



City of Bellevue  
Development Services Department  
Land Use Staff Report

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**Proposal Name:** Pizzo Residence Garage

**Proposal Address:** 528 West Lake Sammamish Pkwy SE

**Proposal Description:** Applicant proposes modifying a steep slope critical area structure setback to permit construction of a detached garage with a second-story guest cottage.

**File Number:** 10-103259 LO

**Applicant:** MacPherson Construction & Design for Michael Pizzo

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

**Planner:** Kevin LeClair, Planner

**State Environmental Policy Act  
Threshold Determination:** Exempt from SEPA per WAC 197-11-800 (1)

**Director's Decision:** **Approval with Conditions**

  
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Carol V. Helland, Land Use Director  
Development Services Department

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Application Date: January 22, 2010  
Notice of Application Publication Date: February 11, 2010  
Decision Publication Date: March 18, 2010  
Project/SEPA Appeal Deadline: April 1, 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.

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### **Attachments**

1. Critical Areas Report

## I. Proposal Description

The applicant is requesting a critical areas land use permit utilizing the critical areas report process for the modification of a steep slope critical area structure setback from the standard 75 feet to a minimum of 42.5 feet for the construction of a detached garage with a second-story guest cottage.

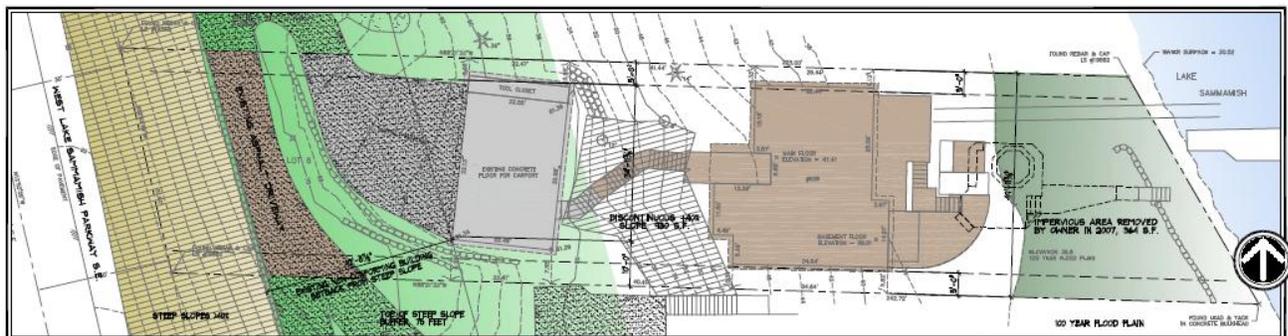
The critical areas overlay section of the land use code (LUC) states that any disturbance to or modification of a critical area structure setback requires a critical areas land use permit, Part 20.30P. LUC 20.25H.120.C.3 specifies that steep slope critical area structure setbacks may be modified only through an approved critical areas report, Part 20.25H.230.

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

### A. Site Description

The property, located at 528 West Lake Sammamish Parkway SE, is .28 acres (12,300 square feet) in size. The property is roughly 220 feet deep by 50 feet wide. The western property boundary is adjacent to West Lake Sammamish Parkway SE. The eastern boundary is adjacent to Lake Sammamish. The property is bordered on the north and south by single-family residential properties.

From west to east, the steep property slopes down from West Lake Sammamish Parkway to Lake Sammamish. The steepest portion of the property starts at the Parkway and slope down at just over 40%. This is the portion of the property that meets the definition of a steep slope critical area. This area is vegetated with several significant conifer trees with an understory of blackberries and English ivy. At the toe of this slope there is a driveway access that serves multiple properties to the south. Beneath this driveway access there is a 2-3-foot tall rockery. Below the rockery is the Pizzo's driveway and parking area that leads to an existing carport. Below the carport there is another sloped area that is 40% in slope, but does not meet the square footage threshold to be considered a critical area. This slope is vegetated with several significant trees with a sparsely vegetated understory of non-native shrubs and ground covers. Below this slope is the primary structure (a single-family residence). East of the residence the landscaped residential yard slopes at 8% in a distance of just over



LEGEND:

EXISTING SITE PLAN

50 feet to the ordinary high water mark of Lake Sammamish.

**B. Zoning**

The property is zoned R-3.5. Due to the presence of the steep slope critical area, the property is also located in the Critical Areas Overlay District (LUC 20.25H). The property is within 200 feet of the ordinary high water mark of Lake Sammamish, and therefore is located within the Shoreline Overlay District (LUC 20.25E).

**C. Land Use Context**

The property is located amidst other similarly developed single-family residential properties on the shoreline of Lake Sammamish. The property is situated between Lake Sammamish Parkway and Lake Sammamish. On the west side of West Lake Sammamish Parkway is Weowna Park, a city-owned open space with a trailhead parking for up four cars. Due to the dense vegetation on the steep slope on the east side of West Lake Sammamish Parkway, the property cannot be seen from the public right-of-way.

**D. Critical Areas Functions and Values**

**i. 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.

**ii. Shorelines**

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al.1996).

Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological

processes at work within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values. The discussion presented herein emphasizes this ecosystem approach.

The property is located within the 200-foot shoreline jurisdiction area adjacent to Lake Sammamish. The proposal involves no modification or disturbance to the critical area buffer or critical area structure setback associated with the shoreline critical area.

### iii. Floodplains

The value of floodplains can be described in terms of both the hydrologic and ecological functions they provide. Flooding occurs when either runoff exceeds the capacity of water bodies to convey or hold water within their banks, or when engineered stormwater systems become overwhelmed. Studies have linked urbanization with increased peak discharge and channel degradation (Dunne and Leopold 1978; Booth and Jackson 1997; Konrad 2000). Floodplains diminish the effects of urbanization by temporarily storing water and mediating flow to downstream reaches. The capacity of a floodplain to buffer upstream fluctuations in discharge may vary according to valley confinement, gradient, local relief, and flow resistance provided by vegetation. Development within the floodplain can dramatically affect the storage capacity of a floodplain, impact the hydrologic regime of a basin and present a risk to public health and safety and to property and infrastructure.

Although an area of special flood hazard exists on the property, there is no disturbance or modification proposed within the area of special flood hazard.

## III. Consistency with Land Use Code Requirements:

### A. Zoning District Dimensional Requirements:

The site is located in the R-3.5 zoning district. The dimensional requirements for this zoning district are:

Dimension	Requirement	Existing / Proposed
Front yard setback	20 feet	63 feet / 64 feet
Rear yard setback	25 feet	57 feet / No Change
Side yard setback of detached accessory structure	5 feet	3.96 feet / 5 feet
2 side yards setback of detached accessory structure	15 feet	11.51 feet / 15 feet
Building height of primary structure	35 feet	< 35 feet / No change
Maximum lot coverage	35 %	27.4 % / 28.4 %

Maximum impervious surface	50 %	51.5 % / 43.7 %
Greenscape of front yard	50 %	>90% / No Change
Building height of detached accessory structure	15 feet or 35 feet if agreement is recorded with King County	<10 feet / No Information

The proposal is consistent with the dimensional standards for the land use zoning district.

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

**i. Performance standards for allowed uses in landslide hazard and steep slope critical areas (LUC 20.25H.055)**

The existing detached accessory structure (carport) located on the property and the proposal to demolish it and construct a new garage with second story guest cottage is not allowed pursuant to LUC 20.25H.055. The applicant has chosen to utilize the Critical Areas Report process to modify the steep slope critical area structure setback to allow for proposed development.

**ii. Performance standards for uses and development within critical area structure setbacks not allowed pursuant to LUC 20.25.055 (LUC 20.25H.065)**

The existing detached accessory structure (carport) is a non-primary structure and is non-conforming. First it is located approximately 45 feet from the toe of the slope of a steep slope critical area where the steep slope critical area structure setback is 75 feet. Second, the carport is located 3.96 feet from the north property line and 7.55 feet from the south property line.

Because the proposed development exceeds the limits of minor, non-structural repairs, the structure must be brought into compliance. The Critical Areas Report process may not be used to modify this subsection.

Rather than try to use the Critical Areas Report Process to try to bring the existing carport into conformance, the applicant has chosen to utilize the Critical Areas Report process to modify the steep slope critical area structure setback to allow for the proposed development. The burden is on the applicant to demonstrate compliance with the decision criteria for the Critical Areas Report and the Critical Areas Land Use Permit. Compliance with the decision criteria is discussed in Section VIII of this report.

**iii. Performance Standards for landslide hazards and steep slopes (LUC 20.25H.125)**

This subsection states that in addition to the generally applicable performance standards set forth in LUC 20.25H.055 and 20.25H.065, development within a landslide hazard or steep slope critical area or critical area buffer shall incorporate

the additional performance standards contained in this section. The proposal involves modification of the steep slope critical area structure setback. The following is a brief response to the applicable performance standard for steep slope critical areas.

**a.** Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;

*The foundation for the new structure will be located within the footprint of the existing structure and will be founded on stable bearing materials.*

**b.** Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;

*No work other than the mitigation planting will be done within the Critical Areas.*

**c.** The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;

*The proposed development will have no impact on the risk to neighboring.*

**d.** The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;

*No undeveloped ground will be covered or disturbed.*

**e.** Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;

*This proposal utilizes pervious paving system to replace existing impervious paving.*

**f.** Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;

*No changes in grade are proposed other than minimal re-alignment where the existing impervious driveway will be replaced.*

**g.** Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;

*No new retaining structures are proposed.*

**h.** On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;

*Not applicable in this case.*

**i.** On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and

*Not applicable in this case.*

- 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.  
*No undeveloped areas are proposed to be disturbed. Any disturbed areas will be restored according to the restoration and mitigation plan.*

**C. Consistency with Critical Areas Report LUC 20.25.230.**

The applicant supplied a complete critical areas report prepared by MacPherson Construction & Design, a qualified professional. The report contained background and supporting materials from a land surveyor, a landscape architect, and a geotechnical engineer. The report met the minimum requirements in LUC 20.25H.250.

**IV. Public Notice and Comment**

Application Date:	January 22, 2010
Public Notice (500 feet):	February 11, 2010
Minimum Comment Period:	February 25, 2010

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on February 11, 2010. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

**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.

**Utilities**

The Utilities Department's Development Review Division has reviewed the proposed development for compliance with Bellevue Utilities' codes and standards. The Utilities Development Review staff found no issues with the proposed development.

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

The proposal is categorically exempt from SEPA environmental review because it is considered minor new construction as defined within WAC 197-11-800 (1). Additionally, the work is not occurring within a critical area or over lands covered by water.

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

No changes have been made to the applicant's proposal as a result of city review.

## **VIII. Decision Criteria**

### **A. Critical Areas Report Decision Criteria- General Criteria LUC 20.25H.255**

The Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:

#### **1. The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code;**

**Finding:** The primary reason for the avoidance of disturbance to or modification of a steep slope critical area or critical area buffer is to protect life and property from damage resulting from the inappropriate placement of development. Steep slope critical areas also serve as vegetated buffers that soften the urban landscape and provide space for tree and shrub cover that intercepts rainfall and allows for modest infiltration of surface water.

The proposed modification of the toe-of-slope critical area structure setback results in a level of protection that is equal to a strict application of the code. Furthermore, the restoration and mitigation plan further enhances the natural corridor characteristics of the steep slope critical area.

#### **2. Adequate resources to ensure completion of any required mitigation and monitoring efforts;**

**Finding:** The applicant will be required and is prepare to provide a performance assurance device for the required restoration and mitigation measures associated with the proposed steep slope critical areas structure setback reduction and construction of the garage with second story guest cottage.

#### **3. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and**

**Finding:** The applicant's geotechnical engineer has provided recommendations for construction of the foundation of the proposed garage that will result in the limited impact to the existing site, as the new garage will be roughly in the same location as the existing carport. The functions and values of the critical areas and critical area buffers on adjacent properties will be unaffected by the actions in the proposal. They may actual be enhanced by the activities included in the applicants restoration and mitigation plan which calls for the removal of non-native species and the installation of

native trees and ground covers.

**4. The resulting development is compatible with other uses and development in the same land use district.**

**Finding:** The resulting development of a garage with second story guest cottage is compatible with the residential uses located along West Lake Sammamish Parkway, where it is customary to have either a garage attached to the primary structure or a garage as an accessory structure on the same property.

**B. 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 will be required to obtain a single-family addition building permit for the demolition of the existing structure and construction of the new structure.

**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 utilizing a mixture of pin pile foundation and continuous bearing foundations for the proposed structure that will provide for stable foundation per the recommendations of the applicant's geotechnical engineer. The applicant is also proposing to replace the existing impervious driveway material with a pervious paving material for 886 square feet to improved the stormwater functions of the site.

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

**Finding:** The applicable performance standards for this proposal are those pertaining to development adjacent to steep slope critical areas in LUC 20.25H.125. The responses to these performance standards is addressed 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. The proposal will not change the need for public facilities on the property.

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

**Finding:** The applicant supplied a mitigation and restoration plan, as part of their critical areas report, that was consistent with the requirements of LUC 20.25H.210.

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

**Finding:** As discussed in Section IV & 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 for the modification of a steep slope critical area structure setback from the standard 75 feet to a minimum of 42.5 feet for the construction of a detached garage with a second-story guest cottage.

**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	Savina Uzunow, 425-452-7860
Land Use Code- BCC 20.25H	Kevin LeClair, 425-452-2928
Noise Control- BCC 9.18	Planner, 425-452-2928

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

**1. 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 Building 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: Planner, Land Use

**2. Restoration of Degraded Critical Areas and Improvement of Stormwater Function on the Site:** A restoration plan for the steep slope critical area that includes the removal of non-native invasive species and the installation of native trees and ground covers is required to be submitted for review and approval by the City of Bellevue prior to issuance of the Building Permit. The plan shall provide a proposed maintenance approach to ensure the restoration efforts successfully establish and provide the functions and values for which they are intended.

The applicant is also required to submit for review and approval prior to the issuance of the Building Permit, a detailed plan for the conversion of the impervious driveway/parking area to a pervious paving material that meets or exceeds the City of Bellevue's Natural Drainage Practice Standards.

Authority: Land Use Code 20.25H.210  
Reviewer: Planner, Land Use

**3. Performance Assurance Device:** In order to ensure adequate resources are available to implement the required landscape on the slope, a performance assurance device in an amount equal to 100% of the cost of labor and materials for the landscape installation shall be held until successful installation is verified by the City of Bellevue at which time the performance assurance device will be released to the applicant.

