



DEVELOPMENT SERVICES DEPARTMENT
 ENVIRONMENTAL COORDINATOR
 450 110th Ave NE., P.O. BOX 90012
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: City of Bellevue, Transportation Department

LOCATION OF PROPOSAL: 152nd Ave SE right of way from SE 46th Street to SE Newport Way

NAME & DESCRIPTION OF PROPOSAL:

152nd Ave SE Sidewalk Improvement Project

Critical Areas Land Use Permit in order to construct sidewalk improvements along approximately 2,850 lineal feet of 152nd Ave SE from SE 46th Street to SE Newport Way. The project includes pavement realignment and the installation of retaining walls. The project includes a habitat restoration plan for an approximately 5,115 square foot area located within stream buffer critical area.

FILE NUMBER: 09-121833-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 March 16, 2006.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on December 17, 2009
- 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.

Matthew Smith for Carol Pelland
 Environmental Coordinator

12-3-09
 Date

OTHERS TO RECEIVE THIS DOCUMENT:

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



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

Proposal Name: 152nd Ave SE Sidewalk Improvement Project

Proposal Address: 152nd Ave SE right of way from SE 46th Street to SE Newport Way

Proposal Description: The applicant requests a Critical Areas Land Use Permit in order to construct sidewalk improvements along approximately 2,850 lineal feet of 152nd Ave SE from SE 46th Street to SE Newport Way. The project includes pavement realignment and the installation of retaining walls. The project includes a habitat restoration plan for an approximately 5,115 square foot area located within stream buffer critical area.

File Number: 09-121833-XE

Applicant: Paul Krawczyk, Transportation Department

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

Planner: Drew Folsom, 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**

Michael A. Brennan, Director
Development Services Department

By: Carol V. Helland, Land Use Director

Application Date: July 30, 2009
Notice of Application Publication Date: August 20, 2009
Decision Publication Date: December 3, 2009
Project/SEPA Appeal Deadline: December 17, 2009

