



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

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**Proposal Name:** Frank Slope Restoration

**Proposal Address:** 735 96<sup>th</sup> Ave SE

**Proposal Description:** The applicant requests a Critical Areas Land Use permit for revegetation and slope stabilization in a steep slope critical area.

**File Number:** 10-111904-LO

**Applicant:** John Frank

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

**Planner:** Drew Folsom, Planner

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

  
\_\_\_\_\_  
Carol V. Helland, Environmental Coordinator  
Development Services Department

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

By:   
\_\_\_\_\_  
Carol V. Helland, Land Use Director

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Application Date:	April 30, 2010
Notice of Application Publication Date:	June 17, 2010
Decision Publication Date:	November 4, 2010
Project/SEPA Appeal Deadline:	November 18, 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. Environmental Checklist In File
2. Vegetation Management Plan In File

## I. Proposal Description

The applicant requests a Critical Areas Land Use permit for revegetation and slope stabilization in a steep slope critical area. The proposal seeks to stabilize and restore a steep critical area which was disturbed by a slide originating from the neighboring property located at 916 Shoreland Drive SE. The restoration and stabilization methods will consist of 3 4'-high walls, coir mats, soil enhancement, and native plantings.

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

### A. Site Description

The subject property is identified by King County tax parcel number 5627300903. It is located at 735 96th Ave SE. The lot is approximately 125' wide by 300' deep and is 38,537 square feet in area. A single family residence is located on the eastern upland section of the property. A steep slope is located in the western portion of the property. A slide and associated debris flow originating from the adjacent property to the north encompasses an on-site area approximately 20-feet wide and 100 feet in length. This area is currently covered in visqueen plastic. The remaining areas of the slope are covered with vegetation including several significant trees.