Authority: Land Use Code 20.25H.210  
Reviewer: Kevin LeClair, Land Use

**4. Maintenance Assurance Device:** In order to ensure the required landscape restoration successfully establishes on the slope, a maintenance assurance device in an amount equal to 25% of the cost of labor and materials for the landscape installation shall be held for a period of three years from the date of successful installation. The maintenance assurance device will be released to the applicant upon receipt of documentation of reporting successful establishment in compliance with the performance standards stated in condition of approval #2 above.

Authority: Land Use Code 20.25H.210  
Reviewer: Kevin LeClair, Land Use

**5. Rainy Season restrictions:** Due to the proximity to Lake Sammamish, no clearing and grading activity may occur during the rainy season, which is defined as November 1 through April 30 without written authorization of the Development Services Department. 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

**6. 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: Kevin LeClair, Land Use

**7. 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



# CRITICAL AREAS REPORT

FOR

**Modification to toe-of-slope Structure Setback  
and Steep Slope Enhancement**

**Pizzo Residence Garage**

528 West Lake Sammamish Parkway SE  
Bellevue, Washington 98008

January 20, 2009

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- A Pre-Application Correspondence
- B Geotechnical Review
- C Slope Enhancement Report
- D Slope Impact, Mitigation & Planting Plans
- E Site Photographs of Existing Conditions
- F Environmental Checklist
- G Topographic Survey

## PROJECT TEAM

### TEAM LEAD, ARCHITECT & GENERAL CONTRACTOR:

MacPherson Construction & Design, LLC  
21626 S.E. 28<sup>th</sup>. Street  
Sammamish, WA 98075  
(425) 391-3333  
Contact: Robert Sorensen, Architect  
[bob@macphersonconstruction.com](mailto:bob@macphersonconstruction.com)

### GEOTECHNICAL ENGINEER:

Yonemitsu Geological Services  
10321 S.E. 192<sup>nd</sup>. Street  
Renton, WA 98055  
(425) 814-3970  
Contact: Robert Pride, P.E.  
[mpgeo@aol.com](mailto:mpgeo@aol.com)

### ENVIRONMENTAL CONSULTANT & LANDSCAPE DESIGN:

Altmann Oliver Associates, LLC  
P.O.Box 578  
Carnation, WA 98014  
(425) 333-4535  
Contact: John Altmann, Ecologist  
[John@altoliver.com](mailto:John@altoliver.com)

### HOMEOWNERS:

Michael & Kathryn Pizzo  
528 West Lake Sammamish Parkway SE  
Bellevue, WA 98008

## INTRODUCTION AND SCOPE OF PROPOSAL

This proposal is requesting a modification to the standard **toe-of-slope structure setback** pursuant to LUC 20.25H.120.C.3. We hereby request that this structure setback be reduced from the standard 75 feet to 42.5 feet, which is the current setback of the existing non-conforming structure that is proposed to be replaced.

The work of this proposal is to enhance the existing Steep Slope and much of the toe-of-slope structure setback areas through Clean-up, new hardscape and new Landscaping. **This proposal is submitted as mitigation for approval to modify the toe-of-slope structure setback.**

The scope of the work includes replacing the existing concrete driveway with a new pervious paving system. Then the Steep Slope areas and a significant portion of the existing toe-of-slope structure setback area will be cleared of invasive and unwanted plants and will be restored and planted with new native and select plantings in accordance with the Slope Impact & Mitigation Plans.

The new Garage structure will be constructed essentially on the footprint of the existing Carport structure but will correct the current sideyard setback non-conformances and will be located no closer to the Steep Slope than the existing structure (at 42'-8"). The new Garage will have a slightly larger impervious footprint than the existing structure but this impervious footprint will be more than offset by the removal of impervious paving and its replacement with an engineered pervious paving system.

**This proposal will result in a net reduction of impervious area within the toe-of-slope structure setback of 814 square feet and will provide approximately 1,461 square feet of Slope and toe-of-slope structure setback enhancements.**

## CRITICAL AREAS AFFECTED

The critical areas affected by this proposal consist of a steep slope area running eastward from West Lake Sammamish Parkway approximately 40 feet and extending to both north and south side property lines and beyond. In addition, there is the associated 75 foot toe-of-slope structure setback. This setback is currently bisected by an existing paved access drive for neighboring houses. This condition has existed for decades with no evidence of any negative impact to the slope or the downslope structures. The critical areas are depicted on the **STEEP SLOPE ENHANCEMENT SCOPE PLAN**, Page 6. The northern and southern property boundaries abut other single family residences; the eastern property boundary abuts Lake Sammamish although the lake shore is more than 120 feet away from this proposed work. The intervening area consists of the existing Single Family residence and associated mature landscaping. See the **Site Photographs of Existing Conditions** Appendix E.

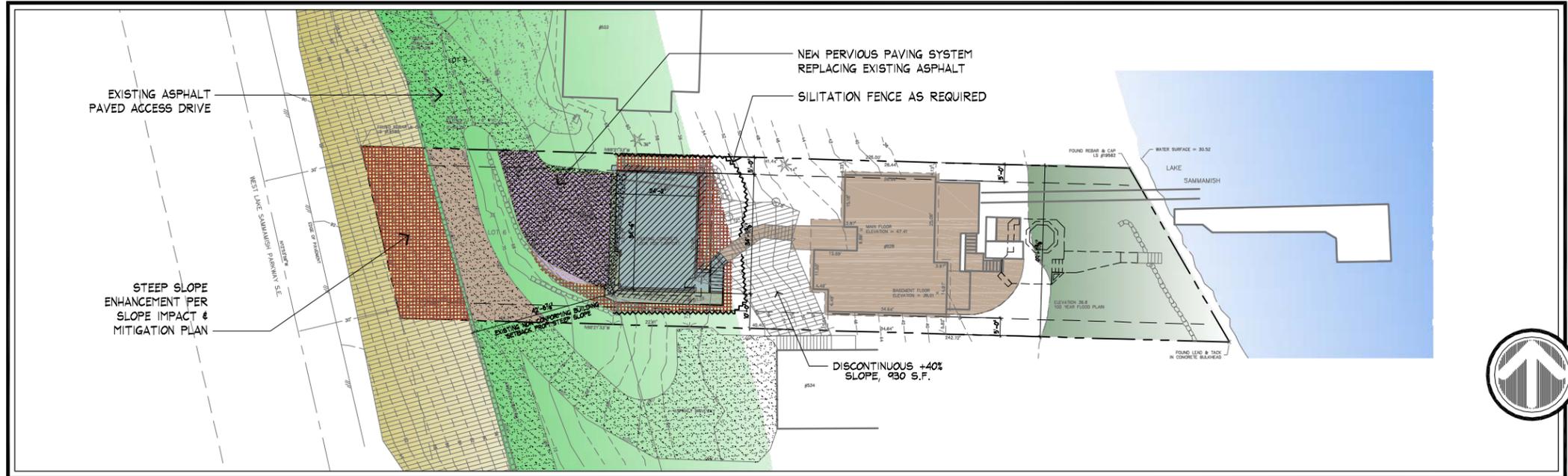
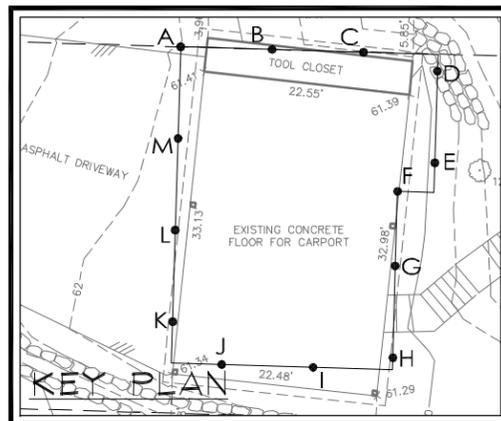
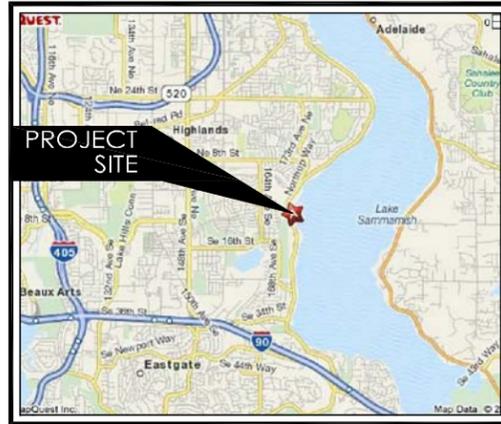
## RELEVANT CODE SECTIONS

Relevant code sections include:

- 20.25H.120.** Designation of critical area and buffers (Geologic Hazard Areas).
- 20.25H.135** Mitigation and Monitoring – Additional provisions for landslide hazards and Steep Slopes.
- 20.25H.140** Critical areas report – Additional provisions for landslide hazards and steep slopes.
- 20.25H.145** Critical areas report – Approval of modification.
- 20.25H.250** Critical areas report – Submittal requirements.
- 20.25H.255** Critical areas report – Decision criteria.
- 20.30P.140** Decision criteria for a Critical Areas Land Use Permit.

The criteria and requirements of these sections has been addressed and justifications given in detail in the following section.

VICINITY MAP



SITE PLAN  
Scale: 1" = 40'-0"

LEGEND:

- STEEP SLOPES >40%
- TOE OF STEEP SLOPE BUFFER, 75 FEET
- EXISTING IMPERVIOUS SURFACES, UNCHANGED 2,844 SF
- EXISTING IMPERVIOUS SURFACES, REMOVED OR MODIFIED 1,931 SF
- PROPOSED NEW IMPERVIOUS SURFACES 1,213 SF
- PROPOSED NEW PERVIOUS PAVING 886 SF
- PROPOSED AREA FOR SLOPE RESTORATION & ENHANCEMENT 1,461 SF

THIS PROPOSAL REPRESENTS A NET DECREASE IN IMPERVIOUS AREA OF 716 SF. FOR A TOTAL IMPERVIOUS AREA OF 4,057 SF. OR 43.7%.

BLDG. HEIGHT TABULATION

POINT	EXIST. GRADE	FINISH GRADE	COUNT
A	62.00	62.00	1
B	61.30	61.30	1
C	61.30	61.30	1
D	58.50	58.50	1
E	59.60	59.60	1
F	61.30	61.30	1
G	61.30	61.30	1
H	61.20	61.20	1
I	61.30	61.30	1
J	61.30	61.30	1
K	61.50	61.50	1
L	61.60	61.60	1
M	61.70	61.70	1

AVG. EXIST. GRADE	793.90	13	61.07
AVG. FIN. GRADE	793.90	13	61.07

SITE DRAINAGE:

- CONNECT ALL FOOTING DRAINS AND TIGHTLINE DIRECT TO DAYLIGHT OUTFALL AT EDGE IF WATER.
- CONNECT ALL ROOF DRAINS (SEPARATE FROM FOOTING DRAINS) AND TIGHTLINE DIRECT TO DAYLIGHT OUTFALL AT EDGE OF WATER.
- CONNECT ALL CATCH BASINS AND TIGHTLINE THROUGH THE OIL/WATER SEPARATOR INTO THE ROOF DRAIN SYSTEM.

GENERAL NOTES:

- ALL ROOF DRAINS AND FOOTING DRAINS SHALL BE SEPARATED. TIGHTLINE EACH TO STORM DRAINAGE SYSTEM AS REQUIRED. SEE NOTES ABOVE.
- ALL EXCAVATED MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND HAULED TO AN APPROVED DUMP SITE.
- SEE DRAWINGS A0.0 & A0.1 FOR ADDITIONAL INFORMATION REGARDING DRAINAGE AND TESC MEASURES.
- ALL ROCK RETAINING WALLS OVER 4 FEET IN HEIGHT SHALL BE ENGINEERED BY THE INSTALLER IN ACCORDANCE WITH LOCAL CODES.
- ALL SITE AND FOUNDATION WORK SHALL BE REVIEWED AND MONITORED BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPLIANCE WITH THE DESIGN CRITERIA.

TREE NOTES:

- PROTECT THE SIGNIFICANT TREES SHOWN TO REMAIN AND MAINTAIN PROTECTION THROUGHOUT CONSTRUCTION.

BUILDING HEIGHT:

- AVERAGE EXISTING GRADE = 1,595.65/26 = 61.37'
  - AVERAGE FINISH GRADE = 1,545.45/26 = 59.44'
  - MAIN FLOOR ELEVATION = 66.00'
  - RIDGE ELEVATION: 44.04 + 34.28 = 78.32'
  - MID POINT OF HIGHEST ROOF PITCH: 44.65 + 29.94 = 74.59'
  - ALLOWABLE BUILDING HEIGHT FROM AVERAGE EXISTING GRADE: 61.37 + 35.00 = 96.37'
  - 79.04 IS GREATER THAN 78.32 OK
  - ALLOWABLE BUILDING HEIGHT (MID-POINT) FROM AVERAGE NEW GRADE: 59.44 + 30.00 = 89.44'
  - 74.65 IS GREATER THAN 74.59 OK
- (SEE DRAWING A5.1 FOR COMPLIANCE DIAGRAM)

BUILDING CODE DATA:

- BUILDING CODE:** 2006 International Residential Code (IRC) including mechanical requirements
- PLUMBING CODE:** 2006 Uniform Plumbing Code (UPC)
- ENVIRONMENTAL CODES:** 2006 Washington State Energy Code (WSEC), 2006 Washington State Ventilation & Indoor Air Quality Code (VIAQ)
- SEISMIC DESIGN CATEGORY:** D2
- BASIC WIND SPEED:** 85 MPH
- MINIMUM SNOW LOAD:** 25 LB./S.F.
- MAX. ASSUMED SOIL BEARING CAPACITY:** 2,500 PSF PER GEOTECHNICAL INVESTIGATION

JURISDICTIONAL DATA:

**LEAD AGENCY:**  
City of Bellevue  
Department of Planning & Community Development  
450 110th Avenue N.E. Bellevue, Washington  
P.O. Box 90012 Bellevue, Washington 98009-9012  
Ph: (425) 452-6864 Fax: (425) 452-5225

DEMOLITION NOTES:

- DISCONNECT AND CAP EXISTING ELECTRICAL SERVICE AS REQUIRED BY THE SERVING UTILITY AND CITY.
- SELECTIVELY DEMOLISH PORTIONS OF THE EXISTING CARPORT/SHED STRUCTURE AS DIRECTED.
- REMOVE EXISTING ASPHALT PAVING AS SHOWN, EXCAVATE AS REQUIRED FOR LEVEL OF NEW IMPERVIOUS PAVING SYSTEM TO MATCH NEW GARAGE FLOOR AND EXISTING GRADES.
- DEMOLISH PORTION OF EXISTING CONCRETE STAIRWAY AS SHOWN.
- REMOVE ALL DEBRIS FROM THE SITE AND DISPOSE OFF-SITE IN A LEGAL MANNER.
- SEE DRAWINGS A0.0 & A0.1 FOR ADDITIONAL INFORMATION REGARDING DRAINAGE AND TESC MEASURES.