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

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Attachments

1. Environmental Checklist
2. Project Plans

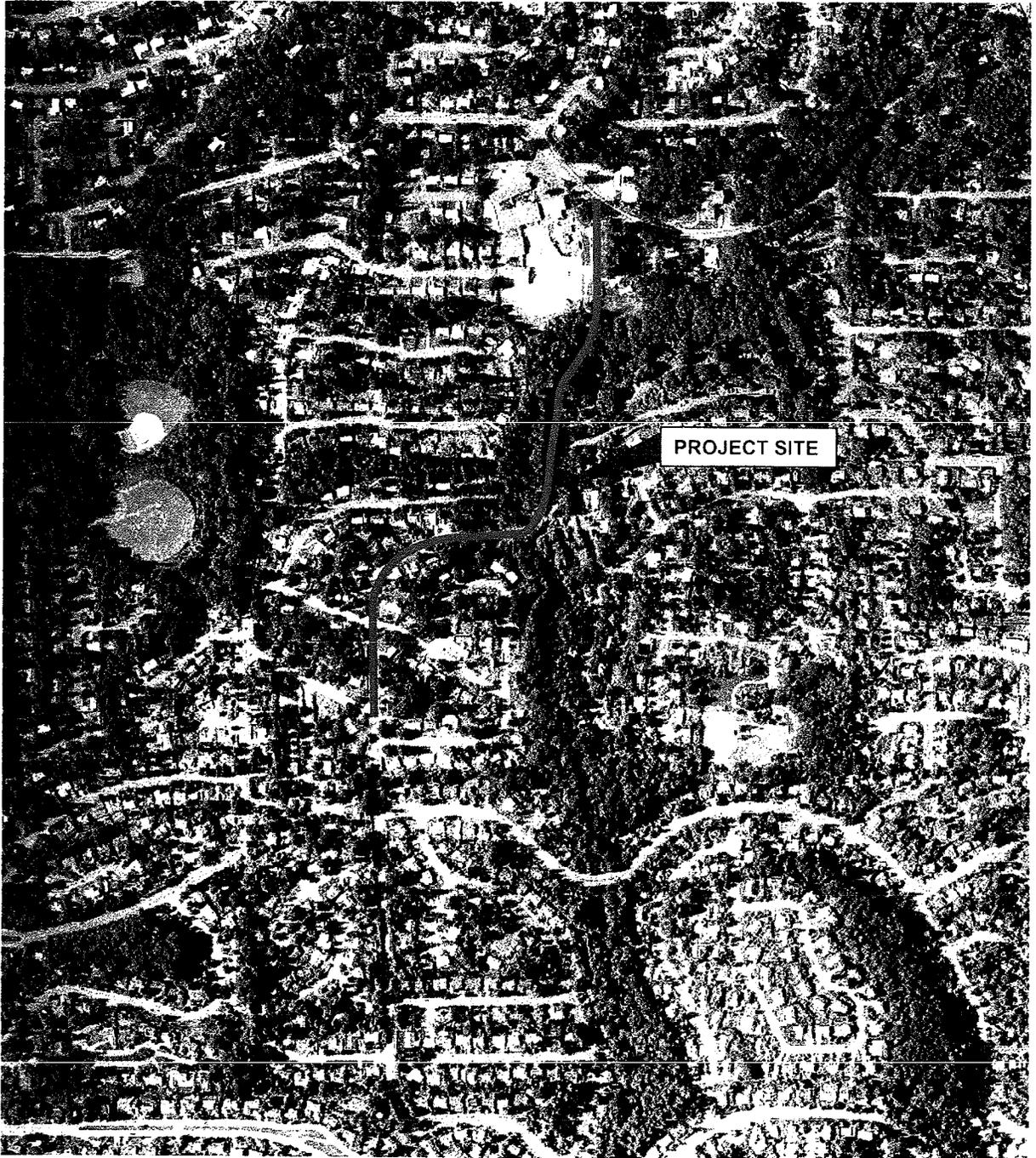
I. Proposal Description

The applicant requests a Critical Areas Land Use Permit for a sidewalk improvement project within critical areas, critical area buffers and critical area structure setbacks. The proposed project consists of sidewalk improvements with minor areas of roadway widening along approximately 2,850 lineal feet of 152nd Ave SE from SE 46th Street to SE Newport Way.

The project proposes to install new concrete curb, gutter, sidewalk, and 2-foot wide planter on the west side of the roadway. On the east side of the roadway, the project includes approximately 850 lineal feet of curb and gutter; 250 lineal feet of curb, gutter, and sidewalk; and 600 linear feet of asphalt thickened edge. An asphalt thickened edge will be constructed in the remainder of the project on the southeast side. Pavement grinding will occur to shift the roadway. The project includes limited areas of pavement restoration, and the construction of the sidewalk requires some retaining wall construction to stabilize roadway cut and fill slopes and provide erosion control to protect side slopes.

The project will disturb approximately 976 square feet of forested stream buffer of Vasa Creek, a type N stream, and 3,168 square feet of forested steep slope. A total of 11 significant trees may be removed as a result of the project. The applicant includes a habitat restoration plan for the replanting of 5,115 square feet of stream habitat. Although most of the impacted trees will be turned into snags or downed logs, the mitigation plan includes planting 42 conifer trees within the stream buffer of Vasa Creek.

The Land Use Code (LUC) 20.25H.055 specifies new or expanded public rights-of-way, private roads, access easements and driveways as an allowed use within critical areas, critical area buffers, and critical area structure setbacks provided that the performance standards for the applicable critical area and the performance standards specified in 20.25H.055.C.2, 220.25H.080.A and 20.25H.125 are met.



Source: U.S. Geological Survey



NOT TO SCALE

Aerial Photograph

152nd Avenue SE Sidewalk Project
City of Bellevue

BLVX00000066

June 2009

Figure 2



DAVID EVANS
AND ASSOCIATES

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

1. Site Description

The project site is located along 152nd Ave SE from SE 46th Street to SE Newport Way. Most of the roadway is bordered by single family residences, open space tracts, and Eastgate elementary school. The project area is along the upper reaches of Vasa Creek, a type N stream. Vasa Creek crosses underneath the project area at two locations. No in-water work is proposed. Forested slopes border large sections of 152nd Ave SE within the project area. Steep slope critical areas are located in several locations in the vicinity with the main areas located where Vasa Creek crosses underneath 152nd Ave SE.

2. Zoning

The property adjacent to 152nd Ave SE is zoned single family (predominately R-3.5 and R-5). A majority of the project is within the Critical Areas Overlay and is regulated by the standards and regulations of the LUC 20.25H due to the presence of steep slopes and a type N stream.

3. Land Use Context

The land use context of the areas covered under this proposal is varied, but some generalizations can be made regarding the intensity of development and land use in the immediate vicinity.

For the most part, areas covered under this proposal are within publicly-owned rights-of-way, and are adjacent to single family residences, green belt tracts, and Eastgate elementary school. About 30-40 percent of the adjacent properties are located in unincorporated King County.

4. Critical Areas Functions and Values

i. Streams and Riparian Areas

A healthy aquatic environment is based on processes sustained by dynamic interaction between the stream and the adjacent riparian area. Riparian vegetation in floodplains and along stream banks provides a buffer to help mitigate the impacts of urbanization. Riparian areas support healthy stream conditions.

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

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

Both upland and wetland riparian areas reduce the effects of flood flows. Riparian areas and wetlands reduce and desynchronize peak crests and flow rates of

floods. Upland and wetland areas can infiltrate flood flows, which in turn, are released to the stream as base flow

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

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

ii. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial 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:

1. Zoning District Dimensional Requirements:

The only structures proposed for development are retaining walls within the City of Bellevue right of way. The dimensional standards for the land use zoning district are not applicable to projects within public right of way.

2. Critical Areas Requirements LUC 20.25H:

i. Performance Standards for New and Expanded Uses or Development LUC 20.25H.055.C.2

The proposal involves disturbance of critical areas and critical area buffers. Due to the nature of the sidewalk project and the location of the existing roadway it has been determined that no technically feasible alternative is viable. The project was reconfigured to avoid and minimize critical area and critical area buffer disturbance. These changes involved realigning 152nd Ave SE to the east and the use of

soldier pile walls to avoid excessive fill and minimize tree removal. No in-water work within Vasa Creek is proposed. Areas of temporary and permanent disturbance will be mitigated and/or restored pursuant to a mitigation and restoration plan. See Section X for related Conditions of Approval.

ii. 20.25H.080 Performance standards for sites with a type S or F stream

LUC 20.25H.080.A establishes performance standards specific to type S and F streams, however this reach of Vasa Creek is designated a type N water and therefore not subject to the requirements of LUC 20.25H.080.A.

