trail, along with supplemental native plants supplied by a nursery. 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.H  
Reviewer: Kevin LeClair, Land Use

**3. Rainy Season restrictions:** Due to the proximity to steep slope critical areas 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 Department of Planning and Community Development. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,  
Reviewer: Savina Uzunow, Clearing and Grading

**4. 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: Kevin LeClair, Land Use

**5. 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: Kevin LeClair, Land Use

**ENVIRONMENTAL CHECKLIST**

4/18/02

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

**BACKGROUND INFORMATION**

Property Owner: *CITY OF BELLEVUE*  
 Proponent: *Bellevue Parks & Community Services, Natural Resource Division*

Contact Person: *Kevin Husemann/Natural Resource Operations Supervisor*  
 (If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: *Bellevue Parks & Community Services - Natural Resource Division*  
*16023 NE 8th Street, Bellevue, WA 98008*

Phone: *office 425-452-4154*

Proposal Title: *Lewis Creek Trail Replacement*  
*Lakemont Park - 5176 Village Park Drive SE, Bellevue, WA 98006*

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

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: *site preparation, minor earthwork, cantilevered pin-pile boardwalk, metal stairs, planting, soft-surface trail relocation, site restoration*
2. Acreage of site:

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

City of Bellevue  
 Permit # 09-133943-XE

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

5. Square footage of buildings to be demolished: *0*

6. Square footage of buildings to be constructed: *0*

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

8. Proposed land use: *recreational open space - hiking trails*

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

*pin-pile cantilevered boardwalk, metal stairs, wooden bridges (2)*

10. Other

**REVIEWED**

By Kevin LeClair at 3:34 pm, Jan 05, 2010

## BACKGROUND INFORMATION

**Property Owner:** City of Bellevue

**Proponent:** Barker Landscape Architects

**Contact Person:** Eric Streeby

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

**Address:** 1514 NW 52<sup>nd</sup> Street, Seattle, WA 98107

**Phone:** 206-783-2870

**Proposal Title:** Lewis Creek Trail Replacement

**Proposal Location:** Lakemont Park, Bellevue

**(Street address and nearest cross street or intersection) Provide a legal description if available.** 5170 Village Park Drive, Bellevue, WA 98006

**Please attach an 8 ½" 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:** Relocation of existing soft-surface trail, construction of one (1) approximate 45' boardwalk, and two (2) footbridges crossing Lewis Creek.
- 2. Acreage of site:** .798 acres (approx. 34,737 square feet)
- 3. Number of dwelling units/buildings to be demolished:** 0
- 4. Number of dwelling units/buildings to be constructed:** 0
- 5. Square footage of buildings to be demolished:** 0
- 6. Square footage of buildings to be constructed:** 0
- 7. Quantity of earth movement (in cubic yards):**
- 8. Proposed land use:** hiking by Lakemont Park users
- 9. Design features, including building height, number of stories and proposed exterior materials:** wooden boardwalk with pin-pile footings and handrails, two wooden pony-truss bridges, and soft-surface trails.
- 10. Other**

**Estimated date of completion of the proposal or timing of phasing:** Spring 2010

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

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

A geotechnical report was prepared in August of 2008 by GeoEngineers.

**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.** No

**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.** A Land Use in Critical Areas Permit is being applied for concurrently with this Environmental Checklist. A Clearing and Grading in Critical Areas Permit will be submitted, as will a Building Permit.

**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

**REVIEWED**

*By Kevin LeClair at 3:36 pm, Jan 05, 2010*

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

Erosion and Sedimentation will be controlled through use of BMPs required by Clear and Grade codes and standards in BCC 23.76

a. General description of the site:  Flat  Rolling  Hilly  Steep slopes  Mountains   
Other steep slopes

b. What is the steepest slope on the site (approximate percent slope)? Approx 100%, or 1:1 slope

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

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. Yes. Several recent slides along both sides of Lewis Creek have been noted. Two of these have interrupted the existing trail.

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

of fill. Overall fill will be zero. The only necessary grading will be that necessary to level the proposed trail, which will follow the existing terrain's topography, and any minor grading necessary to place the footings of the two proposed footbridges.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Some erosion could conceivably occur as a result of the clearing process for the proposed trail. We plan to use coir logs or straw wattles to minimize any erosion associated with this clearing process.

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

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: coir logs or straw wattles along limit of work boundary to minimize any erosion associated with clearing for the trail and the bridges.

### 2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. No significant emissions anticipated, aside from possible use of generators for power tools, when constructing the bridges.

**REVIEWED**

By Kevin LeClair at 3:36 pm, Jan 05, 2010

**b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.** Any off-site emissions would be from automobiles bringing construction materials to Lakemont Avenue where they would be staged until they can be brought down to the trail via a rigging system.

**c. Proposed measures to reduce or control emissions or other impacts to the air, if any:**  
none anticipated

### **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.** Yes. Lewis Creek, a Type F stream, which runs into Lake Sammamish.

**(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.** No.

**(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.** Zero

**(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.** No

**(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**  
No

**(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.** No

#### **b. Ground**

**(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.** No

**(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.** None

#### **c. Water Runoff (Including storm water)**

**(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.** None anticipated

**(2) Could waste materials enter ground or surface waters? If so, generally describe.** None anticipated

**d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:** none anticipated.

### **4. Plants**

**REVIEWED**

*By Kevin LeClair at 3:37 pm, Jan 05, 2010*

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

**deciduous tree:** alder, maple, aspen, other –alder, maple

**evergreen tree:** fir, cedar, pine, other –Doug fir, Western Red Cedar, Vine Maple

**shrubs:** salal, sword fern...

**grass**

**pasture**

**crop or grain**

**wet soil plants:** cattail, buttercup, bulrush, skunk cabbage, other

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

**other types of vegetation**

**b. What kind and amount of vegetation will be removed or altered?** Native vegetation along the proposed trail alignment will be relocated to the location of the trail to be abandoned, and replanted.

**c. List threatened or endangered species known to be on or near the site.** None known

**d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:** We plan to put mitigation plantings using native plants in any areas disturbed by the construction of the bridges, boardwalk with stairs, and trails, as well as any areas which may be disturbed by the transportation or staging of materials onsite (though we expect the rigging system to minimize any disturbance caused by the transportation of construction materials to the site).

## 5. ANIMALS

**a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:**

**Birds:** hawk, heron, eagle, songbirds, other: Any of these are possibly on the site, though none of these have been observed (rainy conditions at the time of site visits minimized any bird sightings)

**Mammals:** deer, bear, elk, beaver, other: none observed

**Fish:** bass, salmon, trout, herring, shellfish, other: none observed

**b. List any threatened or endangered species known to be on or near the site.** None known

**c. Is the site part of a migration route? If so, explain.** Not known

**d. Proposed measures to preserve or enhance wildlife, if any:** restoration plantings along abandoned trail to preserve habitat

## 6. Energy and Natural Resources

**a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.** There will be zero energy needs required for the trail and bridges, aside from occasional maintenance.

**b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.** No.

**c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:** none, aside from using pin pile foundations which minimize energy used for excavation. All on-site construction work will be performed by hand.

**REVIEWED**

*By Kevin LeClair at 3:42 pm, Jan 05, 2010*

## 7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. No.

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

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

## b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)? Traffic noise from Lakemont Avenue is the only significant existing noise source – we don't expect it to have any direct impact on the project.

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site. None, aside from noise generated by possible generators and power tools used during construction during regular daytime construction hours (approx 8:00 a.m. – 5:00 p.m.) The noise generated by these would likely not be significantly audible from nearby residential dwellings or Lakemont Park.

(3) Proposed measures to reduce or control noise impacts, if any: none anticipated.

## 8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? The site is currently used by area residents for hiking, walking dogs, etc.

b. Has the site been used for agriculture? If so, describe. No.

c. Describe any structures on the site. None currently.

d. Will any structures be demolished? If so, what? No.

Property is Zoned R-5 with a Comprehensive Plan designation of Single-Family medium density.

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

f. What is the current comprehensive plan designation of the site? PF/SF-L (Public Facility / Single Family Housing – Low Density)

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

h. Has any part of the site been classified as an “environmentally sensitive” area? If so, specify. The site has been classified as two types of Critical Area – Type F Stream, and Geologic Hazard Area (Steep Slopes)

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

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

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

**REVIEWED**

By Kevin LeClair at 3:45 pm, Jan 05, 2010

**I. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if**

**any:** All proposed design elements (trails, footbridges, boardwalks) are compatible with the Shoreline Master Program designation of Open Space, as well as the Comprehensive Plan Designation of Public Facility.

**9. Housing**

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

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

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

**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?** Approximately 3-8 feet (bridge and boardwalk heights vary based on topography beneath them). Principal building material will be wood. Stairs will have some galvanized steel.

**b. What views in the immediate vicinity would be altered or obstructed?** None.

**c. Proposed measures to reduce or control aesthetic impacts, if any:** Structures will be built largely of natural materials (wood) which will blend in with their natural surroundings.

**11. Light and Glare**

**a. What type of light or glare will the proposal produce? What time of day would it mainly occur?** No significant light or glare expected.

**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 or glare impacts, if any:** None.

**12. Recreation**

**a. What designated and informal recreational opportunities are in the immediate vicinity?** Hiking, walking along trails.

**b. Would the proposed project displace any existing recreational uses? If so, describe.** No.

**c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:** Proposed design elements' primary function is to provide continued recreational opportunities by tying the site into the existing recreational trail network in the area.

**13. Historic and Cultural Preservation**

**REVIEWED**

*By Kevin LeClair at 3:46 pm, Jan 05, 2010*

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. No.

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site. No known.

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

#### 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. Village Park Drive is the only direct street access to Lakemont Park. The major trailhead serving the the site is at Lakemont Park. The site will be also be indirectly accessible from Peggy's Trail and the Street of Dreams Trails, which are accessible from the residential neighborhood to the south of the site, including the following streets: 179<sup>th</sup> Avenue SE, 175<sup>th</sup> Place SE, 176<sup>th</sup> Place SE, SE 54<sup>th</sup> Place.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? Metro Route 210 is the closest public transit route to Lakemont Park. Lakemont Park is approximately 400 feet to the nearest public transit route. The site where the nearest proposed design element sits is approximately 1500 feet from the nearest public transit route, since it sits along a trail further within Lakemont Park.

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

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). n/a

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when volumes would occur. No significant increase in vehicular trips is expected to be generated by the completed project, aside from increases in vehicle visits to Lakemont Park that might be a by-product of improved recreational opportunities in the park.

g. Proposed measures to reduce or control transportation impacts, if any: None.

#### 15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. No.

b. Proposed measures to reduce or control direct impacts on public services, if any. None.

#### 16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. No available utilities onsite.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. None.

Signature

**REVIEWED**

By Kevin LeClair at 3:46 pm, Jan 05, 2010

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.