LEGAL DESCRIPTION:

LOT 6, SAMMAMISH BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED NOVEMBER 8, 1926, KING COUNTY RECORDS.

LOT COVERAGE:

TOTAL LOT AREA: 12,300 SF  
LESS CRITICAL AREAS: <2,073 SF>  
100 YEAR FLOOD PLAIN: <952 SF>  
STEEP SLOPES: <952 SF>

**NET LOT AREA: 9,275 SF**

ALLOWABLE LOT COVERAGE @ 35% 3,246 SF  
ALLOWED IMPERVIOUS AREA @ 50% 4,638 SF

EXISTING IMPROVEMENTS

FOOTPRINT OF EXISTING RESIDENCE: (INCL. COVERED PORCHES & DECKS) 1,687 SF  
EXIST. CARPORT/SHED: 827 SF  
EXISTING LOT COVERAGE: 2,514 SF 27.4%  
EXISTING IMPERVIOUS SURFACES: (INCLUDES BUILDING ROOFLINE, DRIVEWAY, WALKWAYS & DECKS) 4,775 SF 51.5%

PROPOSED IMPROVEMENTS

FOOTPRINT OF EXISTING RESIDENCE TO REMAIN: (INCL. COVERED PORCHES & DECKS) 1,687 SF  
EXIST. CARPORT/SHED TO BE REMOVED: <827 SF>  
NEW GARAGE/STUDIO: 949 SF  
PROPOSED LOT COVERAGE: 2,636 SF 28.4%  
PROPOSED IMPERVIOUS SURFACES: 4,775 SF  
EXISTING IMPERVIOUS SURFACES TO BE REMOVED: <1,931 SF>  
PROPOSED NEW IMPERVIOUS SURFACES: 1,213 SF  
TOTAL PROPOSED IMPERVIOUS SURFACES: 4,057 SF 43.7%  
PROPOSED NEW PERVIOUS PAVING: 886 SF

PROJECT DATA:

**PARCEL #:** 7524900030  
**SITE ADDRESS:** 528 West Lake Sammamish Parkway SE Bellevue, WA 98008  
**PROPERTY OWNER:** Michael & Kathryn Pizzo  
**ARCHITECT & CONTRACTOR:** MACPHERSON CONSTRUCTION & DESIGN Attn: Robert H. Sorenson AIA 21626 SE 28th Street Sammamish WA 98075-7125 Ph: (425) 391-3333 Fax: (425) 557-2841  
**ENGINEER:**

BUILDING DATA:

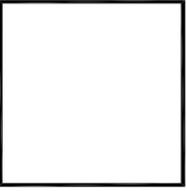
**TWO STORY GARAGE W/ STUDIO OVER:**  
STUDIO FLOOR AREA: 776 SF  
STUDIO LOFT AREA: 371 SF  
TOTAL HEATED AREA: 1,149 SF  
GARAGE FLOOR AREA: 822 SF  
TOTAL ENCLOSED BUILDING AREA: 1,971 SF  
PORCHES & DECKS: 119 SF

LOT ZONING:

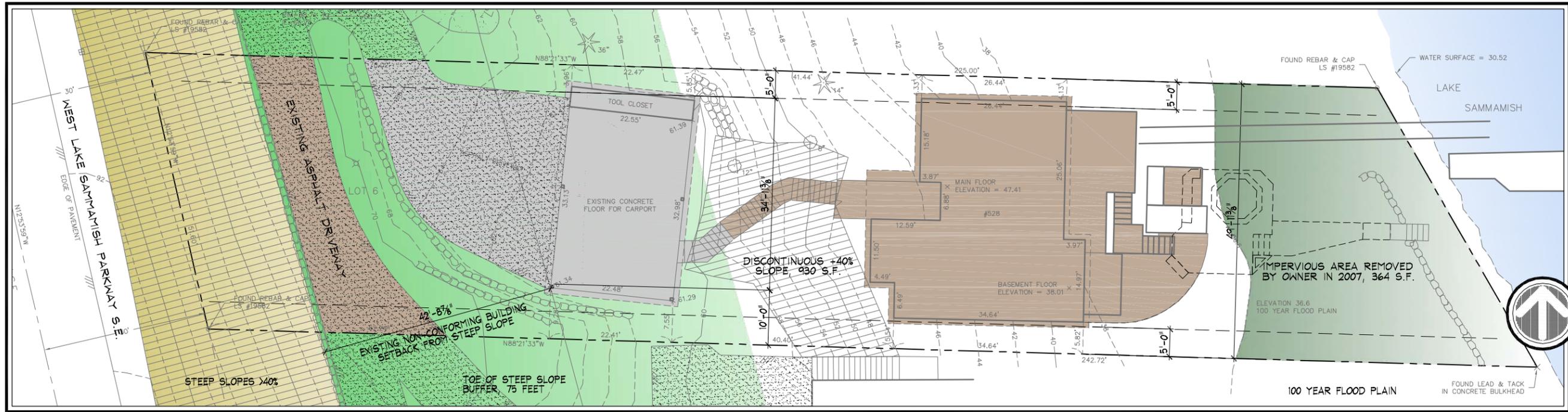
**LOT ZONING:** R 2.5  
**LOT SIZE:** 12,300 S.F. (.28 Acre)  
**LOT SLOPE:** 22.86%  
**ALLOWED LOT COVERAGE:** 35% MAX.  
**ALLOWED IMPERVIOUS AREA:** 50% MAX.  
**BASE BUILDING HEIGHT:** 35 FEET FROM AVERAGE EXISTING GRADE, 50 FEET FROM AVERAGE FINISH GRADE TO MID-POINT OF SLOPE. (LUC 20.50.012 B)  
**SETBACK - FRONT YARD:** 20 FEET  
**SETBACK - REAR YARD:** (SHORELINE SETBACK) 25 FEET FROM OHWM (LUC 20.25E.060 G)  
**SETBACK - SIDE YARDS:** 5 FEET MIN., TOTAL BOTH SIDES OF 15 FEET MIN. (LUC 20.20.010) EXCEPT FOR MINOR BUILDING ELEMENTS, EAVES, ETC. UP TO 18" (LUC 20.20.025.C.)

DATE	BY	DESCRIPTION

**Pizzo Residence Garage**  
528 West Lake Sammamish Parkway S.E.  
Bellevue, Washington 98008  
Parcel #: 7524900030  
**SITE / DRAINAGE PLAN**



**MACPHERSON CONSTRUCTION & DESIGN**  
21626 SE 28th ST. SAMMAMISH WA 98075-7125  
PH: 425-391-3333 FAX: 425-557-2841



**LEGEND:**

- STEEP SLOPES >40%
- TOE OF STEEP SLOPE BUFFER, 75 FEET

TOTAL LOT AREA: 12,300 SF  
 LESS CRITICAL AREAS:  
 100 YEAR FLOOD PLAIN 2,073 SF  
 STEEP SLOPES < 952 SF

**NET LOT AREA: 9,275 SF**

ALLOWABLE LOT COVERAGE @ 35% 3,246 SF  
 ALLOWED IMPERVIOUS AREA @ 50% 4,638 SF

- EXISTING IMPERVIOUS SURFACES, UNCHANGED 2,844 SF
- EXISTING IMPERVIOUS SURFACES, REMOVED OR MODIFIED 1,931 SF

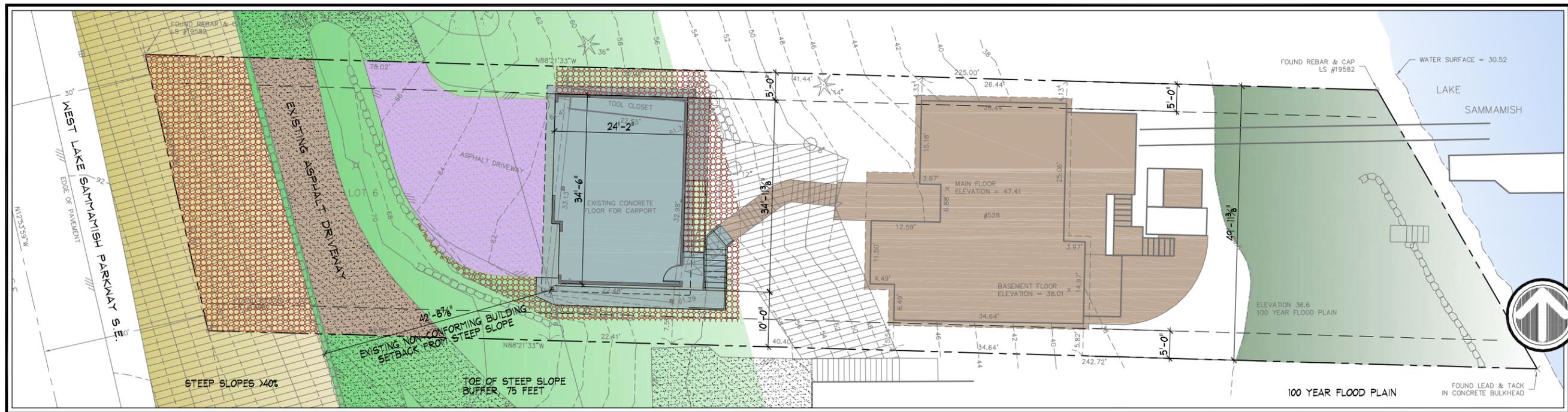
- PROPOSED NEW IMPERVIOUS SURFACES 1,213 SF
- PROPOSED NEW PERVIOUS PAVING 886 SF

- PROPOSED AREA FOR SLOPE RESTORATION & ENHANCEMENT 1,461 SF

**EXISTING SITE PLAN**

Scale: 1" = 20'-0"

**THIS PROPOSAL REPRESENTS A NET DECREASE IN IMPERVIOUS AREA OF 718 SF. FOR A TOTAL IMPERVIOUS AREA OF 4,057 SF. OR 43.71%.**



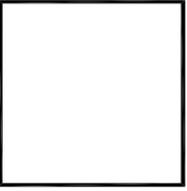
**PROPOSED SITE PLAN**

Scale: 1" = 20'-0"

DATE	DESCRIPTION

**Pizzo Residence Garage**  
 528 West Lake Sammamish Parkway S.E.  
 Bellevue, Washington 98008  
 Parcel #: 7524900030

**STEEP SLOPE ENHANCEMENT SCOPE PLAN**



**WACHPERSON**  
 CONSTRUCTION & DESIGN  
 21626 SE 28th ST. SAMMAMISH WA 98075-7125  
 PH: 425-391-3333 FAX: 425-557-2841

## JUSTIFICATIONS & CODE RESPONSE

**AVOIDANCE:** Since it is the goal of this proposal to bring into conformance an existing non-conforming situation within a toe-of-slope structure setback, avoidance is not viable option. These corrective measures must take place within this sensitive area and some collateral disruption is inevitable and will need to be addressed.

**MINIMIZATION:** This proposal represents the minimal amount of work necessary to correct the non-conformance and to provide for some mitigation and slope enhancement. An additional benefit of this proposal is the significant reduction of impervious surfaces from the existing condition. Alternatives were considered such as only restoring the disturbed areas, but in light of the existing conditions on the steep slope area and the abundance of impervious areas we have opted to not only correct the non-conformance but to also provide these additional enhancements. See **Pre-Application Correspondence** with Kevin LeClair dated April 29, 2009, and follow-up e-mails from September 2009; Appendix A.

**MITIGATION:** This proposal offers a substantial program of restoration and mitigation in exchange for permission to reduce this toe-of-slope structure setback as indicated in the Introduction to this report. This restoration and mitigation will substantially improve the natural habitat and habitat functions, will improve both the quality and volume of stormwater runoff, will provide for ease of monitoring and maintenance, and will allow the human occupants to maintain full use of their property and enjoy this newly enhanced environment.

Further discussion and justifications for each of the applicable code sections is provided in interlineated format below:

## VII. GEOLOGIC HAZARD AREAS

### 20.25H.120 Designation of critical area and buffers.

#### C. Structure Setbacks.

1. General. The requirements of this section apply along with any other dimensional requirements of the Land Use Code (see LUC [20.20.010](#), [20.20.130](#), [20.20.190](#) and Parts 20.25A – 20.25G). The most restrictive dimension controls. Structure setbacks are required in order to:
  - a. Minimize long-term impacts of development adjacent to critical areas and critical area buffers; and  
*Since the current development of the area in question already includes paved driveways, rock retaining devices and the existing Carport structure, this proposal will not negatively affect the long-term impacts to the adjacent critical area or critical area buffers.*
  - b. Protect critical areas and critical area buffers from adverse impacts during construction.  
*All construction will occur on or within existing developed areas. Since the existing long-term development has been in place for decades and has had no negative impact on the steep slope, it is extremely unlikely that this proposal will have any adverse impact at all.*
2. Minimum Setback of Structures.
  - a. Landslide hazards Toe-of-slope setback of 75 feet.
  - b. Steep slopes Toe-of-slope setback of 75 feet.  
Structure Setback Modification. Structure setbacks may be modified only through an approved critical areas report. ([Ord. 5680](#), 6-26-06, § 3)

**20.25H.135 Mitigation and monitoring – Additional provisions for landslide hazards and steep slopes.**

In addition to the general mitigation and restoration plan requirements of LUC 20.25H.210, each mitigation or restoration plan for geologic hazard critical areas shall include:

**A. Erosion and Sediment Control Plan.**

The erosion and sediment control plan shall be prepared in compliance with requirements set forth in Chapter 23.76 BCC, now or as hereafter amended. Such plans shall also include, if not otherwise addressed in Chapter 23.76 BCC, the location and methods of drainage, surface water management, locations and methods of erosion control, a vegetation management and/or replanting plan, and/or other means for maintaining long-term soil stability;

*See the **SITE / DRAINAGE PLAN**, Page 6 & the **SLOPE IMPACT & MITIGATION PLAN**, Page 7.*

**B. Drainage Plan.**

The technical information shall include a drainage plan for the collection, transport, treatment, discharge, and/or recycle of water prepared in accordance with applicable City codes and standards. The drainage plan should consider on-site septic system disposal volumes where the additional volume will affect the erosion or landslide hazard area;

*See the **SITE / DRAINAGE PLAN**, Page 6.*

**C. Monitoring Surface Waters.**

If the Director determines that there is a significant risk of damage to downstream receiving waters due to potential erosion from the site, based on the size of the project, the proximity to the receiving waters, or the sensitivity of the receiving waters, the technical information shall include a plan to monitor the surface water discharge from the site. (Ord. 5680, 6-26-06, § 3)

*On-site Monitoring will be provided as directed.*

**20.25H.140 Critical areas report – Additional provisions for landslide hazards and steep slopes.**

In addition to the provisions of LUC 20.25H.230, any proposal to modify a landslide hazard or steep slope or associated critical area buffer through a critical areas report shall comply with the requirements of this section.