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

In addition to complying with the performance standards set forth in LUC 20.25H.055 discussed above, the applicant has incorporated the following applicable performance standards for development within a landslide hazard or steep slope critical area or critical area buffer.

The retaining walls and other improvements are designed and sited to minimize any disturbance to the natural contours of the slopes. The project was reconfigured to avoid and minimize critical area and critical area buffer disturbance. These changes involved realigning 152nd Ave SE to the east and the use of soldier pile walls to avoid excessive fill and minimize tree removal. The submitted geotechnical analysis of the proposed development finds that there shall be no greater risk or need for increased buffers on neighboring properties. The proposal will reduce the amount of impervious surface within the project area by approximately 5,262 square feet.

IV. Public Notice and Comment

Application Date: July 30, 2009
Public Notice (500 feet): August 27, 2009
Minimum Comment Period: September 10, 2009

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on August 27, 2009. It was mailed to property owners within 500 feet of the project site. Comments have been received from the public as of the writing of this staff report.

Public comments were received regarding the following:

- **Concern was expressed regarding the current and future impacts to the two fish passage barriers on Vasa Creek. Specifically there was concern that the improvements would not impede options to replace the existing fish passage barriers:**

City Response: Vasa Creek crosses underneath the proposed sidewalk at two locations within the project area.

One location is near Eastgate Elementary School. The work near this area is

mainly roadway realignment and curb and gutter. No substantial structure is being installed within this area which would impede options to replace the fish passage barriers.

The second location is near 152nd Place SE. The stream is within a deep channel at this location. The proposed retaining walls are over 30 feet above the stream channel. Due to the distance from the base of the proposed retaining wall to the existing culvert it is doubtful retaining walls would affect the most likely form of culvert replacement which is boring/tunneling.

Vasa Creek is listed as non-fish bearing within the project area. The City has no current plans to remove fish barriers within the project area. Multiple barriers exist downstream including a substantial barrier at I-90.

- **Concern was expressed regarding tree removal and the proposed landscaping and mitigation plans.**

City Response: As a condition of approval of any clearing and grading permit an arborist must inspect each tree proposed to be removed and determine if the tree can be saved. If removal is necessary the tree should become an upright snag, or downed log.

The applicant has significantly revised and upgraded the original restoration and mitigation plan. In addition to temporary disturbance the proposal will restore 5,115 square feet of low habitat value stream buffer with three tiers of native vegetation including 42 conifer trees. See Section X for related Conditions of Approval.

V. Summary of Technical Reviews

Clearing and Grading:

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with clearing and grading codes and standards. The clearing and grading staff found no issues with the proposed development.

Utilities

The Utilities Department has reviewed the proposal for compliance with Bellevue Utilities' codes and standards. The Utilities development review staff found no issues with the proposal.

Transportation

The Transportation Department's has reviewed the proposal for compliance with Bellevue Transportation codes and standards. Transportation staff found no issues with the proposal.

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.

1. Earth and Water

A temporary erosion and sedimentation control plan is included in the project plans, and addresses all requirements for restoring the site to its current condition as well as erosion and sedimentation best management practices. Erosion and sediment control best management practices include the installation of silt fencing around the work area and covering exposed soils to prevent migration of soils to the adjacent stream. 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 related conditions of approval.

2. Animals

The project area includes natural area open spaces and vegetated roadside areas. These natural areas and publicly owned open spaces are part of a larger natural area system or corridor that contains quality habitat for birds and mammals. The applicant completed a habitat assessment for species of local importance. Although no species were observed on the site there is suitable habitat for Pileated woodpecker, Vaux's swift, and Long-legged myotis. The proposed activities are designed to be minimally invasive in regards to wildlife habitat. In instances where significant trees are planned to be removed, the loss will be mitigated through the preservation of large woody debris and snags that can be preserved without posing a threat to public or private property.

3. Plants

The project is bordered by single family homes, Eastgate Elementary School, and generally steep forested ravines along Vasa Creek. The forested ravines are vegetated by a diverse assemblage of primarily native plants including mature conifers. Tree species include red alder, black cottonwood, big-leaf maple, bitter cherry, Douglas fir, western red-cedar, and western hemlock. The shrub layer includes vine maple, oceanspray, mountain ash, beaked hazelnut, Oregon grape, red huckleberry, salmonberry, and Indian Plum. Ground cover species include trailing blackberry, lady fern, sword fern, creeping buttercup, vanilla-leaf, and bleeding heart. Non-native species including Himalayan blackberry, Evergreen blackberry, English holly, and English Ivy are also present, especially at road crossings and where development abuts the ravine.

The project will disturb approximately 976 square feet of forested stream buffer and 3,168 square feet of forested steep slope. A total of 11 significant trees may be removed as a result of the project. The applicant includes a habitat restoration plan for the replanting of 5,115 square feet of stream habitat. Although most of the impacted trees will be turned into snags or downed logs, the mitigation plan includes planting 42 conifer trees within the stream buffer of Vasa Creek. The plan also proposes shrubs and native ground cover including vine maple, Oregon grape, osoberry, salmonberry, red elderberry, kinnikinnick, and sword fern.