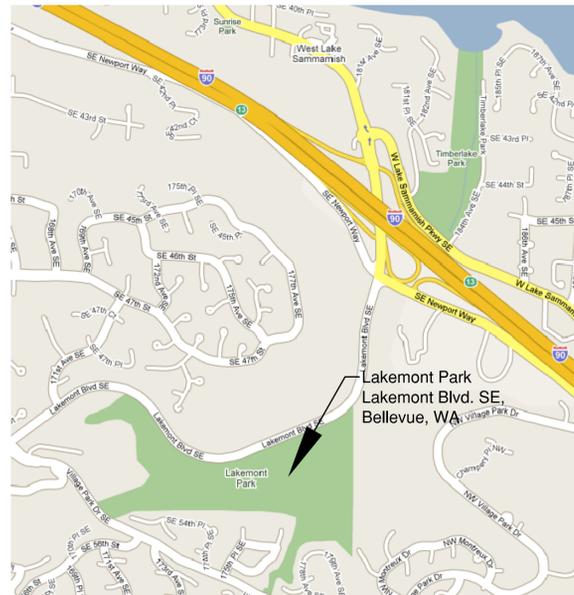
Signature..... *Eric* ~~Star~~ ERIC STREEBY.....

Date Submitted..... 12-29-2009.....

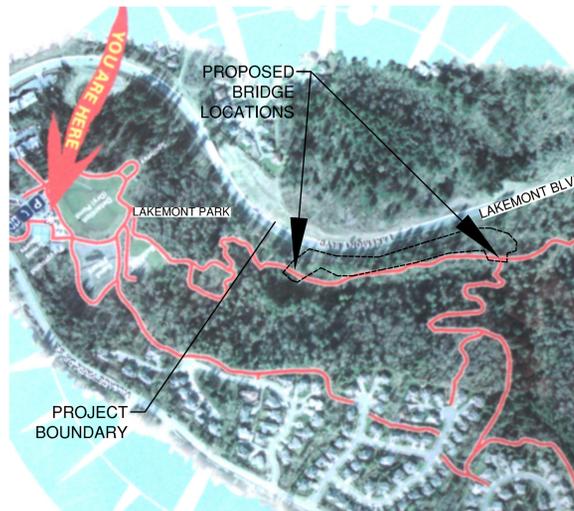
**REVIEWED**  
By Kevin LeClair at 3:46 pm, Jan 05, 2010

# Lewis Creek Trail Replacement

City of Bellevue, Washington



CONTEXT MAP  
NTS



VICINITY MAP  
NTS

## CLEARING AND GRADING STANDARD NOTES:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Final site grading must direct drainage away from all building structures at a minimum 2% slope, per the Uniform Building Code.
- 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.
- 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.
- 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.
- 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.

## GENERAL NOTES:

- 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.
- A copy of the approved plans must be on-site whenever construction is in progress.
- The Contractor is responsible for obtaining any mechanical, electrical or other required permits prior to beginning construction.
- 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.
- Site shall be restored to better or equal condition in any areas affected by this work.
- Scheduling: All work shall be coordinated with Owner to achieve minimal disturbance to roadway operation.
- 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.
- This layout is diagrammatic. Contractor shall coordinate exact location of points of connection to existing systems with Owner prior to beginning any work.

## Project Description

Contracted work includes site preparation, environmental protection, minor earthwork, cantilevered boardwalk, planting, trail construction, and site restoration. For technical question, call Barker Landscape Architects, (John or Eric) 206-783-2870.

## Contacts:

### Client:

City of Bellevue Parks Department  
Kevin Husemann, Project Manager  
450 110th Ave. NE, P.O. Box 90012  
Bellevue, WA. 98009  
tel: (425) 452-4154

### 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

- L1 COVER
- L2 BOUNDARY / TOPOGRAPHICAL SURVEY
- L3 TESC / DEMOLITION PLAN
- L4 GRADING PLAN
- L5 PLANTING/RESTORATION PLAN
- L6 SITE PLAN
- L7 BOARDWALK / STAIRS DETAILS
- L8 SITE DETAILS
- L9 SLOPE CATEGORIES DRAWING
- S1 BRIDGE CROSSING TOPOGRAPHIC SURVEY I
- S2 BRIDGE CROSSING TOPOGRAPHIC SURVEY II

## TRAIL REMOVAL NOTES:

- Assume existing foot paths shown to be obliterated are an average of 2' in width.
- Limit negative impacts such as soil compaction, erosion, and sedimentation as required in the Western Washington Stormwater Manual.
- The Washington State Department of Natural Resources requires all cleared trees measuring 6" D.B.H. or larger to be retained on site.
- Existing Trail Obliteration: Scarify trail soil to a 4" depth before placing forest duff, cut soil, and plants. Do not scarify where tree roots greater than 1/2" diameter occur. Where mechanized equipment cannot access areas to scarify existing trails the Contractor shall employ other means and methods such as hand tools (forks, hoe-dads, and pulaski) to scarify soil.
- Scarification shall begin at the point where the user foot path departs the edge of the proposed trail shoulder, thence 50 horizontal feet along the user foot path, where scarification ends. Other oblitterative activities extend past this point.
- Plants that are being relocated in this project shall be heeled in and roots and rhizomes protected from drying out. Maintain an even moisture content in root masses and root balls.
- Install all plants at the same depth they were dug.
- All logs 6" DBH and larger shall be kept on site and used for trail obliteration. Logs smaller than 6" DBH may be either disposed of off site or chipped on to areas identified to receive wood chips on site, as directed by the Owner.
- Remove or chip branches 3" diameter and greater, as measured from the branch collar, from logs used in the obliteration of existing user paths.
- Plant shrubs as staked in the field by the Owner.

## Legal Description:

Lakemont Park  
5170 Village Park Drive SE  
Bellevue, WA, 98006  
City of Bellevue Parcel Numbers: 4139450460, 4139450470,  
4139450860, 4039450870, 4139450880



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

Approved By

Department of Parks & Community Services  
Geoffrey Bradley, Project Manager  
450 110 th Ave. NE  
P.O. Box 90012  
Bellevue, WA, 98009  
tel: (425) 452.2740



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DESIGNED BY 12/22/09 DATE  
EJS  
DRAWN BY 12/22/09 DATE  
JFB  
CHECKED BY 12/22/09 DATE

City of Bellevue  
**Lewis Creek**  
**Trail Replacement**

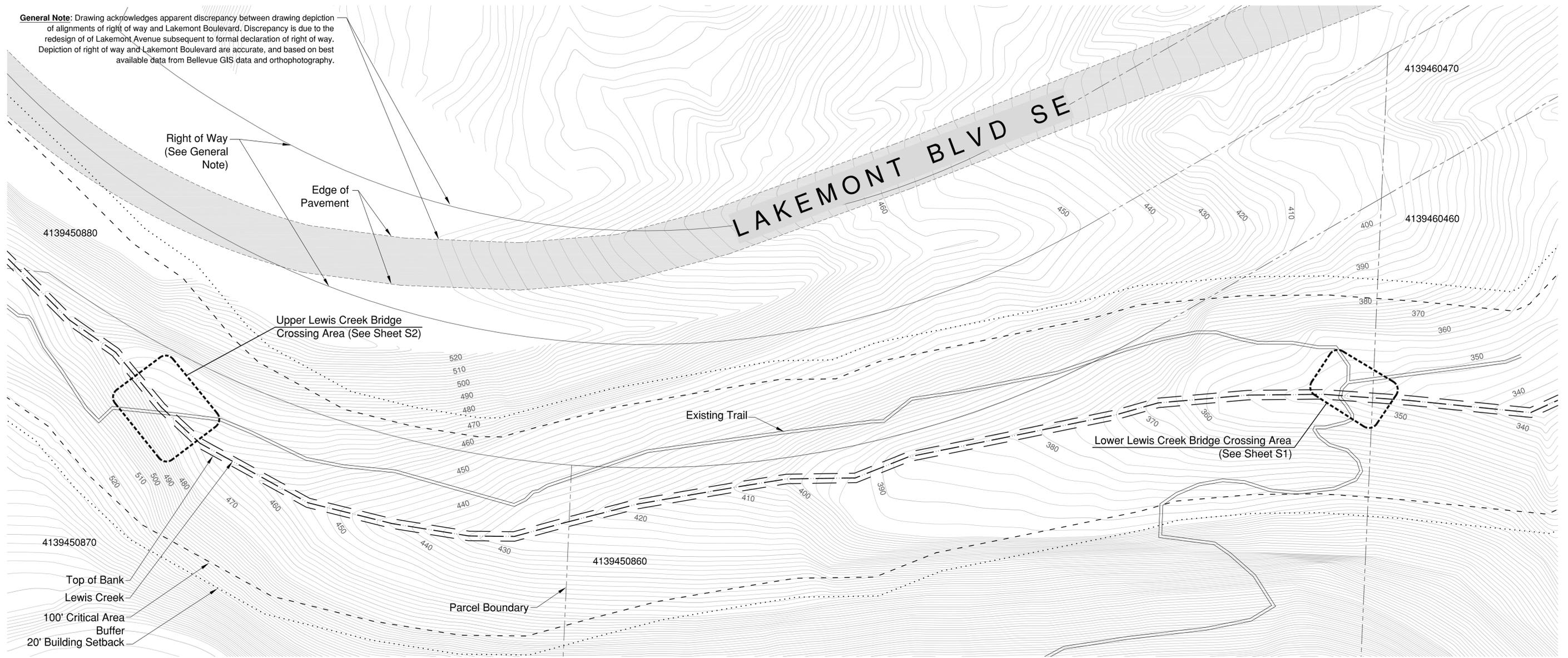
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COVER SHEET

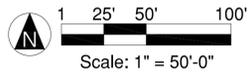
**L1**

SHEET 1 of 11

**General Note:** Drawing acknowledges apparent discrepancy between drawing depiction of alignments of right of way and Lakemont Boulevard. Discrepancy is due to the redesign of Lakemont Avenue subsequent to formal declaration of right of way. Depiction of right of way and Lakemont Boulevard are accurate, and based on best available data from Bellevue GIS data and orthophotography.



## BOUNDARY / TOPOGRAPHICAL SURVEY



BOUNDARY/TOPO SURVEY LEGEND	
	Lewis Creek
	Parcels and Rights of Way
4139450870	City of Bellevue Parcel Number
	2 Foot Contours (Numbered @ 10 Feet)
	Existing Trail
	100' Stream Buffer
	20' Structure Setback
	Top of Bank (Estimated)

**GENERAL NOTES:**

1. Drawing acknowledges apparent discrepancy between drawing depiction of alignments of right of way and Lakemont Boulevard. Discrepancy is due to the redesign of Lakemont Avenue subsequent to formal declaration of right of way. Depiction of right of way and Lakemont Boulevard are accurate, and based on best available data from Bellevue GIS data and orthophotography.
2. Depicted Lewis Creek alignment is approximate, and is based on best available GIS information from City of Bellevue. Lewis Creek's actual alignment is in flux and may differ slightly from that on plans.
3. Orientation of bridges on overall map may not correspond exactly to orientation of bridges on Topographic Survey Enlargements, due to lower level of accuracy of GIS data received from City of Bellevue
4. Due to heavily wooded state of site, significant trees are not shown on topographic survey. Proposed trail alignment is to be field verified and adjusted as necessary to preserve all significant trees.