**A. Limitation on Modification.**

The provisions for coal mine hazard areas in LUC 20.25H.130 may not be modified through a critical areas report.

*Not applicable*

**B. Area Addressed in Critical Area Report.**

In addition to the general requirements of LUC 20.25H.230, the following areas shall be addressed in a critical areas report for geologically hazardous areas:

1. Site and Construction Plans. The report shall include a copy of the site plans for the proposal and a topographic survey;

*See the **STEEP SLOPE ENHANCEMENT SCOPE PLAN**, Page 6 & the **Topographic Survey**, Appendix G.*

2. Assessment of Geological Characteristics. The report shall include an assessment of the geologic characteristics of the soils, sediments, and/or rock of the project area and potentially affected adjacent properties, and a review of the site history regarding landslides, erosion, and prior grading. Soils analysis shall be accomplished in accordance with accepted classification systems in use in the region;

*See the **Geotechnical Review**, Appendix B.*

3. Analysis of Proposal. The report shall contain a hazards analysis including a detailed description of the project, its relationship to the geologic hazard(s), and its potential impact upon the hazard area, the subject property, and affected adjacent properties; and

*See the **Geotechnical Review**, Appendix B.*

4. Minimum Critical Area Buffer and Building Setback. The report shall make a recommendation for a minimum geologic hazard critical area buffer, if any, and minimum building setback, if any, from any geologic hazard based upon the geotechnical analysis.

*See the **Geotechnical Review**, Appendix B.*

**20.25H.145 Critical areas report – Approval of modification.**

Modifications to geologic hazard critical areas and critical area buffers shall only be approved if the Director determines that the modification:

- A. Will not increase the threat of the geological hazard to adjacent properties over conditions that would exist if the provisions of this part were not modified;

*This slope has been stable for decades and the work of this proposal will not impact the slope. Reducing the toe-of-slope structure setback to the existing condition will have no impact on the adjacent properties. The new structure will be firmly founded on stable bearing materials further reducing any potentially damaging impact to the Steep Slope.*

- B. Will not adversely impact other critical areas;

*All proposed work will occur only within the toe-of-slope structure setback and will not impact the Steep Slope or any other Critical Area.*

- C. Is designed so that the hazard to the project is eliminated or mitigated to a level equal to or less than would exist if the provisions of this part were not modified;

*The new structure is located essentially within the footprint of the existing structure and will be firmly founded on stable bearing materials. No additional hazard will be created.*

- D. Is certified as safe as designed and under anticipated conditions by a qualified engineer or geologist, licensed in the state of Washington;

*See the **Geotechnical Review**, Appendix B.*

- E. The applicant provides a geotechnical report prepared by a qualified professional demonstrating that modification of the critical area or critical area buffer will have no adverse impacts on stability of any adjacent slopes, and will not impact stability of any existing structures. Geotechnical reporting standards shall comply with requirements developed by the Director in City of Bellevue Submittal Requirements Sheet 25, Geotechnical Report and Stability Analysis Requirements, now or as hereafter amended;

*See the **Geotechnical Review**, Appendix B.*

- F. Any modification complies with recommendations of the geotechnical support with respect to best management practices, construction techniques or other recommendations; and

*All construction will be done in strict adherence with the recommendations, practices and techniques outlined in the **Geotechnical Review**, Appendix B and subsequent communication with the Geotechnical Engineer. The Geotechnical Engineer will monitor the construction work in progress.*

- G. The proposed modification to the critical area or critical area buffer with any associated mitigation does not significantly impact habitat associated with species of local importance, or such habitat that could reasonably be expected to exist during the anticipated life of the development proposal if the area were regulated under this part.

*See the **Slope Enhancement Report**, Appendix C.*

## 20.25H.255 Critical areas report – Decision criteria.

### B. Decision Criteria – Proposals to Reduce Regulated Critical Area Buffer.

The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site where the applicant demonstrates:

1. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;

*See the **Slope Enhancement Report, Appendix C, and the Slope Impact, Mitigation & Planting Plan, Appendix D.***

2. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;

*See the **Slope Enhancement Report, Appendix C, and the Slope Impact, Mitigation & Planting Plan, Appendix D.***

3. The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;

*This proposal provides for the replacement of approximately 900 square feet of impervious paving with an equal amount of a pervious paving system. This will significantly reduce the amount of runoff currently being directed into the lake. The Mitigation Plantings within the Steep Slope will further enhance the quality of the stormwater runoff.*

4. Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;

*Bonding and/or assurances for completion and maintenance of the work will be provided as required.*

5. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and

*The approval of this proposal will have no effect on the functions and values of the critical areas and critical area buffers on or off site. We are simply replacing an existing structure in its existing location and providing Environmental enhancements through the proposed mitigation.*

6. The resulting development is compatible with other uses and development in the same land use district.

*The work of this proposal will serve to enhance the existing natural conditions and features of this residential neighborhood.*

**20.30P.140 Decision criteria.**

The Director may approve or approve with modifications an application for a Critical Areas Land Use Permit if:

- A. The proposal obtains all other permits required by the Land Use Code; and  
*It is our intent to apply for the Construction Permits for the new Garage/Studio concurrently with this Critical areas Report.*
- 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; and  
*We are proposing to utilize low-impact construction techniques and environmentally friendly products.*
- C. The proposal incorporates the performance standards of Part [20.25H](#) LUC to the maximum extent applicable; and  
*See responses below.*
- A. *Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;  
The foundation for the new structure will be located within the footprint fo the existing structure and will be founded on stable bearing materials.*
- B. *Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;  
No work other than the mitigation planting will be done within the Critical Areas.*
- C. *The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;  
The proposed development will have no impact on the risk to neighboring.*
- D. *The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;  
No undeveloped ground will be covered or disturbed.*
- E. *Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;  
This proposal utilizes pervious paving system to replace existing impervious paving.*
- F. *Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;  
No changes in grade are proposed other than minimal re-alignment where the existing impervious driveway will be replaced.*

G. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;

*No new retaining structures are proposed.*

H. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;

*Not applicable in this case.*

I. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and

*Not applicable in this case.*

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.

*No undeveloped areas are proposed to be disturbed. Any disturbed areas will be cleaned and restored according to the proposed restoration plan.*

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

*Streets, utilities and public services already exist in the area.*

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; and

*See the **Slope Impact, Mitigation & Planting Plan**, Appendix D.*

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

*We have addressed all other code related requirements to assure full compliance.*

## REFERENCE APPENDICIES

### **A Pre-Application Correspondence**

With Kevin LeClair, dated April 29, 2009 and September, 2009

### **B Geotechnical Review**

by Yonemitsu Geological Services, dated June 20, 2009

### **C Slope Enhancement Report**

by Altmann Oliver Associates, LLC, dated November 2, 2009

### **D Slope Impact, Mitigation & Planting Plan**

by Altmann Oliver Associates, LLC, dated November 2, 2009

### **E Site Photographs of Existing Conditions**

### **F Environmental Checklist**

By MacPherson Construction & Design, LLC, dated 12/29/09

### **G Topographic Survey**

By Modawell Land Surveying, PLLC, dated 7/08/09

## Appendix A

### **Pre-Application Correspondence**

With Kevin LeClair, from April 29, 2009 & following





April 29, 2009

Michael Pizzo  
528 W. Lake Sammamish Parkway SE  
Bellevue, WA 98008

RE: Pizzo Family Guest Cottage Preapplication Meeting (09-107633-DB)

Mr. Pizzo:

I am writing to summarize, document and add to the information we discussed at our meeting on April 14, 2009, regarding the conversion and remodel of an existing carport structure on your property located at 528 West Lake Sammamish Parkway SE. A further review of the critical areas regulations in the Land Use Code (LUC) indicates that the proposed work would not be allowable. This is contrary to my earlier opinion and I apologize for the misinterpretation. See the critical areas implications section below for additional detail.

#### Property and Project Description

The property is approximately 51 feet wide and 241 feet deep with a lot size of 12,300 square feet. It is located on West Lake Sammamish Parkway, with the West Lake Sammamish Parkway on the west, Lake Sammamish located on east side. The property slopes down to the east from West Lake Sammamish Parkway. Further to east, there is a paved parking area and a carport structure. Below the carport the land slopes steeply down to the primary residential structure on the property. The residential structure is situated approximately 60 feet from the ordinary high water mark of Lake Sammamish.

The proposal is to remove the exterior storage attached to the north and east sides of the carport structure, enclose the ground floor of existing carport structure and add a second floor guest cottage above. This work will require structural modifications to the foundation underlying the carport, as well as structural enhancements to the carport itself.

The existing carport structure is non-conforming in terms of its relative location to the side property lines, as well as its location within a geologic hazard critical area buffer to the east of the carport and a potential geologic hazard critical area structure setback to the west of the carport.

#### Critical Areas Implications

Based on a review of the City's geographic information systems, the property contains two areas that would probably meet the definition of geologic hazard critical area steep slopes. The definition of a geologic hazard critical area steep slope (LUC 20.25H.120.A.2) is, "slopes of 40 percent or more that have a rise of 10 feet and exceed 1000 square feet in area." Critical area buffers are established for the first 50-feet from the top-of-slopes that meet this definition. There is also a critical area structure setback established for the first 75-feet from the toe-of-slopes meeting this definition.

Based on the critical areas regulations, it appears that the carport is within both a top-of-slope critical area buffer, as well as a toe-of-slope critical area structure setback. The carport is an accessory structure on the property and is considered a nonconforming structure. According to the "existing nonprimary structures" subsection of the critical areas regulations (LUC 20.25H.065.B), "remodeling or repair is limited to minor, non-structural repairs." Furthermore,

the expansion of existing nonconforming structures into the critical area or critical area buffer is prohibited. The remodeling of the carport structure, by adding a second story, would be construed as an expansion of the nonconforming structure. The critical areas report process may not be used to modify the provisions contained in this subsection. See the additional considerations section below for a more detailed description of the intended use of the critical areas report process.

In light of this determination, it may be of some consolation to understand the intent that went into the development of this portion of the code. At the time that the Planning Commission was establishing prescriptive buffers and structure setbacks it was readily apparent that numerous existing, legally-permitted residential structures could become nonconforming. In order to avoid this eventuality, the Planning Commission made the decision (see LUC 20.25H.035.B) to exclude the footprint of all existing primary structures from these buffers so they could be remodeled or even replaced on the same footprint without needing a critical areas land use permit. They also developed specific rules pertaining to the expansion of single-family primary structures, which are detail in LUC 20.25.055.

These rules were developed in deference to allowing single-family property owners to keep and maintain their primary structural investment on their property. This same allowance was not extended to accessory structures on sites with critical areas, because the Commission's felt that the best thing for the environment would be to have accessory structures either maintained at their current level or, at best, diminished over time. For this reason, they specifically prohibited the expansion of or structural repair of accessory structures that are within critical areas, critical area buffers and critical area structure setbacks.

The property also contains a shoreline critical area buffer (25-feet) and a shoreline critical area structure setback (25-feet) extending from the ordinary high water mark of Lake Sammamish. The ordinary high water mark of Lake Sammamish is established at the elevation of 31.8 feet above sea level, according to the NAVD88 datum. Because the proposed work on the property is further landward of the existing primary structure on the property, this information is inconsequential to the current proposal.

#### Zoning Regulations (LUC 20.20.010)

The property is located in the R-3.5 land use zoning district. The applicable general dimensional standards for this land use zoning district are as follows:

Front yard structure setback – 20 feet

Rear yard structure setback – 25 feet

Side yard structure setback – 5 feet

2-side yards structure setback – 15 feet

Structure setback from access easements – 10 feet

Building height – 30 feet

Maximum lot coverage – 35% (lot area excludes all critical area square footage)

Maximum impervious surface – 50%

The existing carport is non-conforming relative to the side yard setbacks based on the provided site plans. The proposed remodel of the carport structure is likely to exceed 100% of the fair market value of the structure. According to LUC 20.20.560, "if remodeling exceeds 100% of the replacement value over any three-year period, the structure shall be brought into compliance with existing Land Use Code requirements." This means that the structure must be modified in order to comply with all of the standards mentioned above.

Detached Accessory Structure in Residential Districts (LUC 20.20.125)

On a residential property less than 20,000 square feet the LUC specifies limitations on the location and lot coverage of detached accessory structures. They include:

- Detached accessory structures shall be located six feet or more from the associated primary structure.
- Detached accessory structures shall be included in the calculation of lot coverage necessary to comply with the Maximum Lot Coverage by Structures requirements contained in LUC 20.20.010. In addition, detached accessory structures are limited to a maximum lot coverage of 10 percent except as otherwise provided in paragraph F.2. of this section.
- Detached accessory structures are required to comply with the front and side setbacks required for the primary structure and are required to maintain a five-foot setback from the rear lot line except as otherwise provided in paragraph F.3. of this section.

This section of the LUC also contains an exception process for proposal of that may exceed these requirements. The exception process is detailed in subsection LUC 20.20.125.F.

Guest Cottages (LUC 20.20.250)

One detached cottage for the use of guests or domestic employees or the residents of the main residence may be permitted on any lot having at least 13,500 square feet in lot area and having a single-family residence as the principal use of the lot.