Mitigation for temporary disturbance will be approved pursuant to an approved re-vegetation and monitoring plan including native shrubs and ground cover. See Section X for related conditions of approval.

4. Noise

The site is adjacent to single-family residences whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates noise related to construction and noise levels. See Section X for related condition of approval.

VII. Changes to proposal as a result of City review

As a result of city review, the applicant proposed realignment of 152nd Ave SE to the east and the use of soldier pile walls to avoid excessive fill and minimize tree removal. The density and variety of native species in landscaped areas was increased. The applicant also provided a plan for habitat restoration of 5,115 square feet of stream habitat with native vegetation including 42 conifer trees. In addition they propose to convert removed trees to habitat features either as upright snags, or downed logs.

VIII. Decision Criteria

1. 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 proposed activity is required to obtain a clearing and grading permit, right-of-way use permit, and utilities extension permit from the City of Bellevue. See Section X for related condition of approval.

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 proposal is designed to minimize impacts to the critical area and critical area buffer by realigning 152nd Ave SE to the east and the use of soldier pile walls to avoid excessive fill and minimize tree removal.

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

Finding: Section III above discusses how the proposal incorporates the applicable performance standards.

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

Finding: The proposal will result in an increase of public facilities by adding a pedestrian sidewalk. The proposal will not change the need for public facilities.

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

Finding: A mitigation and restoration plan consistent with the requirement of LUC 20.25H.210 has been prepared and submitted along with the project's critical areas report. The applicant will be required to implement the site mitigation/restoration plan. See Section X for related conditions of approval.

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

Finding: As discussed in Section III 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 Development Services does hereby **approve with conditions** the proposal for the 152nd Ave SE Sidewalk Improvement Project.

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

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	Tom McFarlane, 425-452-5207
Land Use Code- BCC 20.25H	Drew Folsom, 425-452-4441
Noise Control- BCC 9.18	Drew Folsom, 425-452-4441

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

1. Clearing and Grading Permit: Before beginning any clearing and grading activity, the applicant must apply for and obtain a Clearing and Grading Permit.

Authority: Bellevue City Code Section 23.76.025
Reviewer: Tom McFarlane, Development Services Department

2. Restoration for Areas of Temporary Disturbance: A restoration plan for all areas of temporary disturbance is required to be submitted for review and approval by the City of Bellevue prior to the issuance of the Clearing and Grading Permit. The plan shall include the documentation of existing site conditions and shall identify the restoration measures to return the site to its existing conditions per LUC 20.25H.220.H.

Authority: Land Use Code 20.25H.220.H
Reviewer: Drew Folsom, Development Services Department

3. Restoration for Areas of New Permanent Disturbance: A restoration plan for all areas of permanent new disturbance is required to be submitted for review and approval by the City of Bellevue prior to issuance of the Clearing and Grading 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.

Authority: Land Use Code 20.25H.210
Reviewer: Drew Folsom, Development Services Department

4. Rainy Season restrictions: Due to the proximity to steep slopes and Vasa Creek, no clearing and grading activity may occur during the rainy season, which is defined as November 1 through April 30, or as enforced at the time of permit application, without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and

sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A
Reviewer: Tom McFarlane, Development Services Department

5. Pesticides, Insecticides, and Fertilizers: The applicant must submit as part of the required Clearing and Grading 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: Drew Folsom, Development Services Department

6. Noise Control: The proposal will be subject to noise control 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. Upon written request to the Development Services Department, work hours may be extended to 10 pm if the criteria for extension of work hours as stated in BCC 9.18 can be met.

Authority: Bellevue City Code 9.18
Reviewer: Drew Folsom, Development Services Department

ENVIRONMENTAL CHECKLIST

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

BACKGROUND INFORMATION

Property Owner: City of Bellevue

Proponent: City of Bellevue

Contact Person: Paul Krawczyk, PE, PTOE

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

Address: 450 110th Avenue NE
Bellevue, WA 98004

Phone: (425) 452-7905

Proposal Title: 152nd Avenue SE Project

Proposal Location:

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

The project site is located within the City of Bellevue, Section 14, Township 24 North, Range 05 East, W.M. The project area includes approximately 2,850 linear feet of 152nd Avenue SE, from SE 46th Street to SE Newport Way. A site plan and topographic map are provided in Attachments A (Figure 1) and B.

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

1. General description

The project consists of sidewalk improvements with minor areas of roadway widening along approximately 2,850 linear feet of 152nd Avenue SE from SE 46th Street to SE Newport Way. The project will install new concrete curb, gutter, sidewalk, and a 2-foot-wide planter on the northwest side. On the southeast side of the roadway, the project includes approximately 850 linear feet of curb and gutter; 250 linear feet of curb, gutter, and sidewalk; and 600 linear feet of asphalt thickened edge. An asphalt thickened edge will be constructed in the remainder of the project on the southeast side. Pavement grinding will occur to shift the roadway crown, along with overlay of the existing roadway. A narrow strip of roadway will be removed in order to facilitate curb installation and will be the total extent of pavement removal. The project includes limited areas of pavement restoration, and construction of the sidewalk requires some retaining wall construction to stabilize roadway cut and fill slopes and provide erosion control to protect side slopes. The project will also install 4,055 square feet of landscaping. The existing roadway footprint ranges from 35 feet to 40 feet, and will be narrowed to 30 feet, resulting in an overall reduction in impervious area.