NO.	DATE	BY	APPR.	REVISIONS
	12/22/09	ES	JFB	LAND USE PERMIT SUBMITTAL



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Approved By

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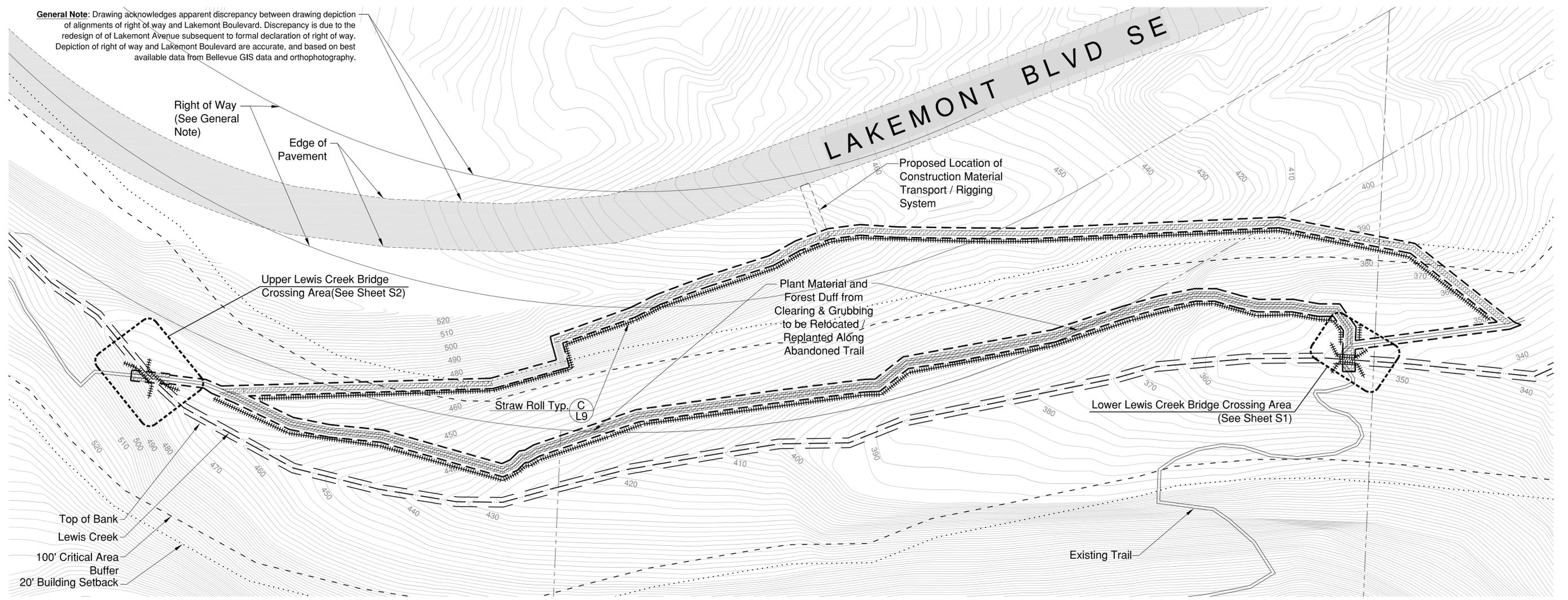
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DESIGNED BY	DATE
EJS	12/22/09
DRAWN BY	DATE
JFB	12/22/09
CHECKED BY	DATE

City of Bellevue  
**Lewis Creek**  
**Trail Replacement**

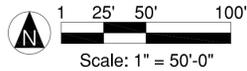
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BOUNDARY/  
 TOPOGRAPHICAL  
 SURVEY  
**L2**  
 SHEET 2 of 11

**General Note:** Drawing acknowledges apparent discrepancy between drawing depiction of alignments of right of way and Lakemont Boulevard. Discrepancy is due to the redesign of Lakemont Avenue subsequent to formal declaration of right of way. Depiction of right of way and Lakemont Boulevard are accurate, and based on best available data from Bellevue GIS data and orthophotography.



## TESC / DEMOLITION PLAN



TESC / DEMOLITION PLAN LEGEND	
	Lewis Creek
	Parcels and Rights of Way
	2 Foot Contours
	Existing Trail
	100' Stream Buffer
	20' Structure Setback
	Top of Bank (Estimated)
	Lakemont Boulevard Pavement Edges
	Limit of Work Line
	Selective Clearing & Grubbing Area
	Proposed Rigging System Location (For Transporting Materials Onsite)
	Straw Roll

### TEMPORARY EROSION & SEDIMENTATION CONTROL NOTES:

- All clearing limits shall be visibly marked prior to clearing.
- The constructed erosion control and sedimentation plan shall be approved by the City of Bellevue prior to performing any site grading or clearing.
- 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.
- 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.
- The TESC facilities shall be inspected daily by the contractor and maintained as necessary or as directed by the engineer to ensure continuous functioning.
- 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.
- 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.
- 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.
- All steep slope excavations greater than 2:1 shall be covered at the end of each working day.
- All disturbed areas shall be covered with 7" depth woodchip mulch.
- Any vegetation not in the construction area shall be left undisturbed.
- Field verify location of existing trees & boulders.
- 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.
- All storm drain facilities within the project boundary are to be cleared of sediment and debris prior to final acceptance of the project.

### GENERAL NOTES:

- Drawing acknowledges apparent discrepancy between drawing depiction of alignments of right of way and Lakemont Boulevard. Discrepancy is due to the redesign of Lakemont Avenue subsequent to formal declaration of right of way. Depiction of right of way and Lakemont Boulevard are accurate, and based on best available data from Bellevue GIS data and orthophotography.
- Depicted Lewis Creek alignment is approximate, and is based on best available GIS information from City of Bellevue. Lewis Creek's actual alignment is in flux and may differ slightly from that on plans.
- Orientation of bridges on overall map may not correspond exactly to orientation of bridges on Topographic Survey Enlargements, due to lower level of accuracy of GIS data received from City of Bellevue. See Sheets S1 and S2 for exact proposed bridge alignments.

NO.	DATE	BY	APPR.	REVISIONS
1	12/22/09	ES	JFB	LAND USE PERMIT SUBMITTAL



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

Approved By

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



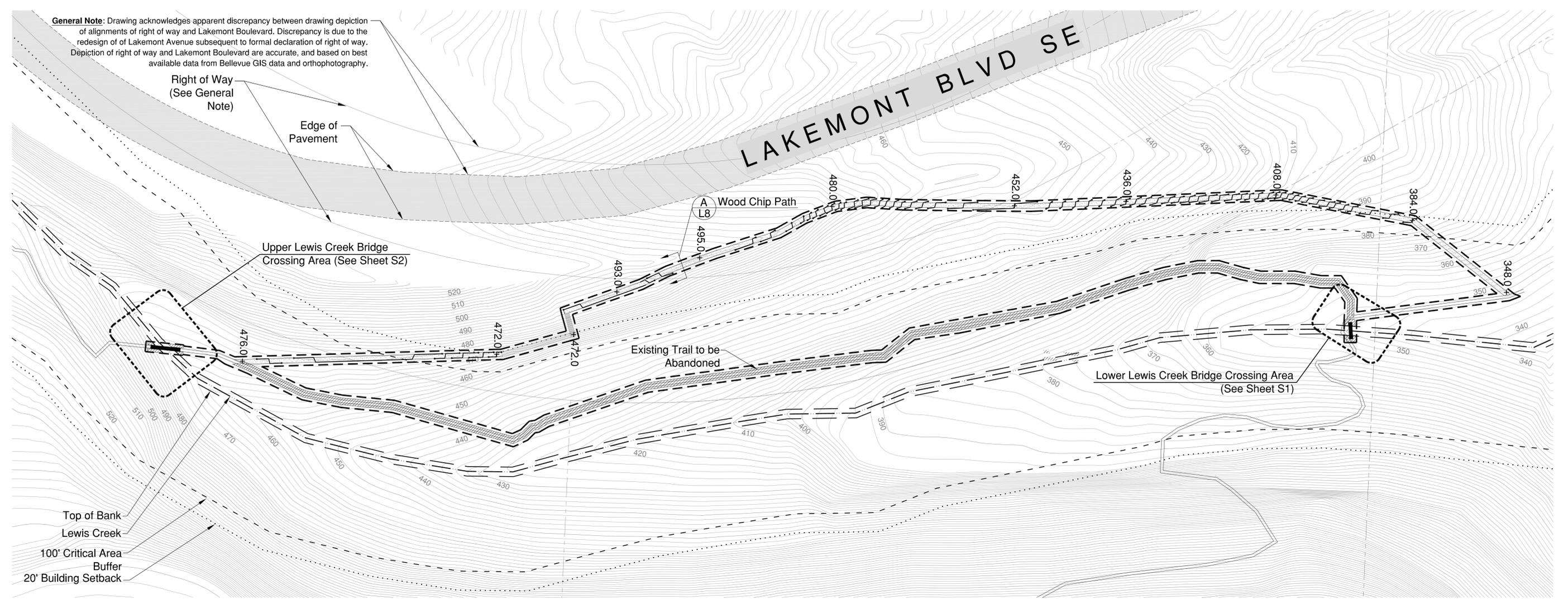
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 JFB  
 CHECKED BY DATE 12/22/09

City of Bellevue  
**Lewis Creek**  
**Trail Replacement**

LAND USE PERMIT SET

TESC / DEMOLITION PLAN  
**L3**  
 SHEET 3 of 11





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Right of Way  
(See General Note)

Edge of Pavement

LAKEMONT BLVD SE

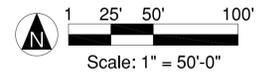
Wood Chip Path

Upper Lewis Creek Bridge Crossing Area (See Sheet S2)

Existing Trail to be Abandoned

Lower Lewis Creek Bridge Crossing Area (See Sheet S1)

Top of Bank  
Lewis Creek  
100' Critical Area Buffer  
20' Building Setback



# GRADING PLAN

GRADING PLAN LEGEND	
	Lewis Creek
	Parcels and Rights of Way
	2 Foot Contours
	Existing Trail
	Existing Trail to be Abandoned
	Proposed Footbridge
	Proposed Trail
	Proposed Boardwalk
	Proposed Metal Stairs
	Top of Bank (Estimated)
	100' Stream Buffer
	20' Structure Setback
	+472.0 Proposed Spot Elevations
	Proposed Contours
	Limit of Work

## CLEARING AND GRADING STANDARD NOTES:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

- 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.
- Final site grading must direct drainage away from all building structures at a minimum 2% slope, per the Uniform Building Code.
- 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.
- 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.
- 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.
- 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.