Additional Critical Areas Considerations

The Critical Areas Report process is described fully in LUC 20.25H.230 through 270, and states that, "The critical areas report process is intended to provide flexibility for sites where the expected critical areas function and values are not present due to degraded conditions or other unique site characteristics. ...Generally, the critical areas report must demonstrate that the proposal with the requested modifications leads to equivalent or better protection of critical area function and values than would result from the application of the standard requirements. Where the proposal involves the restoration of degraded conditions in exchange for a reduction in regulated critical area buffer on a site, the critical areas report must demonstrate a net increase in certain critical area functions."

As stated above, expansion or structural repair of the existing carport is prohibited and cannot use the critical area report process to deviate from this. However, it may be conceivable, although challenging, to relocate and remodel the carport coupled with significant restoration of on-site critical areas or critical area buffers resulting in demonstrable functional improvements could be proposed. The remodel could include the addition of guest cottage space, but would likely require utilization of low-impact development techniques to minimize its overall impact. The site restoration would need to take into account the valuable shoreline environment and its current and future potential functions and values.

This letter is intended to provide you with guidance and direction in working with the City's codes and regulations, and I hope you will find this information useful. I am available to answer any additional questions you might have. I can be reached at (425) 452-2928 or [kleclair@bellevuewa.gov](mailto:kleclair@bellevuewa.gov).

Sincerely,  
*Transmitted via electronic mail*

Kevin LeClair  
Senior Environmental Land Use Planner

## Bob Sorensen

---

**From:** KLeClair@bellevuewa.gov  
**Sent:** Monday, September 14, 2009 1:02 PM  
**To:** bob@macphersonconstruction.com  
**Cc:** mikep@microsoft.com; katpizzo@comcast.net; roger@macphersonconstruction.com  
**Subject:** RE: Pizzo preapplication meeting 09-107633-DB

Thanks for clarifying that. I see that now from the site plan. Nice drawing by the way. The colors and shading are very helpful.

---

**From:** Bob Sorensen [mailto:bob@macphersonconstruction.com]  
**Sent:** Monday, September 14, 2009 12:40 PM  
**To:** LeClair, Kevin  
**Cc:** mikep@microsoft.com; katpizzo@comcast.net; roger@macphersonconstruction.com  
**Subject:** RE: Pizzo preapplication meeting 09-107633-DB

Kevin, Thanks for your quick response. Please be aware that the new survey revealed that the sloped area east of the proposed new structure is less than 1,000 S.F and is not contiguous with other steeply sloped areas; therefore it is not classified as a "critical area steep slope" [BLUC 20.25H.120.A.2.]

### Robert H. Sorensen

Architect

MacPherson Construction & Design

Ph: 425.391.3333

Fax: 425.557.2841

Cell: 206.399.8265

[bob@macphersonconstruction.com](mailto:bob@macphersonconstruction.com)

<http://www.macphersonconstruction.com>

---

**From:** KLeClair@bellevuewa.gov [mailto:KLeClair@bellevuewa.gov]  
**Sent:** Monday, September 14, 2009 12:00 PM  
**To:** bob@macphersonconstruction.com  
**Cc:** mikep@microsoft.com; katpizzo@comcast.net; roger@macphersonconstruction.com; KLeClair@bellevuewa.gov  
**Subject:** RE: Pizzo preapplication meeting 09-107633-DB

Bob,  
I have inserted **comments** to your questions below. I hope you find this information helpful as you and your clients move forward.  
Kevin

---

**From:** Bob Sorensen [mailto:bob@macphersonconstruction.com]  
**Sent:** Wednesday, September 09, 2009 11:10 AM  
**To:** LeClair, Kevin  
**Cc:** 'Michael Pizzo'; 'Kathryn Pizzo'; 'Roger MacPherson'  
**Subject:** Pizzo preapplication meeting 09-107633-DB

Kevin, we have been working with the Pizzos to try to address the comments from your April 29, 2009 letter (copy attached), regarding the rebuilding of the carport structure and the addition of a Guest Cottage. I am attaching a Site Plan showing our current line of thinking. Briefly we are considering the following:

- We propose to demolish the existing carport and storage structures and replace them with a new two story structure which contains a 3-car garage on the lower level and a Guest Cottage above. The new structure will be fully in compliance with the side yard setbacks and height limitations. The new structure will be located essentially on the existing footprint but will be rotated slightly to bring it into side yard conformance. Also, the overall impervious footprint will be slightly larger than the existing.
- The new structure will remain non-conforming with regard to the toe-of-steep-slope setback of 75 feet. The actual setback is proposed to be identical to the existing non-conforming structure at 42'-8", therefore this non-conformity will not be increased. **The mechanism, as we discussed before, is to utilize the critical areas report process to request a modification to the toe-of-slope structure setback and the top-of-slope critical area buffer for the purpose of constructing a new detached accessory structure in the proposed location.**
- To compensate for the increased size of the impervious footprint of the new structure, we are proposing to replace the driveway with new pervious paving. The net result of this approach will be the **reduction of overall impervious area** on site by **814** square feet. **This seems like a demonstrable improvement on the property. I have even heard about designing pervious pavement so it can accept the runoff (or run-on as the case may be) from the roof area of the garage structure being proposed. This would further reduce the overall "effective" impervious area on the property. Be sure to consider the flow of the water once it is intercepted by the impervious pavement and percolates to the subsurface soils. This may have some effect on the slopes. You will also want to recognize that routine maintenance is required to keep pervious pavement functioning as designed. Just something for the Pizzos to be aware of.**
- In addition, in mitigation for the reduction of the toe-of-steep-slope setback to 42'-8", we are proposing to provide a Critical Areas Report which will include evaluation of the steep slope and will propose vegetation restoration and enhancement of the non-built areas within the toe-of-steep-slope setback (approximately 1,405 as square feet shown on the attached Site Plan). Hopefully this, in conjunction with the overall reduction of impervious area, will serve to meet the threshold of mitigation outlined in your letter. **I believe the net reduction in impervious surface along with the vegetative enhancements should be able to be quantified as improvements on the property. It would be beneficial to have the vegetation argument bolstered by having a biologist review the plant selections to be sure they are the most advantageous to improving this function on the site, along with the rainfall interception capacity of a healthy canopy.**

Now, another question came up, whether we can construct a "Guest House" or whether it will be just a "Studio/Workshop" on the upper level. The lot size is shown by King County to be 12,300 S.F. This is land area above the OHWM. Bellevue requires a minimum 13,500 S.F. lot size for a "Guest House" to be allowed. The question is: Since the title for the property includes "Second Class Shorelands" (submerged land area out to the navigation line), the total land area of this lot is well over the threshold of 13,500 S.F. minimum. Will the City accept this overall area to qualify this property for a "Guest House"? **I did some checking on the calculation of lot size for the purposes of determining the capability for a "guest house" and it was clear that the submerged lands are not included in the lot area for this purpose. Therefore, if the Pizzos do not have 13,500 square feet of property above the Ordinary High Water Mark, a guest house will not be allowed. This does not preclude the presence of a garage/shop/studio. In essence, the structure cannot have a kitchen, but it can include a bathroom with a shower.**

Lastly, what will be the next steps that we will need to take to keep this project moving forward? What else will you need to see in order to be able to reasonably assess the ultimate success of getting this project approved? **The next step would be to complete the critical areas report narrative writing required for the critical areas report that includes the CAR decision criteria and critical areas land use permit decision criteria. The decision criteria are located in Land Use Code 20.25H.255.B and 20.30P.140. The critical areas report should include a comparative analysis demonstrating that the site's critical areas and critical area buffers are in a degraded condition and that the proposed project with included enhancements would result in a net gain in overall critical area functions. Most notably, we are talking about the functions of slope stability, stormwater interception and flow, vegetation**

continuity and habitat integrity. Steep slopes are set aside primarily to protect life and property from slope failures. The complete proposal, building and pervious pavement, should be reviewed by a geotechnical engineer. The geotech should respond to the CAR Additional Provisions included in LUC 20.25H.135, 20.25H.140 and 20.25H.145. There response to these items is the cornerstone of the CAR. Finally, the restoration and enhancement plan should be accompanied by a monitoring plan with detailed performance measures. Be sure to take a close look at LUC 20.25H.250.B for the specifics of what must be in the CAR.

I look forward to further communication with you on this matter. Thanks,

**Robert H. Sorensen**

Architect

MacPherson Construction & Design

Ph: 425.391.3333

Fax: 425.557.2841

Cell: 206.399.8265

[bob@macphersonconstruction.com](mailto:bob@macphersonconstruction.com)

<http://www.macphersonconstruction.com>

No virus found in this incoming message.

Checked by AVG - [www.avg.com](http://www.avg.com)

Version: 8.5.409 / Virus Database: 270.13.97/2370 - Release Date: 09/14/09 11:36:00

No virus found in this incoming message.

Checked by AVG - [www.avg.com](http://www.avg.com)

Version: 8.5.409 / Virus Database: 270.13.97/2370 - Release Date: 09/14/09 11:36:00

## Appendix B

### **Geotechnical Review**

by Yonemitsu Geological Services, dated June 20, 2009





Yonemitsu Geological Services  
10321 SE 192<sup>nd</sup> Street Renton, Washington 98055  
206-390-0635

June 22, 2009

Mr. Robert Sorenson  
MacPherson Design and Construction  
21626 SE 28<sup>th</sup> Street  
Sammamish, WA 98075-7125

ORIGINAL

RECEIVED  
JUN 23 2009

BY: \_\_\_\_\_

Re: **Geotechnical Review**  
Proposed Pizzo Garage  
528 W. Lake Sammamish Pkwy SE  
Bellevue, Washington

Dear Mr. Sorenson,

This report summarizes the results of our geotechnical evaluation of the Pizzo property in connection with the proposed residence garage to be constructed on the same footprint as the existing carport structure. The property is located on the east side of Lake Sammamish Parkway with the carport on an upper level area and the residence on the lower level portion of the site.

The purpose of this study is to describe existing geologic and subsoil conditions, and to provide recommendations for the new garage foundation system. Previous geotechnical reports prepared for the two adjoining properties by Zipper Zeman (ZZA) and Associated Earth Sciences (AES) along with a topographic site plan were used as references for this study.

#### Site Conditions

Access to the existing carport is from a narrow driveway leading southerly from Lake Sammamish Parkway. There is a 40% slope on the uphill side of this driveway that extends up to Lake Sammamish Parkway. A 40 foot setback is shown from the toe of the slope to the front corner of the new garage. The carport area is relatively level and it extends out to the top of an existing steep slope (40%) that ranges in height from 12 to 14 feet. At the base of this slope is the existing residence that will remain in place. Observations of the slope below the carport showed no evidence of surficial sliding or deep-seated failures that would adversely impact the new construction.

Previous exploration by ZZA to the north and by AES to the south showed that these properties are underlain by recessional deposits (Qvr) that are loose to medium dense at the surface and dense to very dense below. Old fill soils were placed under the carport and they appear to range from 5 to 6 feet below grade. No evidence of seepage or groundwater flow was observed on the slope below the carport, and there were no signs of excessive erosion of the surficial soils.

#### Geologic Hazard Area

The slope at the rear of the new garage was evaluated for gross stability, and the

calculated factor of safety was in excess of 1.5, and under seismic conditions the factor of safety is about 1.4. There are no stability concerns with this 40% slope, although technically the surficial granular soils are subject to minor erosion under a heavy storm event.

#### Geotechnical Recommendations

On the basis of our site investigation and geologic research the carport area is suitable for construction of the new garage. Foundation loads are expected to range from 2 to 4 kips per foot and column loading may be on the order of 20 to 30 kips. It is recommended that the easterly half of the new garage be supported on pin piles that are driven to refusal.

Three and four inch piles will support 12 and 20 kips, respectively with piles driven to refusal using an 850# or 1100# hydraulic hammer. Refusal criteria for these piles will be 10-12 in/min for both of these pile diameters. Depth to refusal is estimated to be on the order of 8 to 10 feet along the east side of the garage, and that will place the pile tips at least 15 to 20 feet from the face of the descending slope.

Continuous bearing footings may be used for support of the remainder of the front half of the garage. These footings should bear on the dense native silty sands and gravel that comprise the recessional sand deposits. An allowable soil bearing value of 2500 psf may be used in the design of the footings that are placed at least 18 inches below exterior grade. Settlement of these footings will be less than 1/2 inch after construction. All footing excavations and pin pile installations should be inspected during construction.

#### Concrete Slab-on-Grade

The garage floor slab may be poured directly on the exposed soils after they have been proof-rolled with a heavy vibratory compactor. It is recommended that this concrete slab be reinforced to minimize shrinkage cracking due to the large area of this slab. Consideration should be given to installing sawcut joints.

#### Drainage

Roof water should be collected for discharge to the lake. Storm water should be tightlined from the garage to a desilting catch basin before allowing this water to leave the property. As an option the new driveway could be poured with porous concrete to allow rain water to infiltrate into the native granular soils.

Erosion control using silt fencing and/or straw rolls will be required during construction for protection of the existing residence below. These installations must be maintained through completion of the project, and should be periodically inspected for compliance.

Summary

Based on our study of this property for the proposed garage the site is suitable for construction provided the recommendations provided herein are properly implemented. We recommend that we be retained to review those portions of the plans and specifications that pertain to grading, drainage, erosion, foundations and pile installations to determine they are consistent with our recommendations.

Construction monitoring and consultation services should also be provided to verify that subsurface conditions are as expected. Should conditions be revealed during construction that differ from the anticipated subsurface profile, we will evaluate those conditions and provide alternative recommendations where appropriate.

Our findings and recommendations provided in this report were prepared in accordance with generally accepted principles of engineering geology and geotechnical engineering as practiced in the Puget Sound area at the time this report was submitted. We make no other warranty, either express or implied.

Please call me if there are any questions.

Respectfully,



Robert M. Pride, P. E.  
Principal Geotechnical Engineer

dist: (1) addressee

## Appendix C

### **Slope Enhancement Report**

by Altmann Oliver Associates, LLC, dated November 2, 2009





November 2, 2009

AOA-3871

Robert Sorenson  
MacPherson Construction & Design  
21626 SE 28<sup>th</sup> St.  
Sammamish, WA 98075

**SUBJECT: Slope Enhancement for Pizzo Residence,  
528 West Lake Sammamish Pkwy SE, Bellevue**

Dear Bob:

This report is intended to meet the requirements of the City of Bellevue's Land Use Code for critical area enhancement plans (LUC 20.25H.220).