2. Acreage of site: ~ 2.5 acres

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

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

5. Square footage of buildings to be demolished: N/A

6. Square footage of buildings to be constructed: N/A

7. Quantity of earth movement (in cubic yards): Excavation = ~ 1,200 cy; Embankment = ~ 1,080 cy

8. Proposed land use: City Right-of-Way

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

10. Other

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02 11/20/09
D.J. B/26

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

The proposed project is scheduled to go to construction during the summer of 2010.

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

There are no plans for future addition or expansion at this time.

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

- Critical Areas Report, David Evans and Associates, Inc., July 2009
- Geotechnical Engineering Services, GeoEngineers, Inc., February 2009
- Drainage Report & Calculations, David Evans and Associates, Inc., July 2009

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.

There are no known applications for approval or development affecting the project site.

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.

- City of Bellevue: Clearing and Grading Permit, Critical Areas Land Use Permit, and ROW Use Permit
- Washington State Department of Ecology: Construction Stormwater NPDES 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
- 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

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

A. ENVIRONMENTAL ELEMENTS

1. Earth

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

The existing roadway generally slopes downward from north to south at a slope ranging from 6 to 12 percent. The roadway is located on a fill embankment up to 35 feet high, with descending steep slopes to the east and west sides of the roadway.

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

Slopes on site vary up to 50 percent.

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

Handwritten notes:
4/28/09
4/28/09

Handwritten notes:
2/26/09
2/26/09

Mapped soils in the project area include Arents – Alderwood (AmC) material on 6 to 15 percent slopes; Alderwood and Kitsap (AkF) soils on very steep slopes; and Alderwood gravelly sandy loam (AgC) on 6 to 15 percent slopes near the southern terminus of the project area.

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

Based upon City of Bellevue Sensitive Area Maps, the project site is located within mapped landslide and erosion hazard areas. The Geotechnical Engineering Services report (GeoEngineers 2009) indicates a low risk of liquefaction on the site due to the presence of dense glacially consolidated soils below the site. The site is located within the Seattle Fault Zone. However, a relatively low risk of surface fault rupture was cited due to the thickness of glacially consolidated deposits overlying bedrock.

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

Grading will be required to build fill and cut walls for the sidewalk improvements. Approximately 1,080 cubic yards of fill will be required. Full depth pavement removal will be required at a few locations for pavement repair due to failing subgrade compaction. On-site soils generally contain a high percentage of fines (silt and clay) and are not suitable for reuse as structural fill. Fill material will likely come from an off-site source to be determined by the construction contractor.

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

Yes. Construction activities that may facilitate erosion include excavation, clearing and grubbing, grading, and landscaping. Construction will follow an erosion and sediment control plan to minimize potential for erosion.

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

Approximately 97 percent of the site will be covered with impervious surfaces upon project completion. The existing project area has 120,366 square feet of impervious area, which will be reduced to 115,104 square feet upon completion of the project.

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

The following best management practices (BMPs) from the Geotechnical Engineering Services report are recommended to minimize the potential for erosion:

- Erosion control techniques will be implemented to prevent sediment from leaving the site.
- Slopes with exposed soils will be covered with plastic sheeting.
- Earthwork activities will not take place during periods of heavy precipitation.
- Temporary unsupported cut slopes higher than 4 feet will be inclined no steeper than 1½H:1V (horizontal to vertical).
- Permanent cut and fill slopes will be constructed no steeper than 2H:1V (horizontal to vertical).
- Newly constructed slopes will be planted or hydroseeded after completion of grading.

*EROSION CONTROL FURTHER
MITIGATED PER BCC 76.D7D
"EROSION CONTROL"*

*DA. 8/25/09
DA 11/3/09*

2. Air

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

During project construction, increased exhaust emissions and dust will be generated by trucks and other construction equipment. No change in air emissions is anticipated when the project is completed (i.e., the project will not lead to increased automobile volume).

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

None known.

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

Dust control BMPs will be implemented to minimize air quality impacts from construction activities.

3. Water

- a. Surface:

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

The 152nd Avenue SE roadway crosses Vasa Creek (stream number 08-0156) in two locations: the first location is approximately 350 feet east of 150th Place SE in an existing culvert; the second location is near the Eastgate Elementary School driveway, approximately 260 feet south of Newport Way. Vasa Creek flows generally north from Somerset, through Eastgate, under I-90, and enters Lake Sammamish at Vasa Park.

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

The project will not permanently impact Vasa Creek or its buffer. The project will result in temporary impacts to 583 square feet of forested stream buffer. No changes will occur to Vasa Creek culverts and no in-water work is proposed.

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

None.

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

No.

[Handwritten notes and stamps, partially illegible]

[Handwritten signature and date]
 Date 11/30/09
 J.L. 8/26/09

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

According to City of Bellevue sensitive areas maps, Vasa Creek has a mapped 100-year floodplain in the vicinity of the proposed project but not within the project limits. However, FEMA mapping of the project area indicates the presence of a 100-year floodplain within the project limits, crossing 152nd Avenue SE in the vicinity of Eastgate Elementary School.