## GENERAL NOTES:

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- Depicted Lewis Creek alignment is approximate, and is based on best available GIS information from City of Bellevue. Lewis Creek's actual alignment is in flux and may differ slightly from that on plans.
- Orientation of bridges on overall map may not correspond exactly to orientation of bridges on Topographic Survey Enlargements, due to lower level of accuracy of GIS data received from City of Bellevue. See Sheets S1 and S2 for exact proposed bridge alignments.
- Trail width on plan is exaggerated for graphic clarity. Actual trail width will be between 18 and 36 inches.
- Required grading for site is minimal, and constitutes only that required to create a level walking surface on trail, and that required to locate bridge footings. Total proposed cut and fill to be approximately zero.

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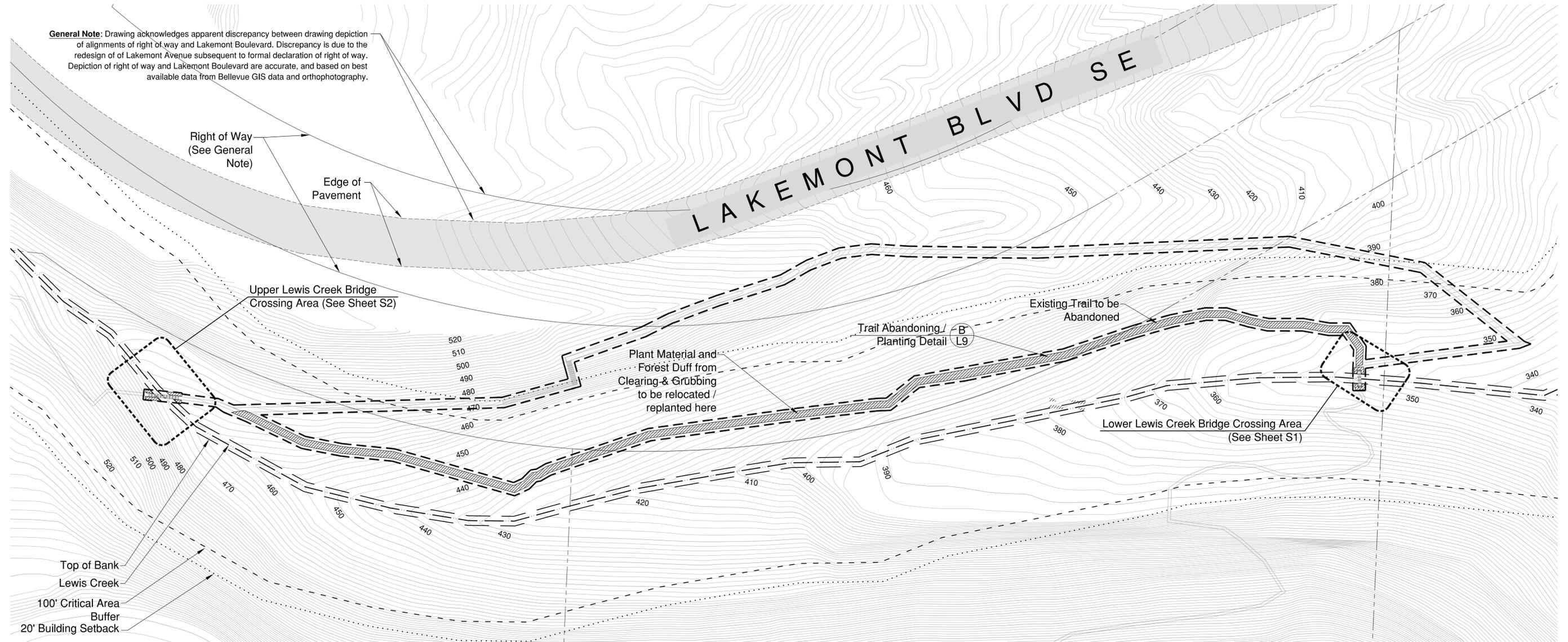
City of Bellevue  
**Lewis Creek**  
Trail Replacement

LAND USE PERMIT SET

GRADING PLAN  
**L4**  
SHEET 4 of 11



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## PLANTING / RESTORATION PLAN

PLANTING PLAN LEGEND		
	Lewis Creek	
	Parcels and Rights of Way	
	2 Foot Contours	
	Existing Trail	
	Trail to be Abandoned	
	Proposed Trail	
	Proposed Boardwalk	
	Proposed Metal Stairs	
	Proposed Footbridge	
	100' Stream Buffer	
	20' Structure Setback	
	Top of Bank (Estimated)	
	Lakemont Boulevard	
	Restoration Plantings Consisting of All Relocated Forest Duff and All Salvaged Plant Material (Vine Maples, Salal, Sword Ferns, and Any Other Native Vegetation) from Clearing & Grading, Plus Any Additional Native Plant Material Necessary to Restore all Disturbed Areas	
	Limit of Work Line	

### GENERAL NOTES:

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- Trail width on plan is exaggerated for graphic clarity. Actual trail width will be between 18 and 36 inches.



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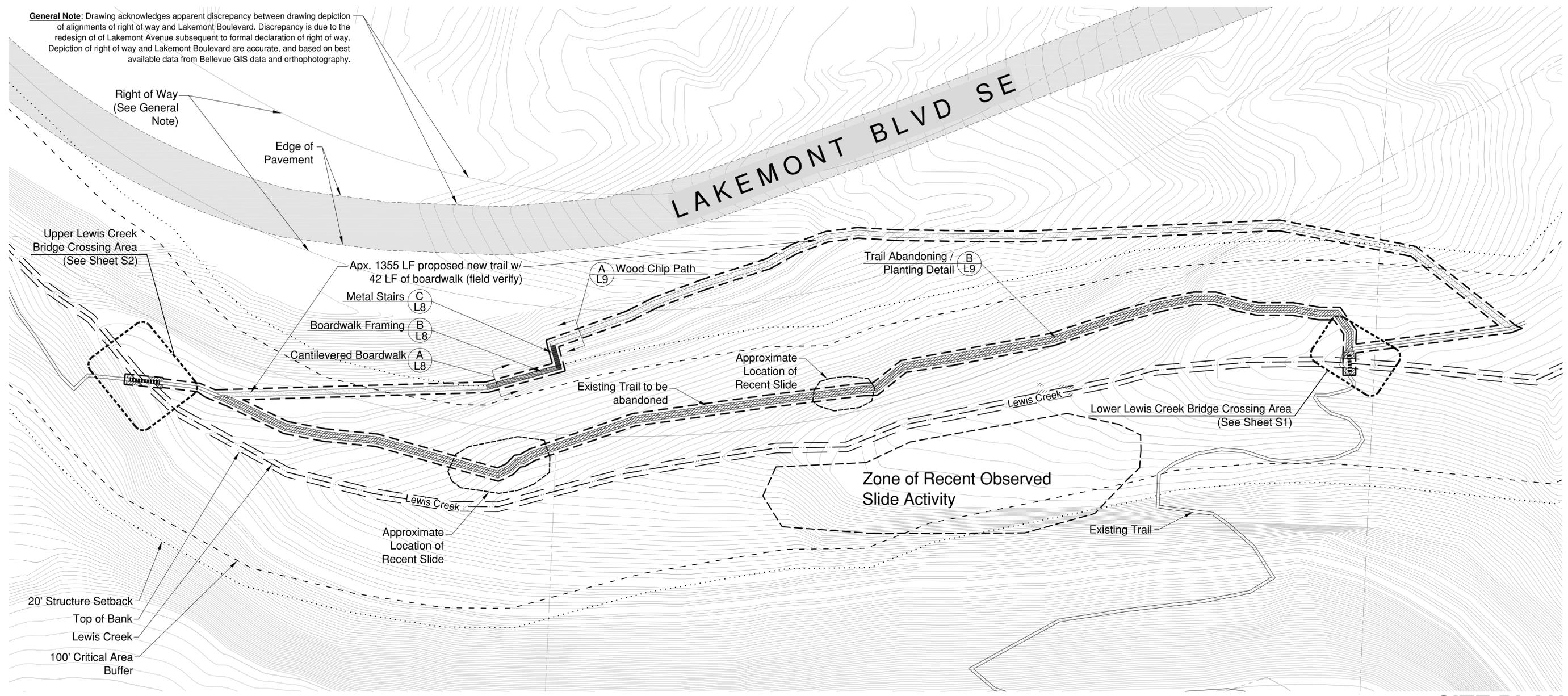
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**Lewis Creek**  
**Trail Replacement**

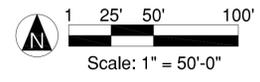
LAND USE PERMIT SET

PLANTING/RESTORATION PLAN  
**L5**  
 SHEET 5 OF 11

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**SITE PLAN**



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**STATISTICAL INFORMATION:**

1. Land Use Zone: Single Family
2. Site Area (Limit of Work): .798 acres / 34,737 square feet
3. Amount of Impervious Area: approx. 300 square feet (bridges only)
4. Cut/fill: 0 square feet total cut/fill (only what necessary to level proposed narrow soft surface trail - no import/export of soils required)
5. Proposed Landscaping/Mitigation: approx 3744 sq. ft (assumes 3 foot wide existing trail)

**GENERAL NOTES:**

1. Drawing acknowledges apparent discrepancy between drawing depiction of alignments of right of way and Lakemont Boulevard. Discrepancy is due to the redesign of Lakemont Avenue subsequent to formal declaration of right of way. Depiction of right of way and Lakemont Boulevard are accurate, and based on best available data from Bellevue GIS data and orthophotography.
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3. Orientation of bridges on overall map may not correspond exactly to orientation of bridges on Topographic Survey Enlargements, due to lower level of accuracy of GIS data received from City of Bellevue. See Sheets S1 and S2 for exact proposed bridge alignments.
4. Trail width on plan is exaggerated for graphic clarity. Actual trail width will be between 18 and 36 inches.
5. Required grading for site is minimal, and constitutes only that required to create a level walking surface on trail, and that required to locate bridge footings. Total proposed cut and fill to be approximately zero.
6. Due to heavily wooded state of site, significant trees are not shown on topographic survey. Proposed trail alignment is to be field verified and adjusted as necessary to preserve all significant trees.