## **1.0 PROPOSED PROJECT**

The proposed project consists of the removal of an existing carport and the construction of a new garage in the same general location as the carport. It is my understanding that the project also includes replacing the existing asphalt driveway with new pervious paving, resulting in a net decrease of 814 s.f. of impervious area on the project site. Since the work is being conducted within the buffer of a steep slope located along West Lake Sammamish Parkway SE, an enhancement plan has been prepared (**Figures 1 and 2**).

### **Functions Analysis**

The steep slope buffer area proposed for modification currently consists of the existing carport and adjacent asphalt driveway and rockery and provides no significant habitat or other critical area function. Furthermore, the proposed modification area is currently separated from the steep slope by an existing paved driveway that provides access to residences located off-site to the south. Replacing the existing asphalt driveway with pervious pavement should increase the infiltration capacity of the area over current conditions.

## **2.0 SLOPE ENHANCEMENT PLAN**

The steep slope in the western portion of the site currently consists of several small to moderately sized big-leaf maple (*Acer macrophyllum*) trees that are covered in English ivy (*Hedera helix*). Understory and groundcover vegetation is dominated by a mat of ivy, with Himalayan blackberry (*Rubus discolor*), bracken fern (*Pteridium aquilinum*), and sword fern (*Polystichum munitum*) also being common.

As part of the proposed project, the ivy and blackberry will be removed from the slope and the area re-planted with a row of western red cedar (*Thuja plicata*) to provide both a sound barrier and wildlife habitat. In addition, sword fern will be re-planted in all areas where the ivy and blackberry is removed. Kinnikinnick will be planted within the small temporarily disturbed areas within the existing rockeries adjacent the new garage.

### **2.1 Goal, Objectives, and Performance Standards for Enhancement Area**

The primary goal of the enhancement plan is to remove the ivy and other invasive plants on the steep slope to prevent mortality of the existing maple trees, while re-planting with native species to increase the habitat value of the area. To meet this goal, the following objectives and performance standards have been incorporated into the design of the plan:

**Objective A:** Increase population of native plant species within the enhancement area.

**Performance Standard:** *Following every monitoring event for a period of at least five years, the enhancement area will contain at least 3 native plant species. In addition, there will be 100% survival of all planted species throughout the enhancement area at the end of the first year of planting. Following Year 1, success will be based on an 80% survival rate.*

**Objective B:** Limit the amount of invasive and exotic species within the enhancement area.

**Performance Standard:** *After construction and following every monitoring event for a period of at least five years, exotic and invasive plant species will be maintained at levels below 20% total cover in all planted areas. These species include, but are not limited to, English ivy, Himalayan and evergreen blackberry, Scot's broom, morning glory, Japanese knotweed, and thistle.*

### **2.2 Construction Management**

Prior to commencement of any work in the enhancement area, the clearing limits will be staked and all existing vegetation to be saved will be clearly marked. A pre-construction meeting will be held at the site to review and discuss all aspects of the project with the landscape contractor and/or owner.

A consultant will supervise plan implementation during construction to ensure that objectives and specifications of the enhancement plan are met. Any necessary significant modifications to the design that occur as a result of unforeseen site conditions will be jointly approved by the City of Bellevue and the consultant prior to their implementation.

### **2.3 Monitoring Methodology**

The monitoring program will be conducted for a period of five years, with annual reports submitted to the City of Bellevue.

The entire enhancement area will be reviewed for plant mortality and weedy plant infestations. Photo-points will be established from which photographs will be taken throughout the monitoring period. These photographs will document general appearance and progress in plant community establishment in the enhancement area. Review of the photos over time will provide a visual representation of success of the plan.

### **3.0 MAINTENANCE PLAN**

Maintenance will be conducted on a routine, year round basis. Contingency measures and remedial action on the site shall be implemented on an as-needed basis at the direction of the consultant or the owner.

#### **3.1 Weed Control**

Routine removal and control of non-native and other invasive plants (e.g., English ivy, Himalayan and evergreen blackberry, Japanese knotweed, Scot's broom, morning glory, and thistle) shall be performed by manual means whenever possible. Chemical means (Rodeo or Roundup) will only be used if necessary. Undesirable and weedy exotic plant species shall be maintained at levels below 20% total cover within any given stratum at any time during the five-year monitoring period.

#### ***Himalayan and Evergreen Blackberry Control***

Small patches (areas <3' x 3') need to be grubbed out, large areas (>3' x 3') need to be cut down. New shoots (approx. 6" in height) which reappear should be spot-sprayed with Round-up concentrate.

#### **3.2 General Maintenance Items**

Routine maintenance of planted trees shall be performed. Measures include resetting plants to proper grades and upright positions. Tall grasses and weeds shall be removed at the base of plants to prevent engulfment. Weed control should be performed by; hand removal, installation of weed barrier cloth with mulch rings, or selective weed-whacking. If weed-whacking is performed, great care shall be taken to prevent damage to desired native species either planted or re-colonized.

#### **4.0 CONTINGENCY PLAN**

All dead plants will be replaced with the same species or an approved substitute species that meets the goal of the enhancement plan. Plant material shall meet the same specifications as originally-installed material. Replanting will not occur until after reason for failure has been identified (e.g., moisture regime, poor plant stock, disease, shade/sun conditions, wildlife damage, etc.). Replanting shall be completed under the direction of the consultant, City of Bellevue, or the owner.

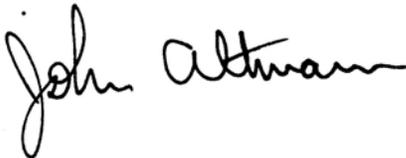
#### **5.0 AS-BUILT PLAN**

Following completion of construction activities, an as-built plan for the enhancement area will be provided to the City of Bellevue. The plan will identify and describe any changes in relation to the original approved plan.

If you have any questions regarding the proposed enhancement plan, please give me a call.

Sincerely,

ALTMANN OLIVER ASSOCIATES, LLC

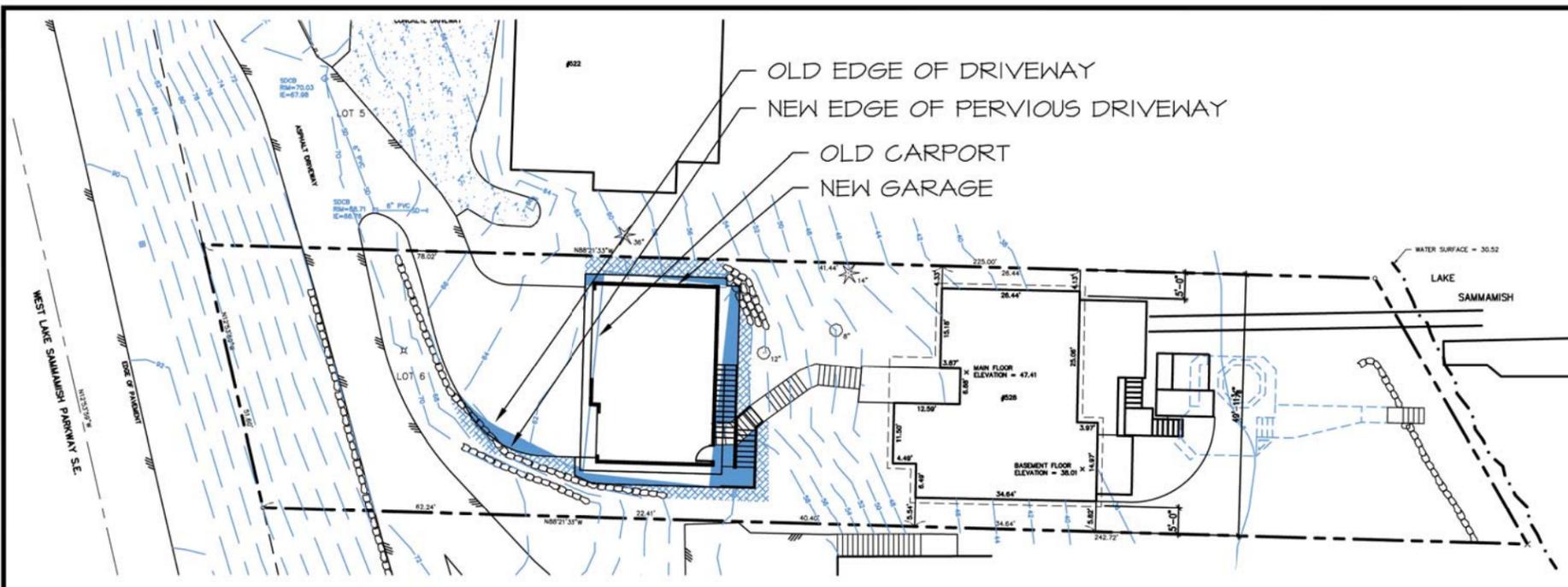
A handwritten signature in black ink that reads "John Altmann". The signature is written in a cursive, flowing style.

John Altmann  
Ecologist

## Appendix D

**Slope Impact, Mitigation & Planting Plans**  
by Altmann Oliver Associates, LLC, dated 11/02/09





**PLAN LEGEND**

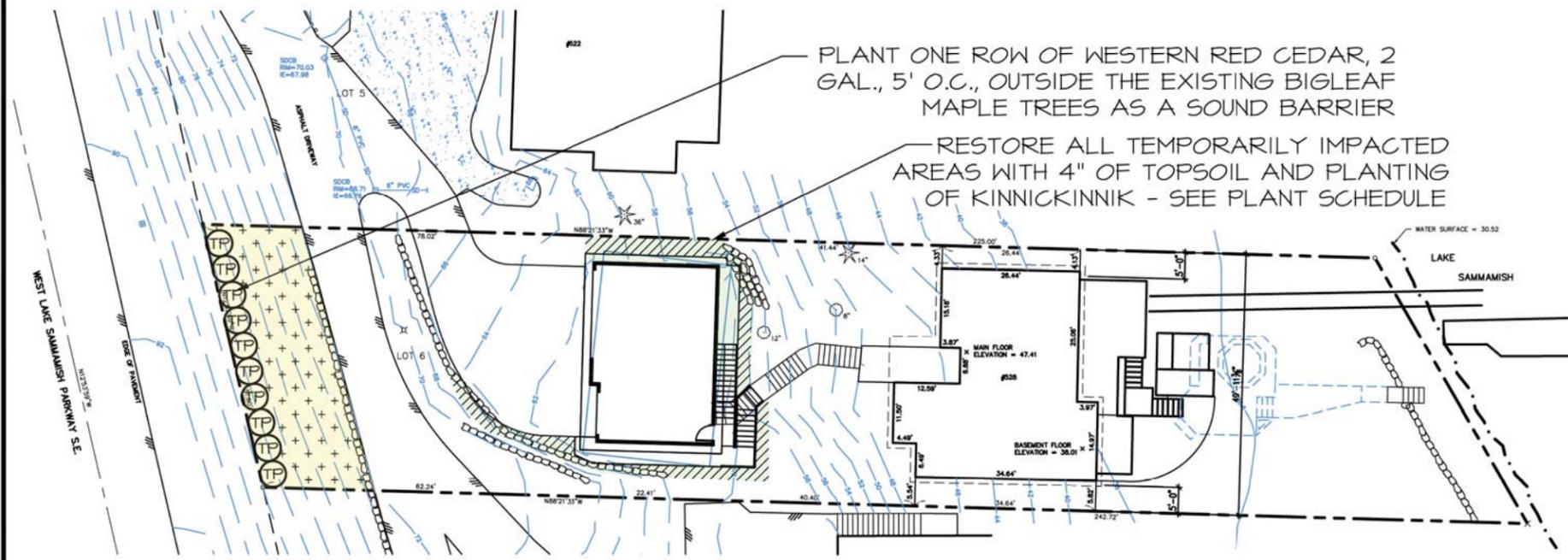
- PROPERTY LINE
- EDGE OF LAKE SAMMAMISH

**IMPACT LEGEND**

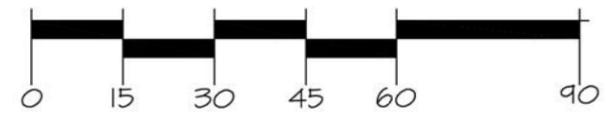
- NEW SLOPE BUFFER IMPACTS 225 SF
- TEMPORARY SLOPE BUFFER IMPACTS 300 SF

**MITIGATION LEGEND**

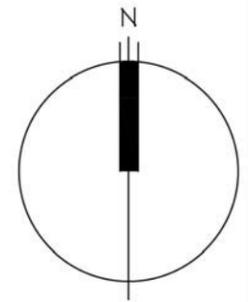
- SLOPE RESTORATION 190 SF
  - SLOPE ENHANCEMENT 955 SF
- SLOPE ENHANCEMENT TO INCLUDE: THE REMOVAL OF IVY AND HIMALAYAN & EVERGREEN BLACKBERRY ON THE GROUND PLANE, CUTTING IVY VINES AT WAIST HEIGHT IN TREES AND REPLANTING ALL BARE GROUND. NATIVE WOODY VEGETATION SHALL BE PRESERVED. SEE PLANTING SPECIFICATIONS ON FIGURE 2.



**GRAPHIC SCALE (IN FEET)**



SCALE: 1:30



**PLANT SCHEDULE**

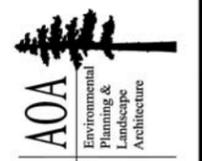
TREES						
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
TP	THUJA PLICATA	WESTERN RED CEDAR	5' O.C.	10	2 GAL.	FULL & BUSHY
GROUNDCOVER						
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
<span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #FFD700 2px, #FFD700 4px); border: 1px solid black;"></span>	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNIK	24" O.C.	50	4" POTS	FULL & BUSHY
<span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #FFD700 2px, #FFD700 4px); border: 1px solid black;"></span>	POLYSTICHUM MUNITUM	SWORD FERN	4' O.C.	50	1 GAL.	FULL & BUSHY

**NOTES**

1. SURVEY PROVIDED BY MODWELL LAND SURVEYING, PLLC, 2324 187TH AVE. NE, REDMOND, WA 98052, (425) 649-8718.
2. SITE PLAN PROVIDED BY MACPHERSON CONSTRUCTION & DESIGN, 21626 SE 28TH ST., SAMMAMISH, WA 98075, (425) 557-2841.