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

No.

b. Ground:

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

No.

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

None.

c. Water runoff (including stormwater):

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

Stormwater runoff from new impervious surfaces includes sidewalk, curb, gutter, and minor roadway widening. Catch basins and/or inlets will convey runoff from the proposed curb to the existing system. The existing stormwater drainage system and outfalls to Vasa Creek will continue to be utilized. The project proposes to maintain hydrology and mimic existing drainage patterns.

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

Standard stormwater BMPs will be utilized to prevent pollutants generated during construction from contaminating stormwater.

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

The stormwater design will comply with the requirements of the 2005 Washington State Department of Ecology's *Stormwater Management Manual for Western Washington*, the City of Bellevue Utilities Engineering Standards, and City of Bellevue Code 24.06.130. Flow control is not required because the total new impervious surface is less than 5,000 square feet. The project is also exempt from water quality treatment because of the configuration of the project's pollution-generation impervious surface. There is a 15,228-square-foot reduction in pollution-generating impervious area.

02/26/07
2/28/26/07

4. Plants

a. Types of vegetation found on the site are identified in **bold**:

deciduous tree: **alder, maple**, aspen, **other: cottonwood, cherry**

evergreen tree: **fir, cedar**, pine, **other: hemlock**

Shrubs: **vine maple, oceanspray, mountain ash, beaked hazelnut, Oregon grape, salal, red huckleberry, salmonberry, thimbleberry, Indian plum, blackberry, English holly, English Ivy**

grass

pasture

crop or grain

wet soil plants: cattail, **buttercup**, bullrush, 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?

The project will result in temporary impacts to approximately 3,741 square feet of forested habitat. A total of 13 significant trees with a diameter at breast height (dbh) greater than 6 inches will be removed by the project. An additional eight trees with a dbh less than 6 inches will be removed by the project.

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

Swamp Sandwort and Golden Paintbrush are federally-listed species known to occur in King County. Large-awn Sedge, Clubmoss Cassiope, Water Lebolia, White Meconella, and Choris' Bog-orchid are state-listed species known to occur in King County. However, no occurrences have been documented near the project site and no occurrences were observed on the project site during site visits.

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

The Critical Areas Report recommends the following mitigation measures to preserve or enhance vegetation:

- Plant shrubs and ferns where construction access is required.
- Have an arborist inspect each tree designated for removal and determine if any can be saved.
- Replant the trail connecting 152nd Ave SE with Eastgate Elementary with native vegetation.
- Implement a plan to remove the English ivy infestation within the forest in the vicinity of the school trail.
- Implement a restoration plan of approximately 363 plants and ferns. **+ 4% CONIFERS**
- Implement a monitoring plan with an 85 percent survival criterion at the end of Year 3, resulting in a minimum of approximately 309 live mitigation plants.

[Handwritten notes]

*04-11/30/07
21. 8/26/07*

5. Animals

- a. Birds and animals which have been observed on or near the site or are known to be on or near the site are in **bold**:

birds: **hawk, heron, eagle, songbirds, other:** see Table 6 of the Critical Areas Report
mammals: **deer, bear, elk, beaver, other:** see Table 5 of the Critical Areas Report
fish: bass, salmon, trout, herring, shellfish, other:

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

Based upon the results of the Critical Areas Report, there are no federally listed threatened or endangered species known to be on or near the project site.

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

The project site is not part of a known migration route.

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

In addition to the measures to preserve or enhance vegetation identified above, which will enhance wildlife habitat, the critical areas report recommends the following mitigation measures:

- Trees to be removed based on the arborist assessment should become habitat features.
- Top upright snags, retain branches as feasible.
- Place downed logs perpendicular to the grade downslope of 152nd Avenue SE.

6. Energy and natural resources

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

During construction activities, petroleum-based fuels will be required to operate construction equipment.

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

No.

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

None.

7. Environmental health

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

There are environmental health hazards associated with typical construction activities, such as the release of hydraulic oil or petroleum from heavy equipment (resulting in soil contamination) and air pollution from diesel-powered construction equipment.

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

None.

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Dt. 8/26/09

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

A spill prevention, control, and countermeasures (SPCC) plan will be required during construction.

b. **Noise**

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

None.

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

Construction activities will result in a temporary increase in noise levels within the project area, which could affect adjacent residents and students at Eastgate Elementary School. However, construction is expected to occur during the summer of 2010 and will not affect students during school operating hours. Since the project will not increase capacity on 152nd Avenue SE, traffic noise is not expected to increase above existing levels.

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

Construction activities will be limited to daytime hours between 7 a.m. and 6 p.m. on weekdays and 9 a.m. and 6 p.m. on Saturdays, in compliance with the City of Bellevue Noise Ordinance No. 4996.

*NOISE FURTHER MITIGATED
PER BCC 9/8 "NOISE CONTROL"*

8. **Land and shoreline use**

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

The project site is located within City of Bellevue right-of-way (ROW) and is being used for transportation purposes. Adjacent uses include Eastgate Elementary School to the northwest, and open space and single-family residences throughout the remaining project area.

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

No, the site is located within City ROW and there is no indication of recent or past agricultural use.

c. Describe any structures on the site.

There are several utility poles and street lights located within the City ROW.