SITE PLAN LEGEND	
	Lewis Creek
	Parcels and Rights of Way
	2 Foot Contours
	Existing Trail
	Trail to be Abandoned/ Restored
	Proposed Trail
	Proposed Boardwalk
	Proposed Metal Stairs
	Proposed Footbridge
	100' Stream Buffer
	20' Structure Setback
	Top of Bank (Estimated)
	Lakemont Boulevard
	Limit of Work



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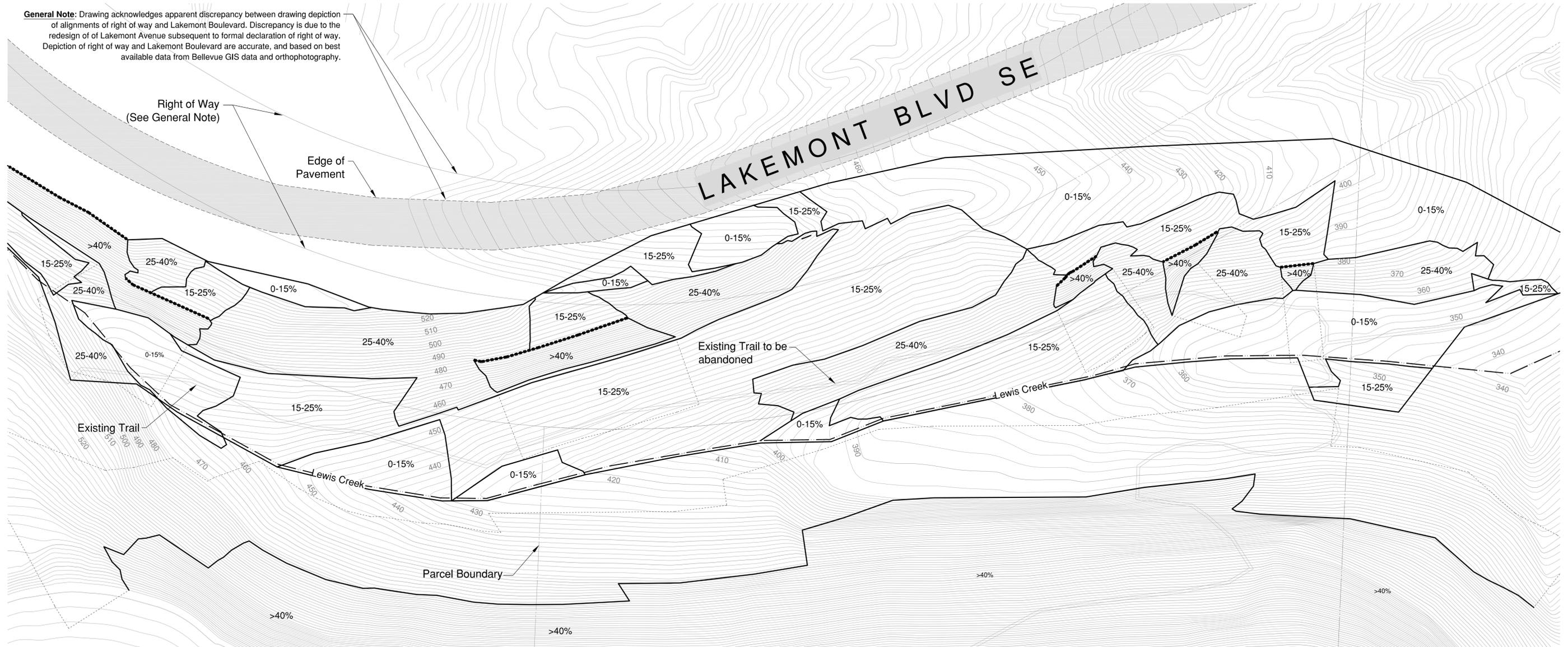
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JFB  
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City of Bellevue  
**Lewis Creek**  
**Trail Replacement**

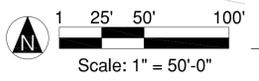
LAND USE PERMIT SET

SITE PLAN  
**L6**  
SHEET 6 of 11

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# SLOPE CATEGORY PLAN



SLOPE CATEGORY LEGEND			
	Lewis Creek		Slope Categories
	Parcels and Rights of Way		Top of 40% Slope
	2 Foot Contours (Numbered @ 10 Feet)		75' Steep Slope Toe Buffer
	Existing Trail		

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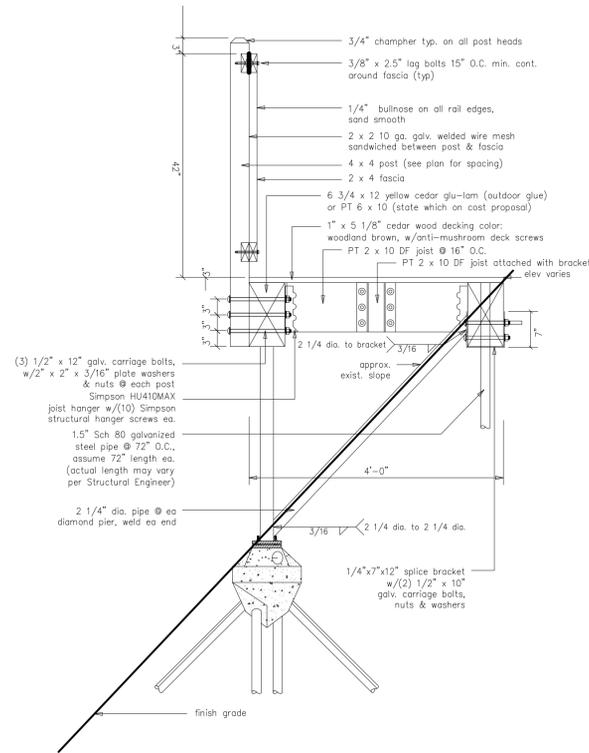


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08/06/09  
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City of Bellevue  
**Lewis Creek**  
**Trail Replacement**

LAND USE PERMIT SET

SLOPE CATEGORY PLAN  
**L7**  
SHEET 7 of 11

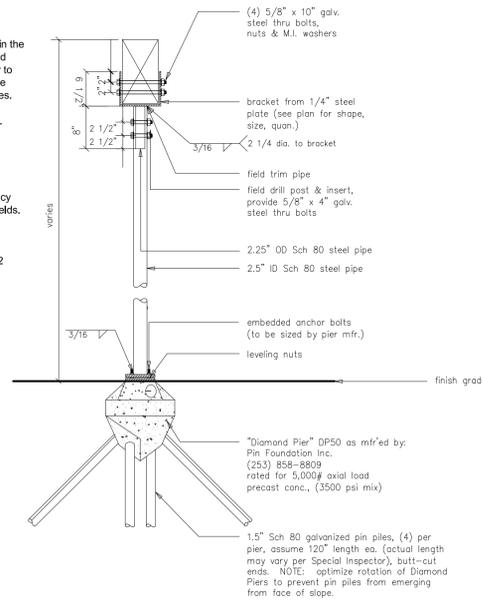


Note: Owner shall retain the services of an approved Geotechnical Engineer to inspect and observe the placement of all pin piles.

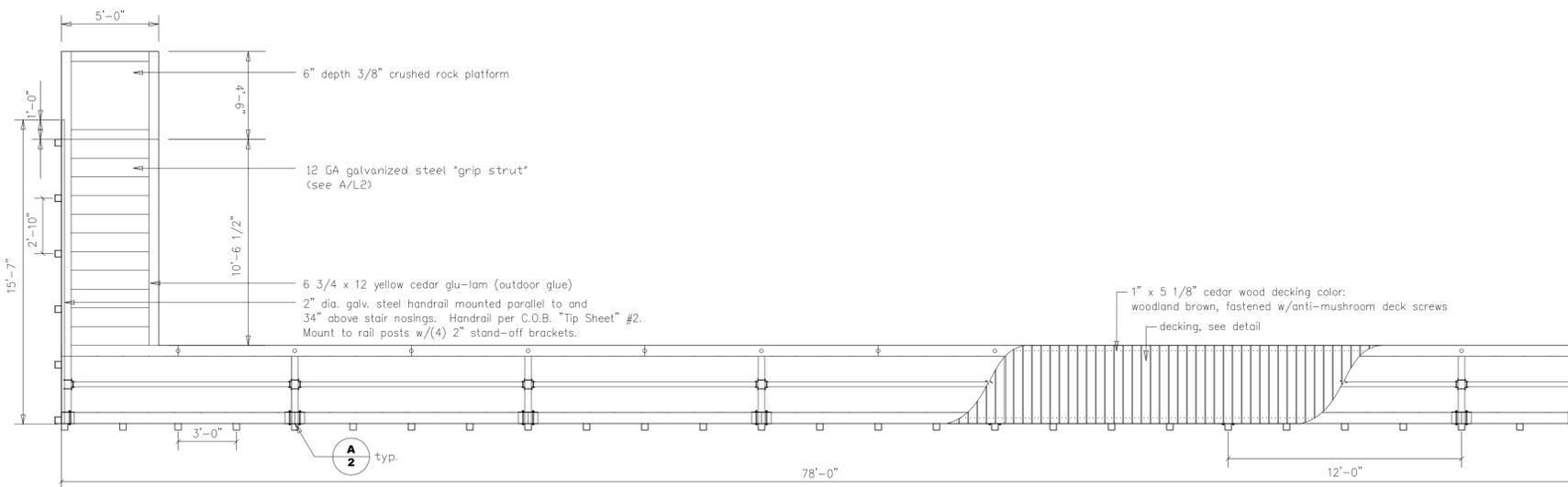
Golder Associates, Inc.  
 18300 Union Hill Road  
 Redmond, WA 98052  
 (425) 883-0777

An Owner-provided WABO-approved agency shall inspect all field welds.