PROJECT	3871
DRAWN	SO
SCALE	A5 NOTED
DATE	11-2-09
REVISION	1/2

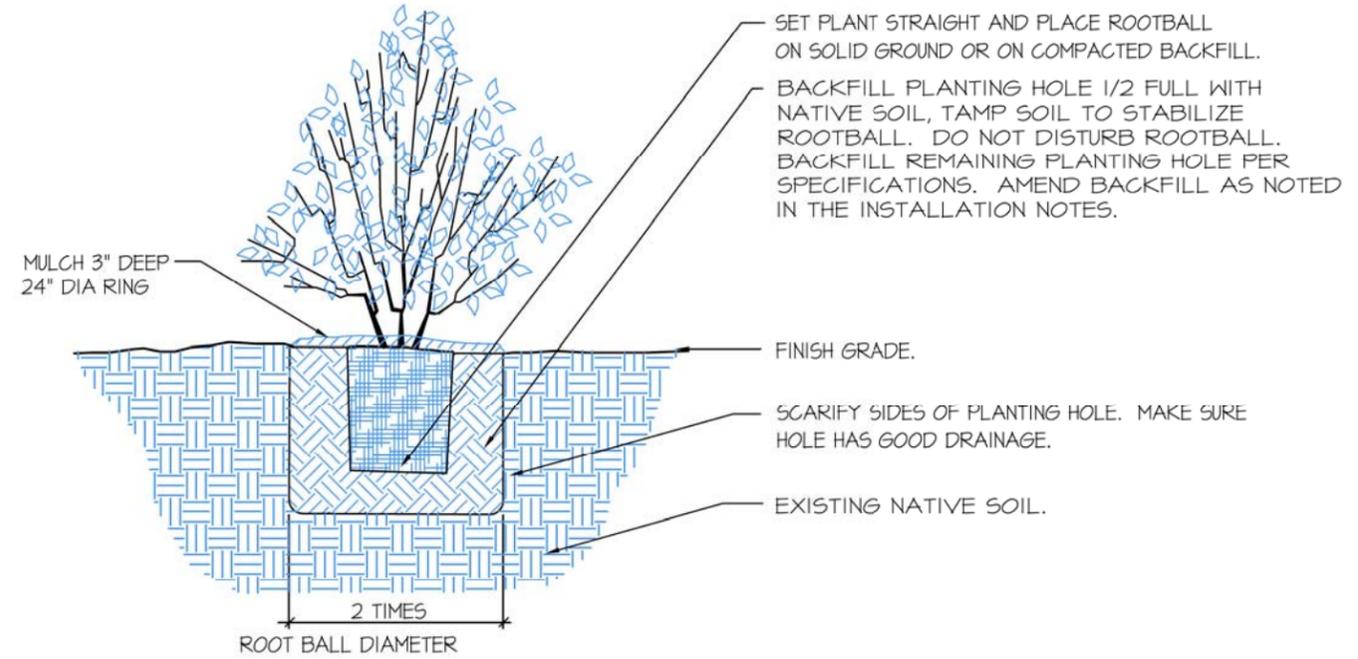
FIGURE 1: SLOPE IMACT & MITIGATION PLAN  
 PIZZO RESIDENCE  
 528 WEST LAKE SAMMAMISH PARKWAY SE  
 BELLEVUE, WA 98008  
 PARCEL #7524900030



Altmann Oliver Associates, LLC  
 Environmental Planning & Landscape Architecture  
 PO Box 578 Camas, WA 98014 Office (425) 333-4553 Fax (425) 333-4009

## SPECIFICATIONS

1. SILT FENCE TO BE INSTALLED ALONG CLEARING LIMITS AND ALL INVASIVE PLANTS SHALL BE GRUBBED FROM ALL PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIAL.
2. OVER-EXCAVATE TEMPORARILY DISTURBED AREAS 4" AND REPLACE WITH 4" OF IMPORTED TOPSOIL PRIOR TO PLANTING.
3. PRIOR TO PLANTING SWORD FERN, REMOVE ALL IVY AND HIMALAYAN & EVERGREEN BLACKBERRY FROM THE ENHANCEMENT AREA THROUGH FULL REMOVAL OF ROOTS AND BULBS. CUT IVY VINES WAIST HEIGHT AT TREES TO ALLOW IVY ON TREES TO DIE. ALL BARE GROUND SHALL BE PLANTED WITH SWORD FERN AT 4' SPACING PER THE PLANTING SPECIFICATIONS BELOW. MAKE SURE TO AVOID ALL EXISTING NATIVE VEGETATION DURING IVY AND BLACKBERRY REMOVAL. DISCARD OF REMOVED PLANT MATERIAL OFFSITE PRIOR TO PLANTING.
4. ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND APRIL 30TH.
5. ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PITS SHALL BE BACKFILLED WITH A 30/70 MIX OF ORGANIC WEED-FREE COMPOST TO NATIVE SOIL. PITS SHALL BE AMENDED WITH A HYDRATED SOIL POLYMER (INSTALLED AT RATES PER MANUFACTURER'S SPECIFICATION). PLANTS SHALL BE INSTALLED 2" HIGH AND SURFACED MULCHED PER THE DETAILS.
6. SCORE FOUR SIDES OF ROOTBALL PRIOR TO PLANTING. BUTTERFLY ROOTBALL IF ROOT CIRCLING IS EVIDENT.
7. AFTER PLANTING, STAKE TREES ONLY IF NECESSARY (leaning or drooping) OR IN EXPOSED AREA. TREE STAKES TO BE VERTICAL, PARALLEL, EVEN-TOPPED, UNSCARRED AND DRIVEN INTO UNDISTURBED SUBGRADE. REMOVE AFTER ONE YEAR.
8. WATER IMMEDIATELY AND THOROUGHLY, HEAVIER AT FIRST, 2 or 3 TIMES PER WEEK THROUGH THE DRY SEASON, THEN LESS UNTIL ESTABLISHED.
9. ALL PLANTS SHALL BE NURSERY GROWN (IN W. WA OR OR.) FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.
10. PLANT LAYOUT SHALL BE APPROVED BY AOA PRIOR TO INSTALLATION AND APPROVED UPON COMPLETION OF PLANTING.
11. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, THE CITY OF BELLEVUE WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
12. REFER TO THE SLOPE BUFFER ENHANCEMENT REPORT PREPARED BY AOA FOR INFORMATION REGARDING THE PERFORMANCE MONITORING & MAINTENANCE REQUIREMENTS.



1 CONTAINER PLANTING DETAIL (typ.)  
N.T.S.

PROJECT	3871
DRAWN	SO
SCALE	A5 NOTED
DATE	11-2-09
REVISED	2/2

FIGURE 2: PLANTING DETAIL & SPECIFICATIONS  
PIZZO RESIDENCE  
528 WEST LAKE SAMMAMISH PARKWAY SE  
BELLEVUE, WA 98008  
PARCEL #1524900030

## Appendix E

### Site Photographs of Existing Conditions

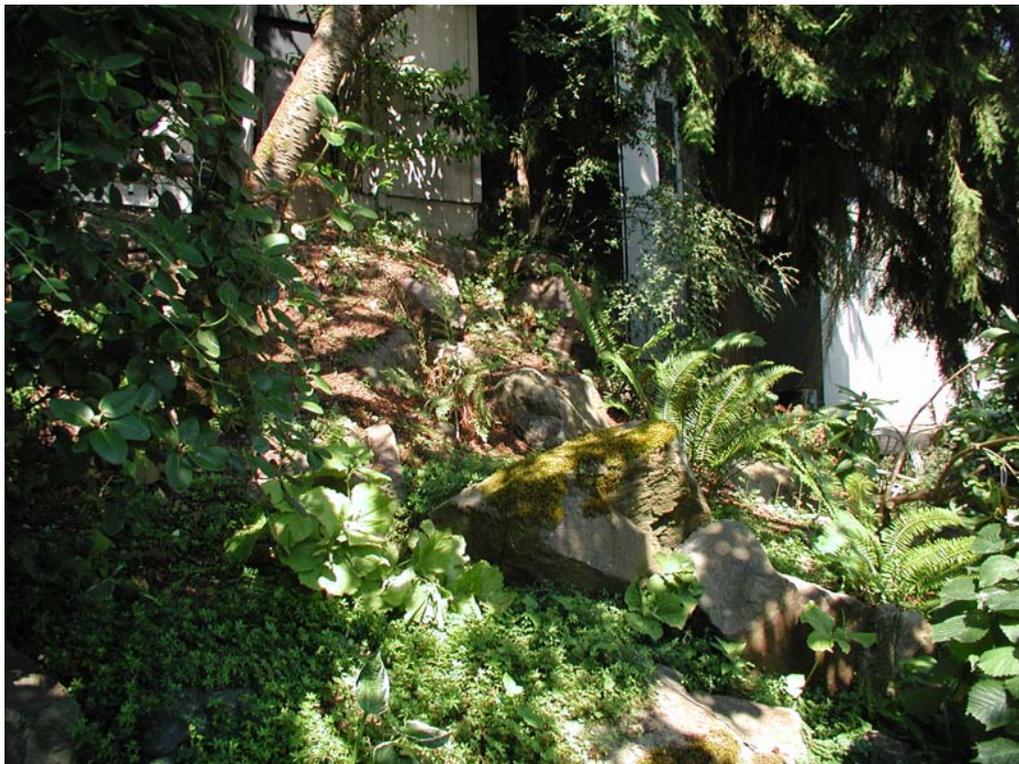
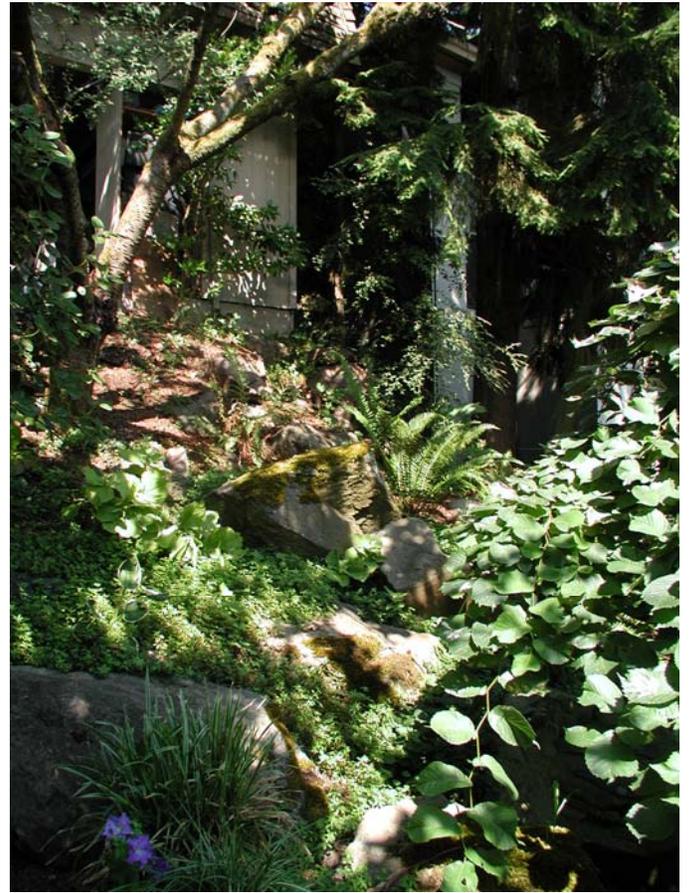




YARD BETWEEN HOUSE & SHORELINE



STEPS DOWN FROM EXISTING CARPORT TO HOUSE



SLOPE BETWEEN EXISTING CARPORT AND HOUSE, LOOKING UP FROM HOUSE



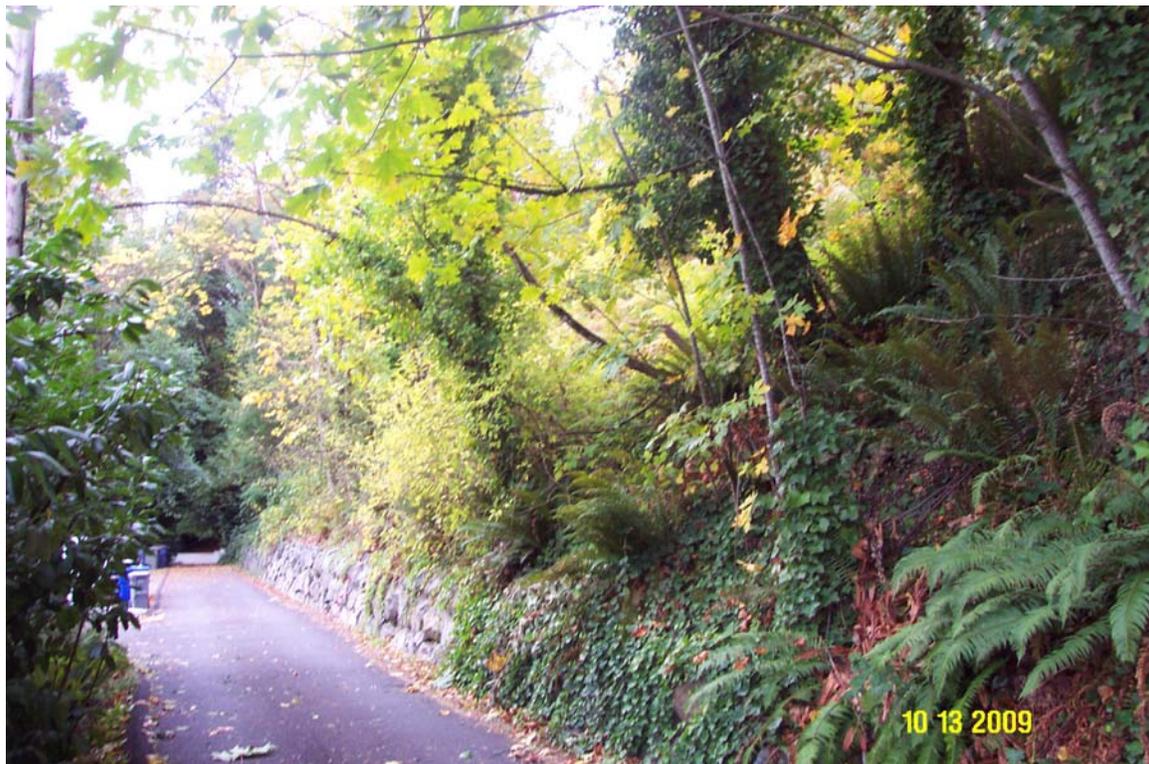
EXISTING CARPORT AND DRIVEWAY



SLOPE SOUTH OF EXISTING CARPORT



PATHWAY TO SOUTH OF EXISTING CARPORT



STEEP SLOPE UP TO PARKWAY SHOWN ON RIGHT IN PHOTO



STEEP SLOPE UP TO PARKWAY



STEEP SLOPE UP TO PARKWAY

## Appendix F

### **Environmental Checklist**

By MacPherson Construction & Design, LLC, dated 1/04/10



**ENVIRONMENTAL CHECKLIST**

1/19/10

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: **Michael & Kathryn Pizzo**

Proponent: **MacPherson Construction & Design**

Contact Person: **Robert H. Sorensen AIA**  
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **21626 S.E. 28<sup>th</sup> Street Sammamish, WA 98075**

Phone: **(425) 391-3333**

Proposal Title: **Pizzo Residence Garage**

Proposal Location: **528 West Lake Sammamish Parkway SE**  
(Street address and nearest cross street or intersection) Provide a legal description if available.  
**See attached**

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: **Slope Enhancement for a Single Family Residence**
2. Acreage of site: **.28A**
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: **827 SF**
6. Square footage of buildings to be constructed: **1,971 SF**
7. Quantity of earth movement (in cubic yards): **<50 CY**
8. Proposed land use: **Single Family Residential**
9. Design features, including building height, number of stories and proposed exterior materials:  
**Two story Garage/Studio building, <27 overall height, wood/shingle siding with metal roof (Match existing primary structure).**
10. Other

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

**Completion fall 2010 to early spring 2011.**

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

**No future plans**

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

**Critical Areas Report & Land Use actions; SEPA checklist; Building Permit documents**

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

**None known**

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

**Critical Areas Land Use approval**

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

Land Use Reclassification (rezone) Map of existing and proposed zoning

Preliminary Plat or Planned Unit Development  
Preliminary plat map

Clearing & Grading Permit  
Plan of existing and proposed grading  
Development plans

Building Permit (or Design Review)  
Site plan  
Clearing & grading plan

Shoreline Management Permit  
Site plan

## A. ENVIRONMENTAL ELEMENTS

### 1. Earth

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

b. What is the steepest slope on the site (approximate percent slope)? **+/-40%**

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.