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

Several overhead utility poles and street lights within the project area will be removed and replaced during construction.

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

The site is located within existing City ROW. Adjacent properties are zoned as R-3.5 and R-5.

D # 8/26/09
revised
10/23/09

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

The construction of sidewalk, curb, and gutter along 152nd Avenue SE may result in a minor increase in visual quality for drivers and pedestrians. The replacement and installation of new street lights and the construction of a wood safety rail is not expected to obstruct any existing views.

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

N/A.

11. Light and glare

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

The existing street lighting system will be upgraded by Puget Sound Energy to meet current standards. An estimated 16 luminaires will be constructed along 152nd Avenue NE, assuming 200-foot spacing between poles.

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

No. The street lights will be constructed by Puget Sound Energy in compliance with City of Bellevue lighting standards.

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

None.

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

None.

12. Recreation

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

The Horizon Heights Greenbelt/Open Space area is located immediately adjacent to the project site, south and east of 152nd Avenue SE and adjacent to Vasa Creek. Eastgate Park and Lattawood Park are located within ¼ mile of the project site on SE Newport Way and 155th Avenue SE, respectively. An informal trail connects 152nd Avenue SE with Eastgate Elementary School. It is assumed that the trail is used by students and local residents as access to the elementary school and is not intended for recreation.

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

No. A connection will not be provided from the new sidewalk to the informal trail connecting 152nd Avenue SE to Eastgate Elementary School. The trail will not be upgraded or maintained by the City of Bellevue. The Horizon Heights pedestrian trail will be extended north to connect to the new sidewalk on the east side of 152nd Avenue SE.

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

N/A.

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OK 11/22/09
P. L. 8/24/09

- f. What is the current comprehensive plan designation of the site?
The site is located within existing City ROW. Adjacent properties are designated as SF-M and SF-H.
- g. If applicable, what is the current shoreline master program designation of the site?
N/A.
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
The site is located within a stream buffer, erosion hazard area, landslide hazard area, and 100-year floodplain.
- i. Approximately how many people would reside or work in the completed project?
None.
- j. Approximately how many people would the completed project displace?
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
N/A.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
N/A.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None.
- c. Proposed measures to reduce or control housing impacts, if any:
N/A.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
New luminaires (street lights) to be constructed by Puget Sound Energy will be approximately 30 feet in height.

8/26/09
D. J. 8/26/09

13. Historic and cultural preservation

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

There are no places or objects listed on or proposed for national, state, or local preservation registers within the project limits. According to the Washington Information System for Architectural and Archaeological Records Data (WISAARD) database, there are no historic properties located in the vicinity of the project site. All project-related work will occur within previously disturbed roadway fill.

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

There are no landmarks or other evidence of cultural importance on or adjacent to the project site.

- 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.

The project includes improvements to an existing street system on 152nd Avenue SE. Existing access to this street is provided via SE 46th Street, SE 45th Place, 150th Place SE, 152nd Place SE, SE 43rd Court, and Newport Way.

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

No. King County Metro provides bus service immediately adjacent to the project site. Newport Way is served by bus routes 208, 210, and 271; while 150th Avenue SE and SE 46th Street are served by bus routes 207 and 208.

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

Some on-street parking is located along 152nd Avenue SE, south of 150th Place SE. Upon completion of the proposed project, on-street parking will be eliminated due to the construction of bike lanes and sidewalks within the existing right-of-way.

- 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).

The project consists of road improvements including new sidewalk, curb, and gutter to portions of an existing public street.

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

No.

02/11/30/07
2-1-8/26/09

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

None. The project will not increase capacity on 152nd Avenue SE.

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

N/A.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No. The project will improve pedestrian access to nearby Eastgate Elementary School.

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

N/A.

16. Utilities

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

On-site utilities include electricity, natural gas, sewer, telephone, and water.

- 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.

The project will require the relocation of several underground gas and telephone lines to accommodate new retaining walls and storm drainage system. Overhead power lines will also be relocated during construction of the proposed retaining walls. Portions of existing storm and sewer pipes will be replaced during construction. The replacement is a maintenance upgrade and is not a project-related impact.

C. SIGNATURE

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

Signature:

Michelle Utter

Date Submitted:

8/26/09

Project # 1

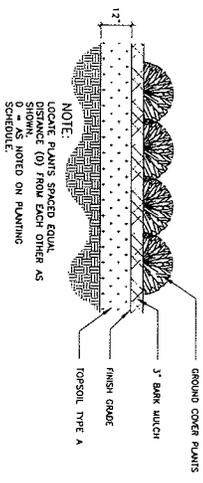
*8/26/09
D.K. Spivey*

PLANTER STRIP NOTES

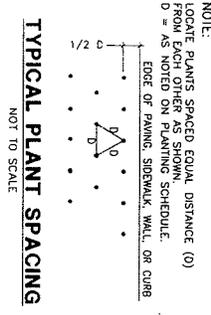
- 1) ALL PLANTER STRIPS SHALL RECEIVE 12" OF TOPSOIL TYPE A TO FINISH GRADE ELEVATIONS SHOWN IN THE PLANS.
- 2) PRIOR TO TOPSOIL PLACEMENT IN PLANTER STRIPS, THE NATIVE SUBGRADE SHALL BE SCARIFIED TO A 6" DEPTH.
- 3) PLANTER STRIPS SHALL RECEIVE DRIP IRRIGATION. SEE IRRIGATION PLANS AND DETAILS (SHEETS 50-55).
- 4) BARK MULCH SHALL BE PLACED IN PLANTER STRIPS TO A UNIFORM 3" DEPTH.