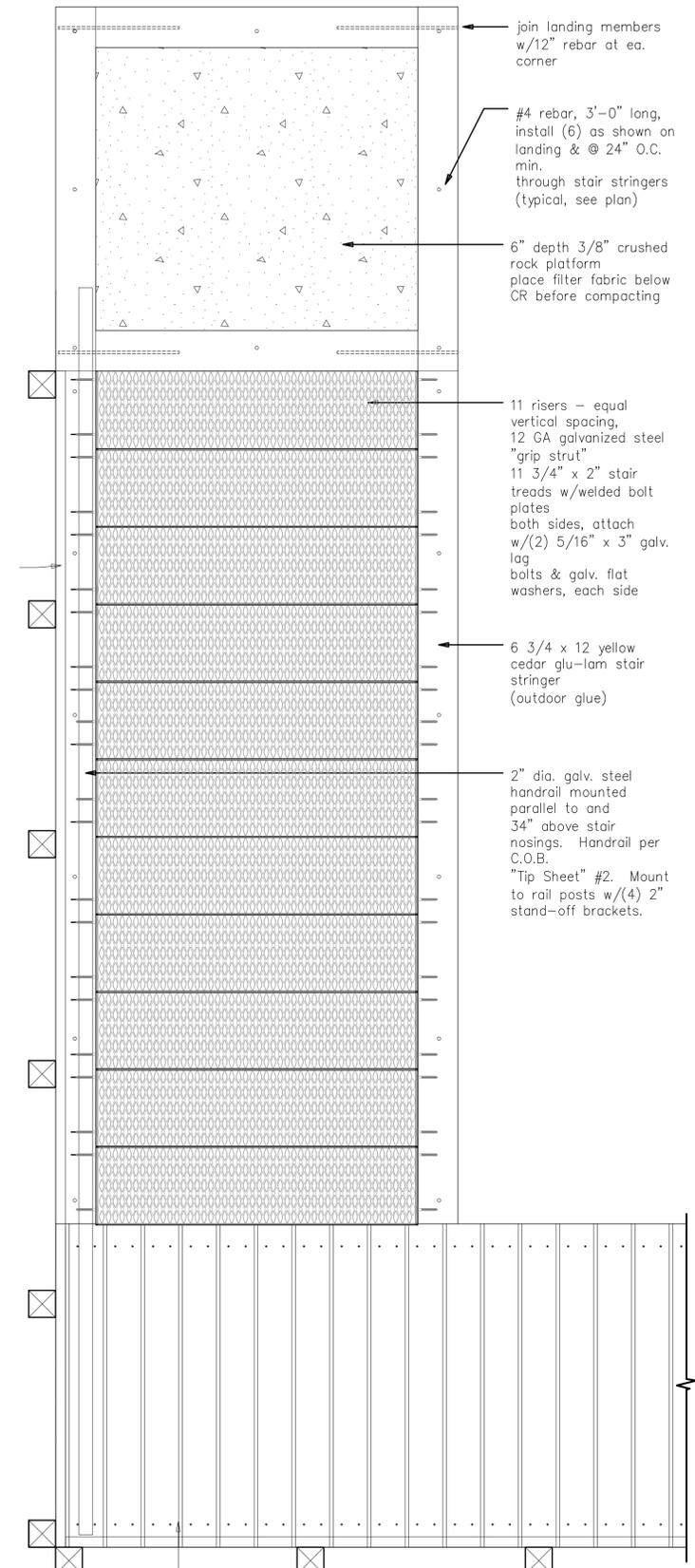
Krazan & Associates  
 19501 144th Ave NE  
 Woodinville, WA 98072  
 (425) 485-5519



**A** Cantilevered Boardwalk  
 Scale: 3/4" = 1'-0"



**B** Boardwalk Framing  
 Scale: 1/4" = 1'-0"



**C** Metal Stairs  
 Scale: 1" = 1'-0"

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LAND USE PERMIT SET



BOARDWALK / STAIRS  
 DETAILS  
**L8**  
 SHEET 8 of 11

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landscape buffer if required, or provide 2' - 0" min. clearance to any obstruction (both sides)

clearance above trail surface, 3:1 side slope max.

transition at edge to landscape buffer, if required  
trail surface - 4" depth medium bark

existing grade - TYP.

2% SLOPE (MAX.) TO DRAIN

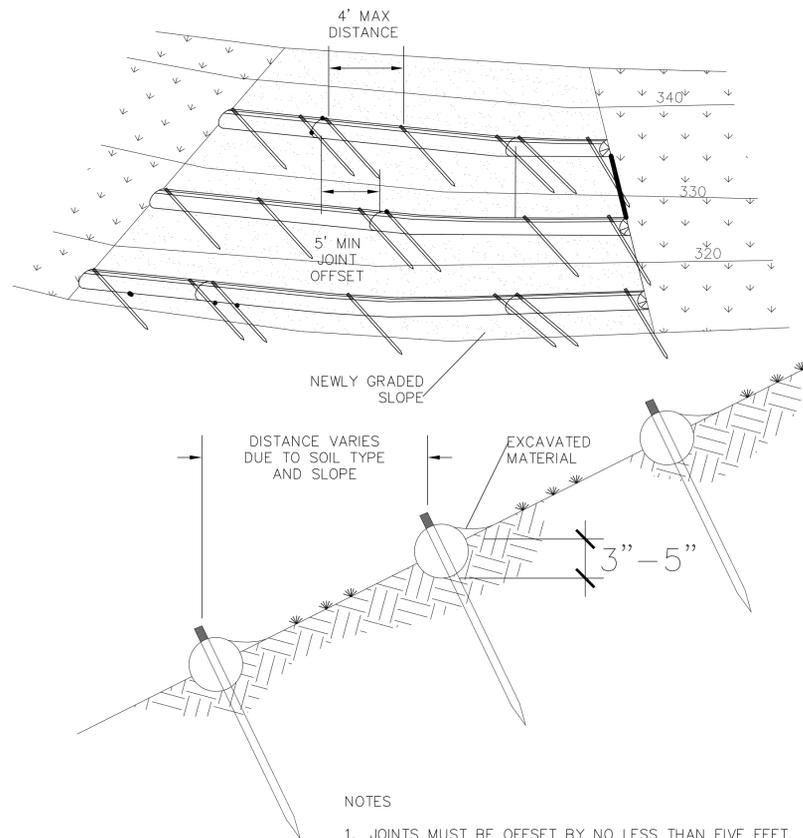
4' - 10" to 10' - 0" as required depends on trail type

compact to 95% density/undisturbed native subgrade

Note:

- provide drainage as required
- trail alignments shall be reviewed & approved by City prior to construction
- provide woven filter fabric between wood chips & subgrade as required by City

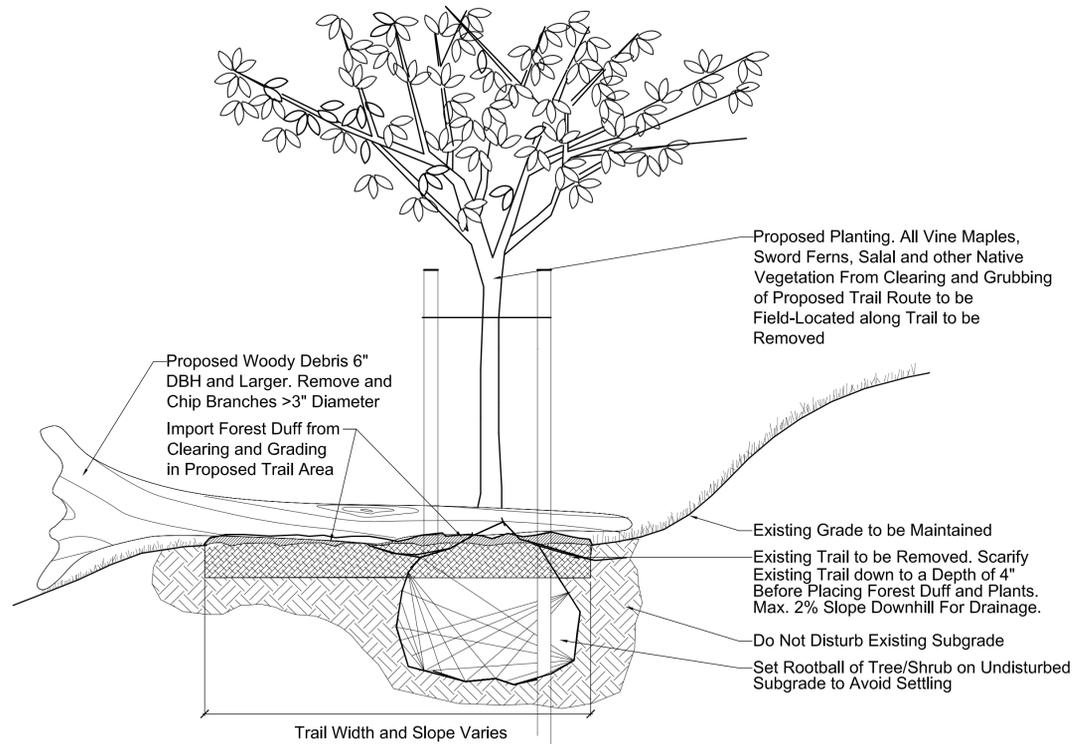
**A** Wood Chip Paths



NOTES

1. JOINTS MUST BE OFFSET BY NO LESS THAN FIVE FEET.
2. ROLLS SHALL BE ALIGNED PARALLEL TO ELEVATION CONTOURS.
3. HYDROSEED OR MULCH SLOPE FOR ADDITIONAL EROSION CONTROL.

**C** Straw Roll Paths



NOTE: SEE TRAIL REMOVAL NOTES FOR MORE INFO

**B** Trail Abandoning/Planting Details

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**Lewis Creek**  
**Trail Replacement**

LAND USE PERMIT SET



SITE DETAILS

**L9**

SHEET 9 of 11





# Critical areas Land Use Permit: Narrative Description

Lewis Creek Trail  
Prepared by Barker Landscape Architects  
December 21, 2009

## **Description of Project Site, Including Landscape Features, Existing Development, and Site History as Applicable:**

The project site is a segment of the trail adjacent to Lewis Creek in Lakemont Park in southeast Bellevue, Washington. A significant landscape feature on the site is Lewis Creek, which runs through this steep ravine. The south-facing slope on the north side of the stream is where the majority of the proposed work will occur. Lakemont Boulevard, a major city arterial, parallels the top of this slope. The slope on the south side of the creek is bordered by residential development. Lewis Creek ultimately empties into Lake Sammamish. Several recent slides caused by heavy rain events on steep slopes have occurred along this segment of Lewis Creek. These slides have interrupted the existing trail in several places, and have changed the course of the stream. The proposed work would relocate this stretch of the trail in a more stable area, and to construct two bridges crossing Lewis Creek: one at the west end of the proposed stretch of trail, and one at the east end. This will allow users using the trail to safely cross Lewis Creek and will connect the trail systems together.

## **Description of How the Design Constitutes the Minimum Necessary Impact to the Critical Area:**

Through several visits to the site, and site observations over the past 15 years, we have come to the conclusion that moving the trail to the proposed location constitutes the minimum impact to this Critical Area. There are several reasons to reach this conclusion. First, slides continue to occur on the site, on a relatively frequent basis. For this reason, we feel that the best choice is to relocate the trail further north of the stream on relatively flat ground adjacent to the ridgeline running east-west, north of the current trail's location. Second, the proposed trail is going to be quite narrow (approximately 2'-3', and narrower in places), minimizing the proposed footprint of the trail. Third, we are also proposing to salvage the plants and forest duff from the clearing and grading process, and relocate them along the existing trail to be abandoned, to mitigate for the disturbance caused by the proposed trail. The proposed method of getting building materials onsite is to set up a rigging system in the trees, to convey material from Lakemont Boulevard down to the site while keeping the disturbance to the understory vegetation and soil to a minimum. Fourth, the

proposed bridges over the stream will minimize human traffic directly through the stream, preventing the disruption of the stream's function. Pervious soft surfacing material will be used on the proposed trail, preserving the infiltration function the critical area provides and reducing runoff.