**See attached Geotechnical Review by Yonemitsu Geological Services; June 20, 2009**

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

**NO**

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

**Minimal excavation for new Garage structure; balanced excavation, no export or import other than drainage materials and landscape materials.**

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

**Erosion is always a possibility with clearing and excavating in the Pacific Northwest.**

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

**Less than 50% per COB LUC. (currently Proposed at 42.7%)**

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

**All normal measures will be taken to protect against erosion; TESC program will be in place and monitored.**

## 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.

**Normal emissions from construction equipment during construction; emissions from completed project will be normal for Single Family Residence.**

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

**None that we are aware of.**

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

**None other than use of low-emission equipment where applicable and available.**

## 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.

**Lake Sammamish on easterly end of site, ± 120 feet from proposed work.**

(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.

**Proposed work will be within 150 feet of shoreline (See attached plans)**

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

**None**

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

**No**

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

**No**

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

**No**

b. Ground

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

**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.

**Storm water runoff will be collected into the existing tight-line system utilizing oil-water separator catch basins where appropriate; and discharged directly into Lake Sammamish.**

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

**Oil-water separator catch basins will be used where appropriate.**

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

**Pervious paving materials and concepts will be used to minimize runoff. Storm water runoff will be collected where appropriate into a tight-line system and discharged directly into Lake Sammamish.**

#### 4. Plants

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

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

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

**Non-native invasive plants will be removed from Critical Areas.**

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

**None noted**

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

**Restoration of Critical Areas per the attached Slope Enhancement Plan.**

#### 5. ANIMALS

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

Birds: hawk, heron, eagle, songbirds, other:

Mammals: deer, bear, elk, beaver, other:

Fish: bass, salmon, trout, herring, shellfish, other:

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

**None noted**

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

**Not known**

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

**Critical Areas clean-up and restoration. See Critical Areas Report (CAR).**

## 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.

**Electricity and Natural Gas will be used to heat & light the structure.**

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

**No**

- b. 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:

**Natural daylighting is provided through generous use of glazing and skylights. Energy efficient appliances and controls will be used.**

## 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.

**Unlikely, only as might occur on any construction site.**

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

**Only normal fire & rescue services in the event of an incident.**

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

**Construction site safety programs in place and aggressively administered.**

- 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 long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

**Normal construction noises during construction. Contractors will abide by COB construction noise ordinances. No long term noise.**

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

**Normal measures to control & limit noise during construction.**

## 8. Land and Shoreline Use

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

**Single Family Residential**

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

**No**

c. Describe any structures on the site.

**Existing SFR.**

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

**Yes, existing carport & shed structure.**

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

**R2.5**

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

**Single Family, Medium Density SF-M**

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.

**Yes, steep slopes. See attached reports.**

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

**Three to five (3 - 7)**

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

**None**

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

**N/A**

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

**Normal Land Use Permit processes.**

## **9. Housing**

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

**One (existing) middle/high income residence.**

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

**None**

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

**None**

## 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

**<27 feet high; composite siding & metal roofing to match existing SFR.**

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

**No views will be obstructed.**

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

**Tastefully designed house by a respected local Architect.**

## 11. Light and Glare

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

**Some normal outdoor lighting will be in place on the new garage and driveway; used mainly during the early evening hours. Possibly some 24 hour security lighting.**

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

**Highly unlikely.**

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

**None that we are aware of.**

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

**Use of shielded (dark-sky) fixtures where appropriate and applicable.**

## 12. Recreation

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

**Lake Sammamish**

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

**No**

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

**None**

## 13. Historic and Cultural Preservation

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

**No**

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

**None**

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

**None necessary**

#### **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.

**Existing (shared) driveway off West Lake Sammamish Parkway.**

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

**Unknown**

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

**3 to 4 new spaces, replaces the existing 3 to 4 spaces.**

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

**No**

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

**No**

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

**No new trips. Existing generally 2 to 5 daily trips.**

- 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, replacing existing structure.**

- 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.

**Cable TV**

- 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.

**Existing Utilities will be used for new Garage/Studio.**

**Signature**

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

Signature.....

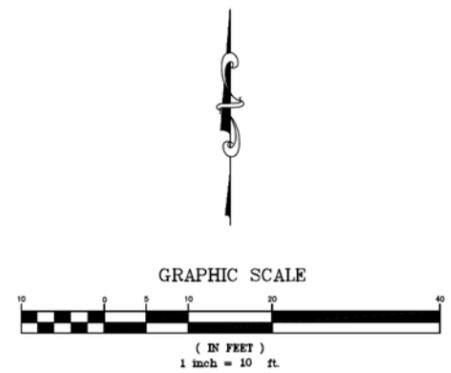
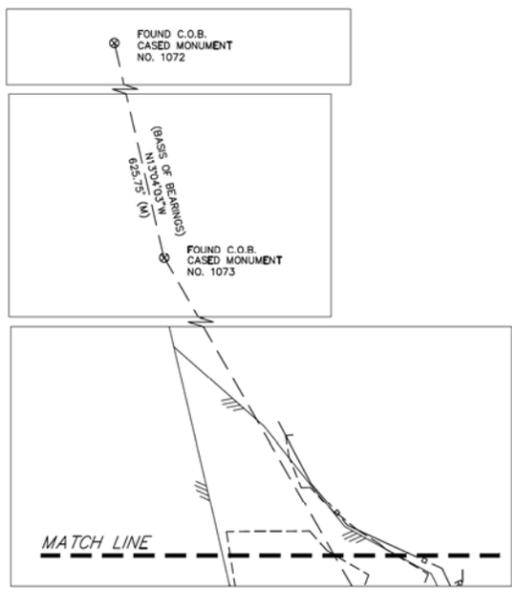
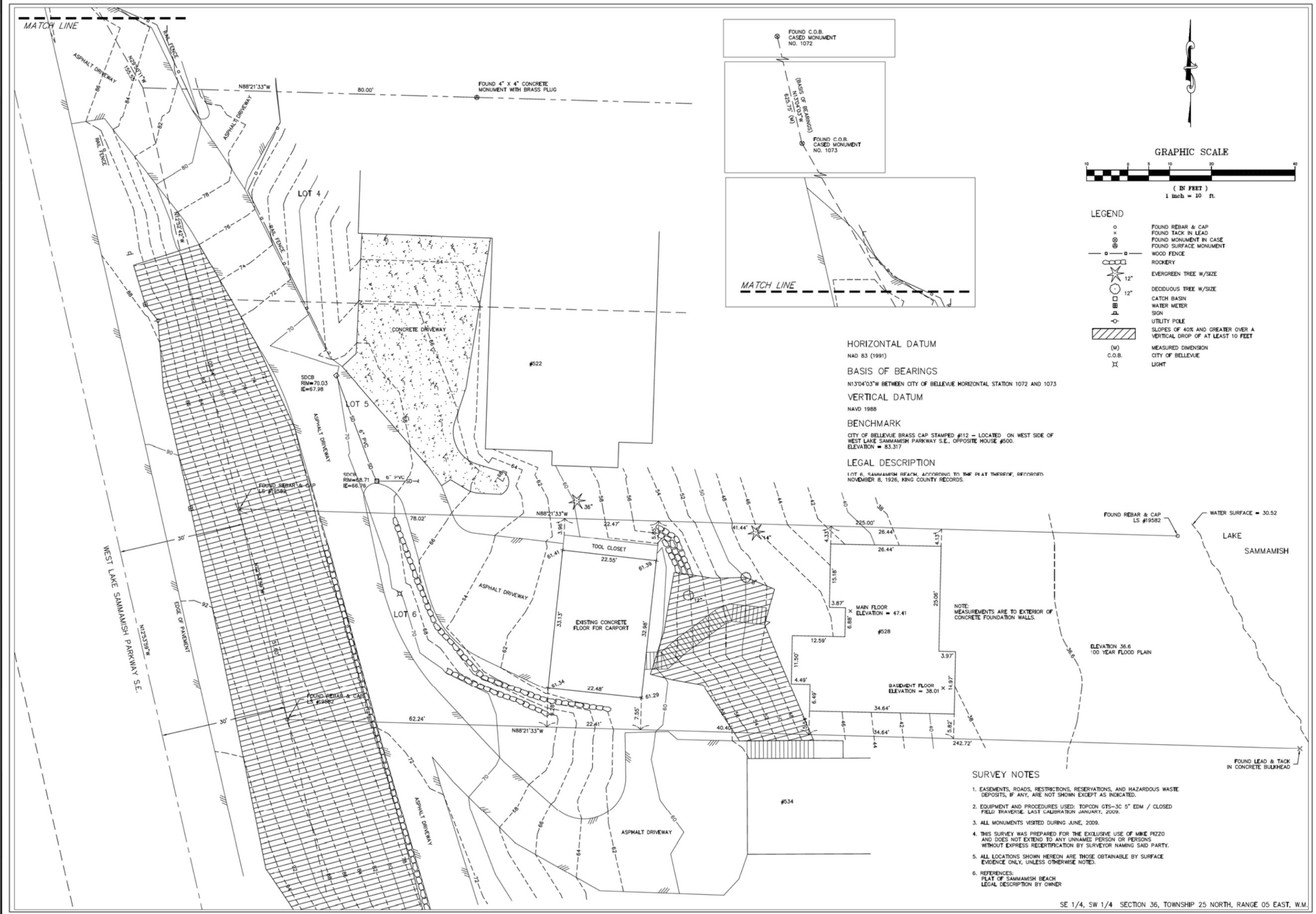
Date Submitted.....

## Appendix G

### **Topographic Survey**

By Modawell Land Surveying, PLCC, dated 7/08/09





- LEGEND**
- FOUND REBAR & CAP
  - ⊗ FOUND TACK IN LEAD
  - ⊙ FOUND MONUMENT IN CASE
  - ⊠ FOUND SURFACE MONUMENT
  - WOOD FENCE
  - ⊛ ROCKERY
  - ⊙ EVERGREEN TREE W/SIZE
  - ⊙ DECIDUOUS TREE W/SIZE
  - ⊙ CATCH BASIN
  - ⊙ WATER METER
  - ⊙ SIGN
  - ⊙ UTILITY POLE
  - ▨ SLOPES OF 40% AND GREATER OVER A VERTICAL DROP OF AT LEAST 10 FEET
  - (M) MEASURED DIMENSION
  - C.O.B. CITY OF BELLEVUE
  - ⊗ LIGHT

**HORIZONTAL DATUM**  
NAD 83 (1991)

**BASIS OF BEARINGS**  
N13°04'03"W BETWEEN CITY OF BELLEVUE HORIZONTAL STATION 1072 AND 1073

**VERTICAL DATUM**  
NAVD 1988

**BENCHMARK**  
CITY OF BELLEVUE BRASS CAP STAMPED #112 - LOCATED ON WEST SIDE OF WEST LAKE SAMMAMISH PARKWAY S.E., OPPOSITE HOUSE #500. ELEVATION = 83.317

**LEGAL DESCRIPTION**  
LOT 6, SAMMAMISH BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED NOVEMBER 8, 1926, KING COUNTY RECORDS.

NOTE: MEASUREMENTS ARE TO EXTERIOR OF CONCRETE FOUNDATION WALLS.

**SURVEY NOTES**

1. EASEMENTS, ROADS, RESTRICTIONS, RESERVATIONS, AND HAZARDOUS WASTE DEPOSITS, IF ANY, ARE NOT SHOWN EXCEPT AS INDICATED.
2. EQUIPMENT AND PROCEDURES USED: TOPCON GTS-3C 5" EDM / CLOSED FIELD TRAVERSE. LAST CALIBRATION JANUARY, 2009.
3. ALL MONUMENTS VISITED DURING JUNE, 2009.
4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF MIKE PIZZO AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR PERSONS WITHOUT EXPRESS RECERTIFICATION BY SURVEYOR NAMING SAID PARTY.
5. ALL LOCATIONS SHOWN HEREON ARE THOSE OBTAINABLE BY SURFACE EVIDENCE ONLY, UNLESS OTHERWISE NOTED.
6. REFERENCES:  
PLAT OF SAMMAMISH BEACH  
LEGAL DESCRIPTION BY OWNER



NOTES	DATE	CHKD BY	DATE	DWN BY
	7/8/09	JM		MD

MODAWELL LAND SURVEYING, PLLC  
LAND SURVEYORS  
2324 187th AVENUE NORTHEAST  
REDMOND, WASHINGTON 98052  
(425) 649-8718

BOUNDARY & TOPOGRAPHIC SURVEY  
FOR  
MIKE PIZZO