RESTORATION NOTES

- 1) ALL RESTORATION PLANTINGS SHALL BE PIT AMENDED WITH TOPSOIL TYPE A.
- 2) EROSION CONTROL FABRIC (GEOCOIR 400 OR APPROVED EQUAL) SHALL BE PLACED IN ALL RESTORATION AREAS (EXCLUDING R3).
- 3) BARK MULCH SHALL BE PLACED IN ALL RESTORATION AREAS TO A UNIFORM 3" DEPTH.

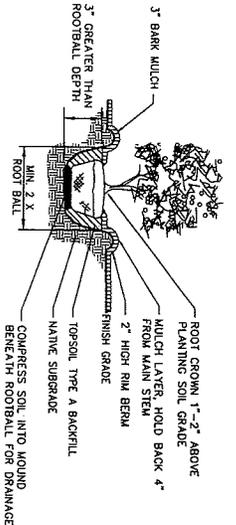


PLANTER STRIP BED PREPARATION
NOT TO SCALE



TYPICAL PLANT SPACING
NOT TO SCALE

TYPICAL SHRUB PLANTING IN SIDEWALK PLANTER STRIP
NOT TO SCALE



PLANTER STRIP PLANTING SCHEDULE

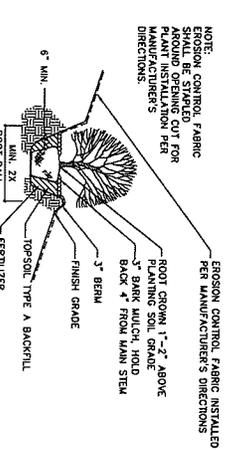
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY, BY PLANTING ZONE	REMARKS	SPACING
	SHRUBS AND GRASSES						
①	CAREX MODOBOMI 'ICE DANCE'	JAPANESE SEDGE	B&B, 6" HT.	9' O.C.	21		32' O.C.
②	GAULTHERIA SQUALON	SQUAL	106	2' O.C.			32' O.C.
③	MAHONIA NEROSA	LOW OREGON GRAPE	148	2' O.C.			32' O.C.
④	MAHONIA DOMESTICA 'MADON BAY'	MADON BAY HEMLOCK BAMBURD	159	2' O.C.			32' O.C.
⑤	ROSA ROUGEA 'DE RESCHT'	DE RESCHT RAAMANS ROSE	107	2' O.C.			32' O.C.
	GROUNDCOVER						
⑥	OPHIOPOGON JAPONICUS	MUNDO GRASS	450	1' O.C.			12" O.C.
⑦	MAHONIA REPENS	CREeping MAHONIA	424	1' O.C.			12" O.C.
⑧	Fragaria chilloensis	COAST STRAWBERRY	380	4" POT			12" O.C.

RESTORATION PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY, BY PLANTING ZONE	REMARKS
	TREES					
	THUJA PLICATA	WESTERN RED CEDAR	B&B, 6" HT.	9' O.C.	21	
	TSUGA HETEROPHYLLO	WESTERN HEMLOCK	B&B, 6" HT.	9' O.C.	21	
	SHRUBS					
	ACER DICHROMIUM	NINE MAPLE	2 GAL., 3" HT.	4' O.C.	8	10, 30, 30, 10, 5
	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	1 GAL.	4' O.C.	14	18, 52, 33, 20, 8
	OSOBERRY	OSOBERRY	1 GAL.	4' O.C.	8	7, 32, 30, 10, 4
	RIBUS SPECIOSUS	SALMONBERRY	1 GAL.	4' O.C.	11	11, 39, 34, 14
	SAMBUCUS RACEMOSA	RED ELDERBERRY	1 GAL.	4' O.C.	13	11, 42, 32, 14, 6
	GROUNDCOVERS AND PERENNIALS*					
	ARCTOSTAPHYLOS UVA-URSI	KINKHOENIGK	1 GAL.	2' O.C.	292	86, 272, 239
	COTONASTER DAMENI	BEARBERRY COTONASTER	1 GAL.	2' O.C.		204
	POLYSTICHUM MUNITUM	SWARD FERN	1 GAL.	2' O.C.	292	86, 271, 239

*PLANT TREES IN GROUPS OF 1-3 OF SAME SPECIES.
PLANT SHRUBS IN GROUPS OF 3-5 OF SAME SPECIES.
PLANT GROUNDCOVERS IN GROUPS OF 13-25 OF SAME SPECIES.

SHRUB PLANTING ON SLOPES
NOT TO SCALE



NO.	DATE	BY	APP'D	REVISIONS

Approved By: [Signature]

City of Bellevue
TRANSPORTATION DEPARTMENT

DAVID EVANS AND ASSOCIATES INC.
152ND AVENUE SE
SEATTLE, WA 98148
Phone: 425.519.6500

LANDSCAPING DETAILS

SHEET 49 OF 55

100% SUBMITTAL - NOT FOR CONSTRUCTION