**Description of Why There is No Feasible Alternative With Less Impact to the Critical Area, Critical Area Buffer, or Critical Area Structure Setback:**

Because this site is part of a larger network of trails in the area, it is necessary to repair the segments of washed out trail so that users can continue to utilize the system of trails. There is no feasible way to repair these segments of trail anywhere but inside this critical area. The boardwalk structure proposed is necessary since the slopes are quite steep at the location of the proposed boardwalk, and a more stable, flat surface is necessary here. The bridges are necessary due to the high level of water flow during the winter months that make crossing Lewis Creek by foot impossible. The type of bridge structures proposed will utilize pin-pile footings, which minimize the excavation and disturbance necessary to place the footings. Furthermore, the footings will be placed outside of the ordinary high water mark, and will be sure to leave 1' of clearance between the bridge spans and the 100-year flood level.

**Description of Alternatives Considered and Why the Alternative Selected Is Preferred:**

Several alternatives were considered in the site analysis process. All three alternatives call for two bridges to be built. It is necessary to build these two bridges in order to connect this segment of trail into the larger existing network of trail systems through the area. Several alternatives were considered in the site analysis process, and we believe that the proposed design is the best choice.

1. The first alternative considered was to reroute the path only at two discrete segments of the existing trail where it has been interrupted by slides. This alternative would move the trail upslope only at these two areas, and would build two separate segments of cantilevered pin-pile boardwalk and stairs, in an attempt to stabilize the path. Once we observed the apparent frequency of the recent slide activity along this stretch of Lewis Creek, we were concerned that, even if we bridge the existing damaged points along the trail with new boardwalk, further slide activity may make more construction and trail rerouting necessary. We decided that, if possible, we should try to find a way to relocate the trail on a gentler slope, to minimize the chance of further slides damaging the proposed trail. This alternative would also build two footbridges at points where the existing trails currently cross Lewis Creek.

2. The second alternative we considered was to build the westernmost bridge at the point where the existing trail from Lakemont Park crosses Lewis Creek, but to locate the easternmost footbridge at a point further west of the place where the trail currently crosses Lewis Creek. The reason for considering this new location for the second bridge was that, in examining the topographical survey of the area, there appeared to be a relatively flat area here which seemed to be a good place to locate the trail, if possible. When we went to the site and examined the area where the flat topography should have been, we observed that a) the topography was not nearly as flat as it appeared on the survey, possibly due to changes in the stream's course caused by washouts and landslides, and that b) there was evidence here of major slide activity in multiple locations along the south slope of the ravine adjacent to the stream, leading us to believe that this location was not a good place to locate the proposed path.
3. The third alternative we considered was to employ some aspects of Alternative 1, relocating the westernmost segment of the trail upslope and building a cantilevered boardwalk and metal stairs to traverse an area which is too steep for a trail. Since the slopes to the north of the proposed western portion of trail are extremely steep, the distance which this segment of trail can be moved north is limited. Alternative three relocates this western portion of trail at the toe of a steep slope, and does not build a second segment of boardwalk east of the first boardwalk. It eliminates the need to build a second, separate portion of boardwalk, by rerouting the eastern portion of the trail further to the north, and further upslope from the stream, hugging the topography at the toe of the very steep slope to the north of the trail (and traversing a steep area with a boardwalk and stairs), until it reaches a ridgeline of much gentler topography. The trail would then follow this gentler ridge back downhill and would rejoin the existing trail adjacent to Lewis Creek, where a second bridge would be built at the point where the existing trail crosses the creek.

We believe that the third of these three alternatives has the least impact to the critical area. While a significant length of wood and metal structure will need to be constructed in this scenario, we believe the construction of the boardwalk and metal stairs is a proactive measure which is justified. In addition to the construction of boardwalk and stairs, this alternative reroutes a large portion of the trail northward to a more stable area of much gentler slope. Together, these two strategies are a proactive plan which, we believe, minimizes the probability that future slides will further damage the trail and necessitate further construction on the site, and hence, has the least impact to the critical area.

## Summary of How the Proposal Meets Each of the Decision Criteria Contained in Land Use Code Section 20.30P.:

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

According to the Preapplication Conference for this proposed project, we will be applying for a Land Use in Critical Areas Permit, a Building Permit, and a Clearing and Grading Permit.

### 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.*

As discussed in the narrative above, the pin pile foundations of the bridges and boardwalk with stairs will minimize the excavation necessary to locate the bridge footings. The soft-surface trails will preserve the pervious surface in the area. The rigging system set up to get materials onsite will minimize disturbance to the understory vegetation and soil. Finally, the relocation of a large portion of existing trail to the north minimizes the chance of future slides disrupting the trail and causing the need for further development in the area.

### C. *The proposal incorporates the performance standards of Part [20.25H](#) LUC to the maximum extent applicable.*

Repair and maintenance of parks and parks facilities, including trails:

**Streams & Geologic Hazard Areas - 20.25H.055.C.1** – This proposed construction will conform to all applicable City of Bellevue codes, no removal of significant trees is proposed, and restoration plantings are proposed to mitigate for disturbance, including planting over abandoned trails, and planting in any places disturbed by bringing in construction materials.

**Streams - 20.25H.080.A** – This proposal meets all these general performance standards associated with streams. The project involves no lights, no proposed construction of any noise generating objects, new impervious area, or additional treated water sources. Any areas opened up by construction are going to be planted densely to limit pet and human use of those areas (aside from the trail and bridges), and the plan will adhere to Bellevue’s “Best Management Practices.”

**Geologic Hazard Areas – 20.25H.125** – The proposed trail alignments minimize excavation and conform to the existing topography. Their narrow footprint will minimize as much as possible any disturbance to the natural landforms and vegetation within which they will sit.

New or expanded bridges and culverts:

**Streams & Geologic Hazard Areas – 20.25H.055.C.2** – An argument has been made above as to why no other technically feasible alternative exists. The bridge siting and design intends to minimize impacts on and disturbance of this critical area. The design seeks to minimize critical area buffer coverage by minimizing the bridge footprint, and by locating the footings above the top of bank. The design will follow all City of Bellevue Codes and Standards, and the design will not impact area flow peaks, duration, volume, flood storage capacity or hydroperiod in any way. Any disturbance created by the bridges will be mitigated by planting around the bridge footings and any other areas disturbed by the process of constructing the bridges.

**Streams & Geologic Hazard Areas – 20.25H.055.C.3.e** – Any applicable material from the Washington State Department of Fish and Wildlife “Design of Road Culverts for Fish Passage” shall be applied to the construction of the proposed bridges.

**Streams - 20.25H.080.A** - This proposal meets all these general performance standards associated with streams. The project involves no lights, no proposed construction of any noise generating objects, new impervious area, or additional treated water sources. Any areas opened up by construction are going to be planted densely to limit pet and human use of those areas (aside from the trail and bridges), and the plan will adhere to Bellevue’s “Best Management Practices.”

**Geologic Hazard Areas – 20.25H.125** - The proposed bridges minimize excavation and conform to the existing topography. They will utilize pin pile foundations which minimize the disturbance necessary to construct the bridges, and conform to the surrounding topography. The width of the bridges will be minimized to minimize their impact on the topography and vegetation within which they will sit.

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

n/a – no change to existing conditions in terms of street access, fire protection or utilities is proposed

*E. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC [20.25H.210](#); except that a proposal to modify or remove vegetation pursuant to an approved Vegetation Management Plan under LUC [20.25H.055.C.3.i](#) shall not require a mitigation or restoration plan*

The proposal will relocate all native vegetation and forest duff from the area of the new trail alignment to the location of the former trail to be abandoned. In addition, restoration plantings are proposed in all other places disturbed by excavation or construction.

*F. The proposal complies with other applicable requirements of this code. ([Ord. 5683](#), 6-26-06, § 27)*

**Summary of How the Proposal Meets Each of the Criteria and Performance Standards Contained in Land Use Code Section 20.25H Associated with the Critical Area You Are Modifying:**

Repair and maintenance of parks and parks facilities, including trails:

**Streams & Geologic Hazard Areas - 20.25H.055.C.1** – This proposed construction will conform to all applicable City of Bellevue codes, no removal of significant trees is proposed, and restoration plantings are proposed to mitigate for disturbance, including planting over abandoned trails and planting in any places disturbed by bringing in construction materials.

**Streams - 20.25H.080.A** – This proposal meets all these general performance standards associated with streams. The project involves no lights, no proposed construction of any noise generating objects, new impervious area, or additional treated water sources. Any areas opened up by construction are going to be planted densely to limit pet and human use of those areas (aside from the trail and bridges), and the plan will adhere to Bellevue’s “Best Management Practices.”

**Geologic Hazard Areas – 20.25H.125** – The proposed trail alignments minimize excavation and conform to the existing topography. Their narrow footprint will minimize as much as possible any disturbance to the natural landforms and vegetation within which they will sit.

New or expanded bridges and culverts:

**Streams & Geologic Hazard Areas – 20.25H.055.C.2** – An argument has been made above as to why no other technically feasible alternative exists. The bridge siting and design intends to minimize impacts on and disturbance of this critical area. The design seeks to minimize critical area buffer coverage by minimizing the bridge footprint, and by locating the footings above the top of bank. The design will follow all City of Bellevue Codes and Standards, and the design will not impact area flow peaks, duration, volume, flood storage capacity or hydroperiod in any way. Any disturbance created by the bridges will be mitigated by planting around the

bridge footings and any other areas disturbed by the process of constructing the bridges.