Figure 1: Aerial View of Property

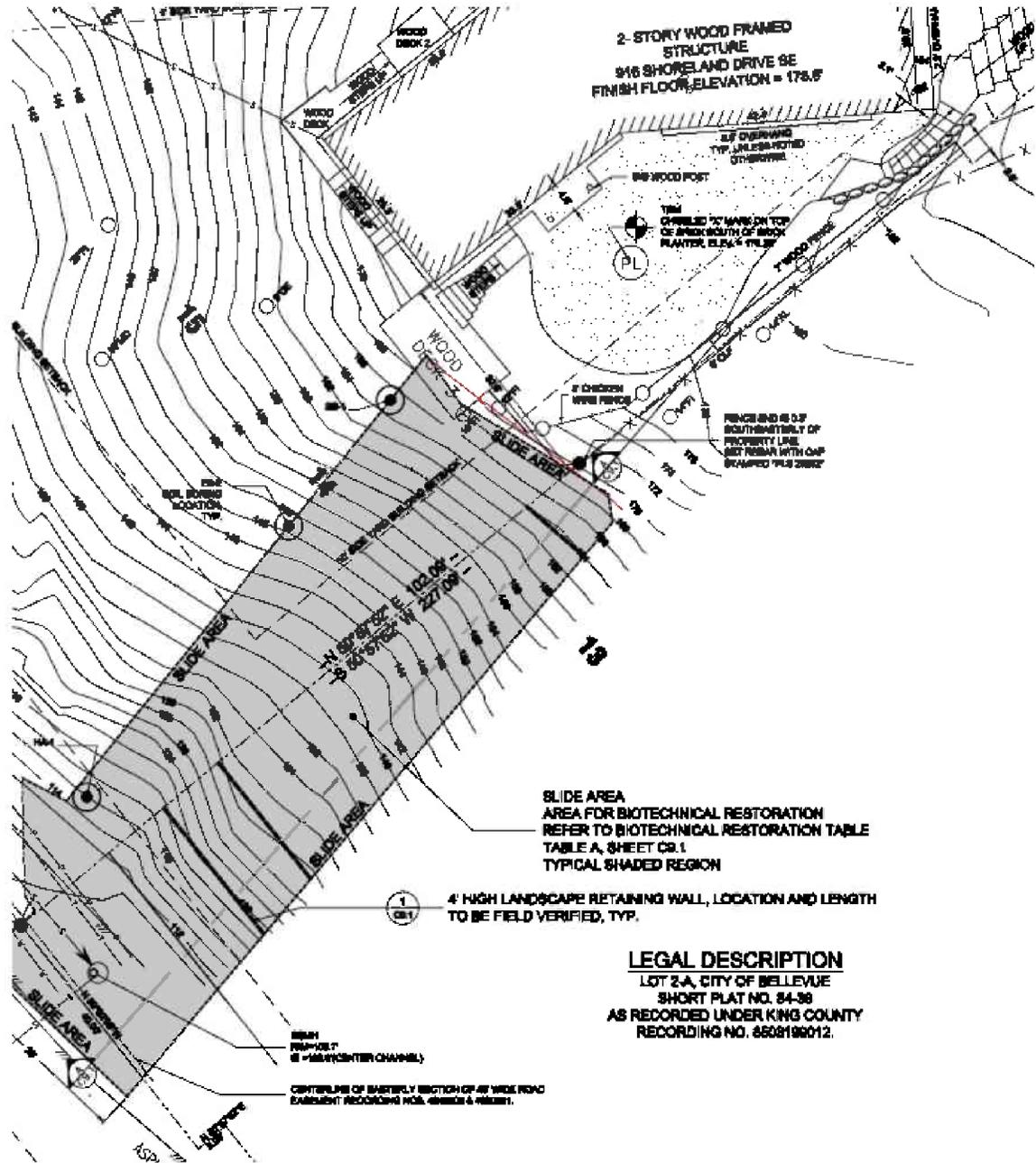


Figure 2 Site Plan

**B. Zoning**

The property is zoned R-1.8. The property is within the Critical Areas Overlay and is regulated by the standards and regulations of the LUC 20.25H due to the presence of a steep slope.

**C. Land Use Context**

Development in the vicinity of the site is entirely single-family residential. The site is approximately 350 feet east of Lake Washington and 200 feet north of Chism Beach Park.

**D. Critical Areas Functions and Values**

**i. Geologic Hazard Areas**

Geologic hazards pose a threat to the health and safety of citizens when development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided.

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

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

**A. Zoning District Dimensional Requirements:**

The site is located in the R-1.8 zoning district. Development associated with this proposal is limited to the 4 foot stabilizing walls.

BASIC INFORMATION			
Zoning District	R-1.8		
ITEM	REQ'D/ALLOWED	PROPOSED	COMMENT
<b>Building Setbacks</b>			
Front Yard	30 feet	20 feet	Dimensional requirements may be modified pursuant to 20.25H.040 to avoid critical area impacts
Rear Yard	25 feet	25 feet or greater	
Min. Side Yard	5 feet	5 feet or greater	
2 Side Yard	15 feet	15 feet or greater	
Access Easement	10-feet	10 feet or greater	
			Pursuant to LUC 20.20.025 rockeries and retaining walls 30 inches or greater in height may extend into setbacks established by LUC 20.20.010; provided, that the existing grade change is such that no feasible alternative to location or height exists

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

**A. Critical Areas Requirements LUC 20.25H**

**1) Consideration of administrative approval of structure and/or buffer setbacks LUC 20.25H.040 to avoid impact to critical area or buffer.**

As discussed above, steep slope geologic hazard critical areas are protected by a top of slope 50 foot buffer and a toe of slope 75 foot structure setback. In this case, all proposed work will be done within the slope, buffer, or structure setback. Due to the location of past slide activity it is not possible to avoid impact to the steep slope geologic hazard critical area.

Allowed modifications to the general dimensional chart (LUC 20.20.010) as allowed under LUC 20.25H.040.B were not considered as they are outside of the scope of the proposed activity (avoidance is not possible) and a reduction in setbacks are not appropriate for the type of work being done.

**2) Consistency With Land Use Code Critical Areas Performance Standards of LUC 20.25H.055.C.3.m.**

The following performance standards, when applicable, shall be incorporated in the design of development on sites with steep slope geologic hazard critical areas, buffers, or structure setbacks. The incorporation of performance standards is required to be documented prior to building permit or clearing and grading permit approval to install the proposed stabilization measures. See Section X for related conditions of approval.

- a. When Allowed. New or enlarged stabilization measures shall be allowed only to protect existing primary structures and infrastructure, or in connection with uses and development allowed pursuant to subsection B of this section. Stabilization measures shall be allowed only where avoidance measures are not technically feasible.**

This is an application for approval to stabilize an unstable slope and protect an existing single family primary structure. Due to the location of the slope avoidance is not possible and stabilization is allowed.