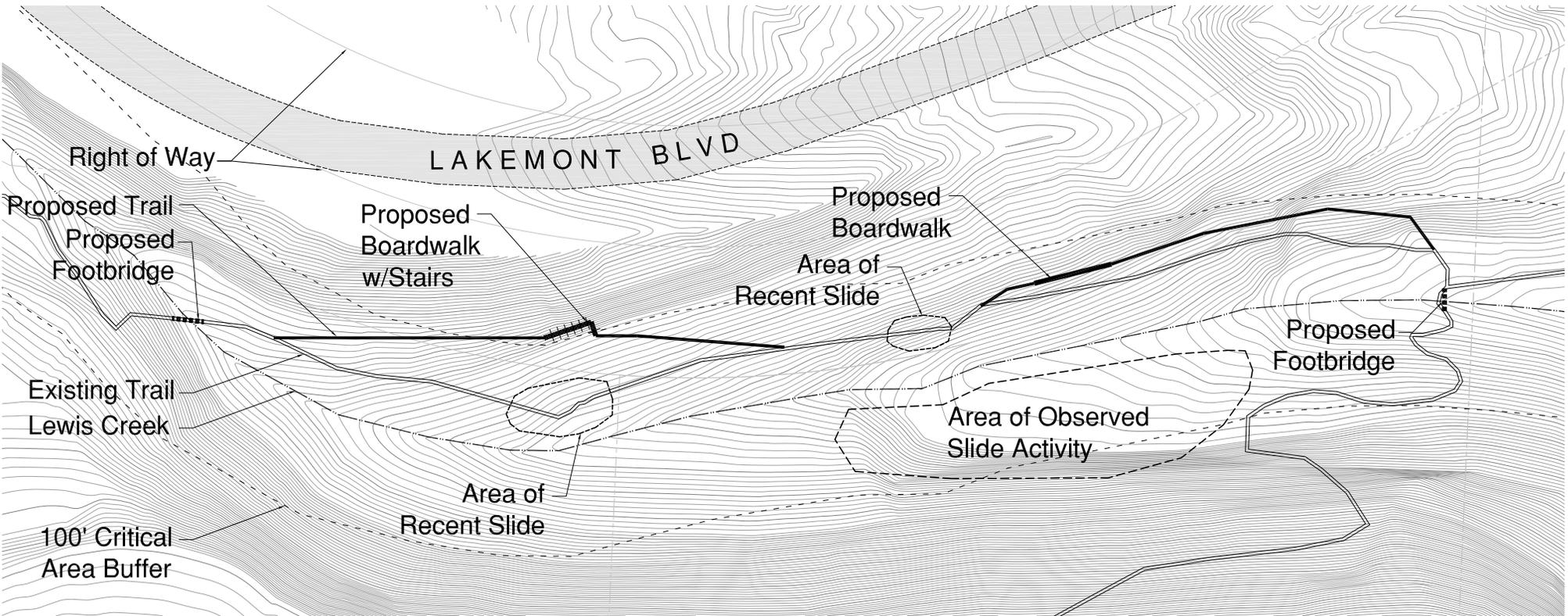
**Streams & Geologic Hazard Areas – 20.25H.055.C.3.e** – Any applicable material from the Washington State Department of Fish and Wildlife “design of Road Culverts for Fish Passage” shall be applied to the construction of the proposed bridges.

**Streams - 20.25H.080.A** - This proposal meets all these general performance standards associated with streams. The project involves no lights, no proposed construction of any noise generating objects, new impervious area, or additional treated water sources. Any areas opened up by construction are going to be planted densely to limit pet and human use of those areas (aside from the trail and bridges), and the plan will adhere to Bellevue’s “Best Management Practices.”

**Geologic Hazard Areas – 20.25H.125** - The proposed bridges minimize excavation and conform to the existing topography. They will utilize pin pile foundations which minimize the disturbance necessary to construct the bridges, and conform to the surrounding topography. The width of the bridges will be minimized to minimize their impact on the topography and vegetation within which they will sit.

**Summary of How the Proposal Meets Each of the Criteria Contained in Land Use Code Section 20.25H.230 as required for applications proposing a Modification Through the Use of the Critical Areas Report Process:**

This proposal is not proposing a modification through the use of the Critical Areas Report Process.



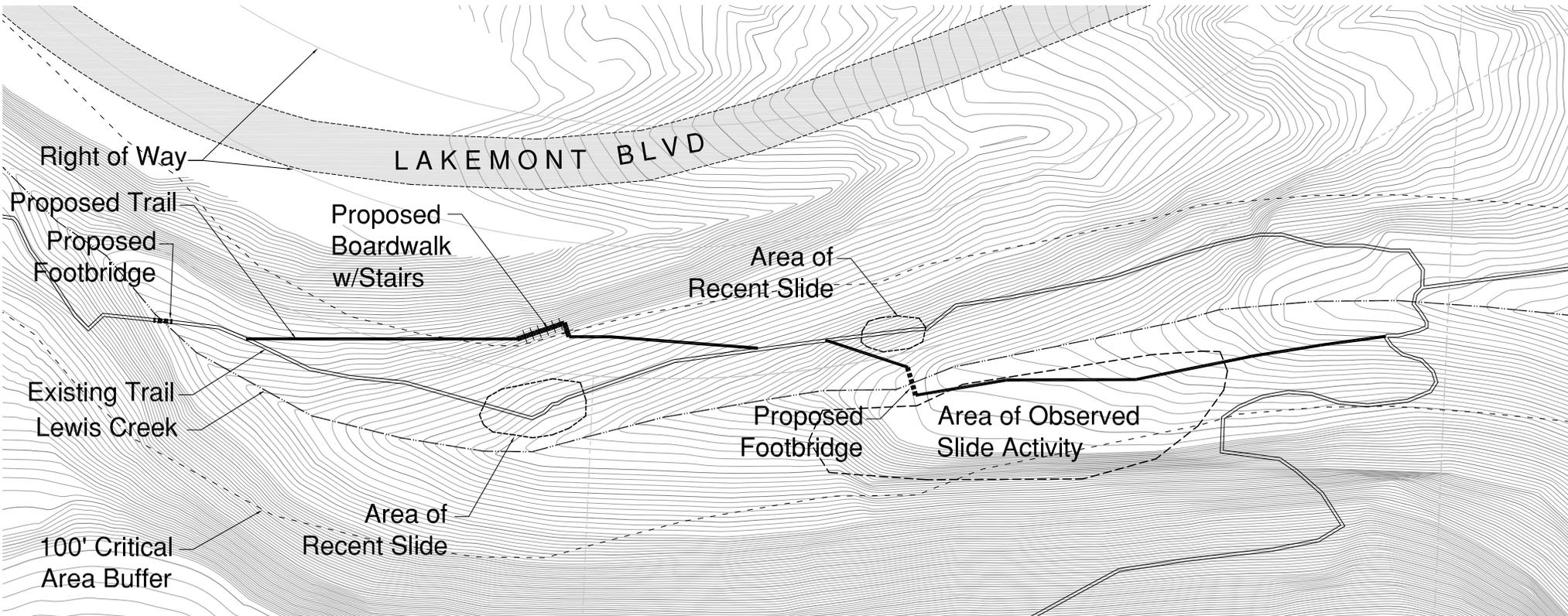
**OPTION 1 - PROPOSED TRAIL REROUTE W/BOARDWALK & STAIRS + 2 FOOTBRIDGES**  
**SCALE: NTS**



**LEGEND**

Existing Trail	----
Proposed Trail	————
Proposed Boardwalk	————
Proposed Footbridge	.....
Parcel Lines	- - - - -

**GENERAL NOTE:**  
 1. Drawing acknowledges apparent discrepancy between drawing depiction of alignments of right of way and Lakemont Boulevard. Discrepancy is due to the redesign of Lakemont Avenue subsequent to formal declaration of right of way. Depiction of right of way and Lakemont Boulevard are accurate, and based on best available data from Bellevue GIS data and orthophotography.



**OPTION 2 - PROPOSED TRAIL REROUTE W/BOARDWALK & STAIRS + 2 FOOTBRIDGES**

**SCALE: NTS**

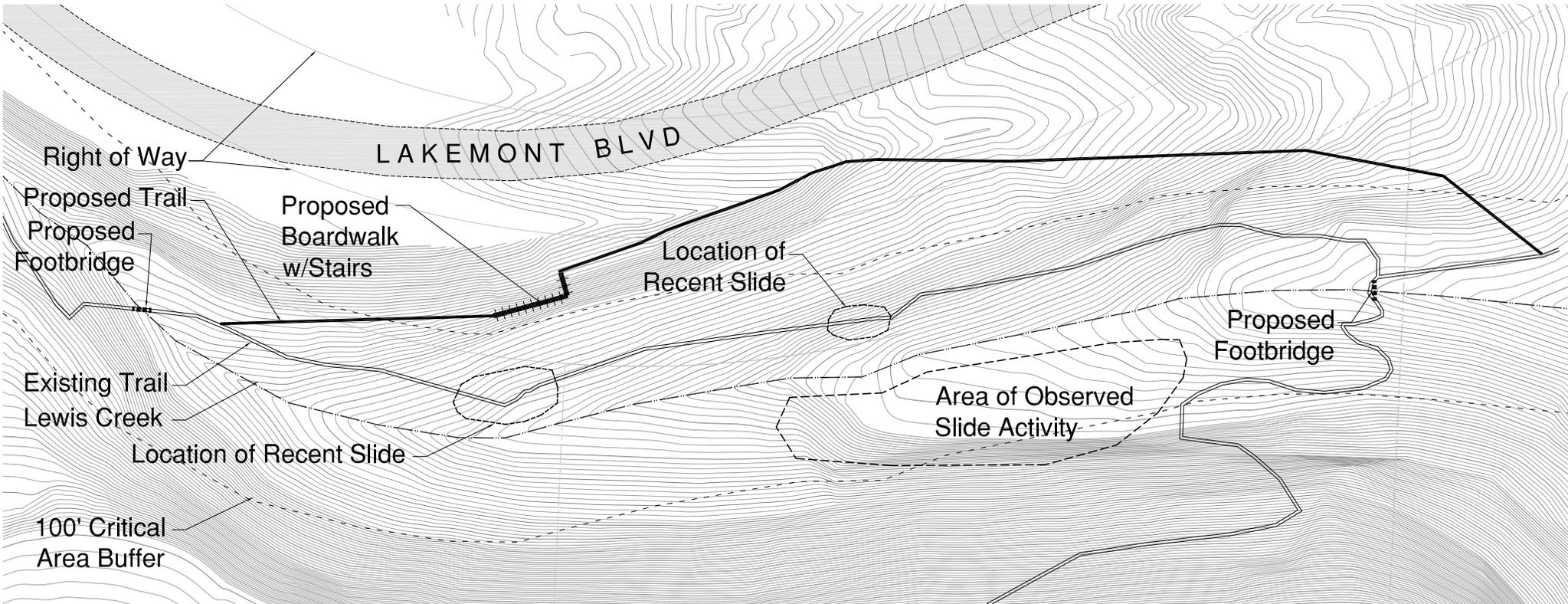


**LEGEND**

<b>Existing Trail</b>	====
<b>Proposed Trail</b>	————
<b>Proposed Boardwalk</b>	
<b>Proposed Footbridge</b>	.....
<b>Parcel Lines</b>	- - - -

**GENERAL NOTE:**

1. Drawing acknowledges apparent discrepancy between drawing depiction of alignments of right of way and Lakemont Boulevard. Discrepancy is due to the redesign of Lakemont Avenue subsequent to formal declaration of right of way. Depiction of right of way and Lakemont Boulevard are accurate, and based on best available data from Bellevue GIS data and orthophotography.



**OPTION 3 - PROPOSED TRAIL REROUTE W/BOARDWALK & STAIRS + 2 FOOTBRIDGES**  
**SCALE: NTS**

**LEGEND**

Existing Trail	====
Proposed Trail	_____
Proposed Boardwalk	
Proposed Footbridge	.....
Parcel Lines	- - - - -

GENERAL NOTE:

1. Drawing acknowledges apparent discrepancy between drawing depiction of alignments of right of way and Lakemont Boulevard. Discrepancy is due to the redesign of Lakemont Avenue subsequent to formal declaration of right of way. Depiction of right of way and Lakemont Boulevard are accurate, and based on best available data from Bellevue GIS data and orthophotography.