- b. Type of Stabilization Measure Used. Where a stabilization measure is allowed, soft stabilization measures shall be used, unless the applicant demonstrates that soft stabilization measures are not technically feasible. An applicant asserting that soft stabilization measures are not technically feasible shall provide the information relating to each of the factors set forth in this section for a determination of technical feasibility by the Director. Only after a determination that soft stabilization measures are not technically feasible shall hard**

**stabilization measures be permitted. The determination of whether a technique or stabilization measure is “technically feasible” shall be made by the Director as part of the decision on the underlying permit after consideration of a report prepared by a qualified professional addressing the following factors:**

- (1) Site conditions, including topography and the location of the primary structure in relation to the critical area;**
- (2) The location of existing infrastructure necessary to support the proposed measure or technique;**
- (3) The level of risk to the primary structure or infrastructure presented by erosion or slope failure and ability of the proposed measure to mitigate that risk;**
- (4) Whether the cost of avoiding disturbance of the critical area or critical area buffer is substantially disproportionate as compared to the environmental impact of proposed disturbance, including any continued impacts on functions and values over time; and**
- (5) The ability of both permanent and temporary disturbance to be mitigated.**

The site was analyzed by Altman Consulting Engineers and a geotechnical report prepared by Altman Consulting Engineers was submitted on April 29, 2010 as part of the permit application. Altman Consulting Engineers reviewed stabilization measures and feasibility of avoidance. A geotechnical report by Associated Earth Sciences, Inc (March 20, 2007) for the neighboring property was also submitted for review. Generally, due to the slope’s proximity to existing residence(s), the stability issues associated with the slope, and the existing grade (pitch) of the slope, avoidance was ruled out as neither the home(s) nor the slope could be moved or the hazard abated without some form of stabilization.

The report determined that much of the site can be restored and stabilized using soft stabilization, but some hard stabilization measures are necessary. The applicant is proposing the use of 3 4-foot retaining walls, along with coir mats, mulch and plantings to improve site stability

The stabilization measures are consistent with the Land Use Code requirements to stabilize the slope using both hardened and softened stabilization (LUC 20.25H.055). All evaluations and recommendations submitted as part of the permit package and used in the city’s evaluation of the proposal were completed by licensed qualified professionals. Any design or documentation submitted to the city as part of future permit applications related to this project must be prepared by a licensed qualified professional. See associated condition of approval in Section X of this report.

3) **Consistency With Land Use Code Critical Areas Performance Standards LUC 20.25H.125.**

Development within a landslide hazard or steep slope critical area or the critical area buffers of such hazards shall incorporate the following additional performance standards in design of the development, as applicable. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

- 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;

**Finding:** The proposed stabilization measures will not artificially alter the natural contour of the slope. When conditions require the use of a wall system to stabilize the slope the walls have been designed to be tiered to match the natural topography.

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

**Finding:** Slope stabilization and restoration has been designed to minimize disturbance of the slope and its natural landforms. The 3 proposed walls will be 4 feet in height or less and will be pin pile driven. Only minor earth movement is necessary. Vegetation within the work area will be restored pursuant to the restoration plan submitted as part of this permit. See associated conditions of approval in Section X of this report.

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

**Finding:** As stated in the Geotechnical Report prepared by Altman Consulting engineers, the slope treatment will reduce the risk of slope instability and impact to adjacent properties.

- 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;

**Finding:** This proposal includes the use of retaining walls and vegetation restoration to improve stability and reduce the potential for future slope failure. The construction of retaining walls is not expected to cause increased disturbance as compared to the artificial grading of the slope to correct slide damage.

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

**Finding:** The proposal does not include an increase in impervious surface other than that created by the installation of retaining walls.

- f. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and re-grading 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;

**Finding:** The proposal does not include re-grading outside of the existing building footprint. No topographic modification is expected outside of what is necessary through the installation of retaining walls and restoration planting. Grading for yard area is disallowed. See related conditions of approval in Section X of this report.

- 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;

**Finding:** This proposal does not include the modification of a building footprint. Freestanding retaining walls are necessary due to the site characteristics and are not related to the foundation of the home. No expansion of the useable site area or to the existing residence is allowed as part of this permit. See related conditions of approval in Section X of this report.

- 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;

**Finding:** This proposal does not include a request to construct or expand a residence or other structure.

- 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

**Finding:** This proposal does not include a request to construct or expand a residence or other structure.

- 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.

**Finding:** The applicant has provided a site restoration plan that will be required as a condition of approval of this permit. See related conditions of approval in Section IX of this report.

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

Application Date: April 30, 2010  
Public Notice (500 feet): June 17, 2010  
Minimum Comment Period: June 31, 2010

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on June 17, 2010. It was mailed to property owners within 500 feet of the project site. No comments were 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 site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development.

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

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

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

The proposed project will require the construction of 3 retaining walls, coir mats, and the planting of the restored/impacted area with native vegetation. All stabilization work is required to be designed by a licensed civil engineer. No fill material aside from that required to stabilize the slope is proposed. No modification to the regulated top of slope buffer is proposed. Disturbance of existing vegetation will be minimized during construction and the remaining protected slope area will be restored once construction is complete. The proposed retaining walls will allow the greatest amount of existing natural slope area to be left undisturbed as possible as compared to grading an artificial fill slope that would impact a large area of land. A Temporary Erosion Sedimentation Control Plan will be required as part of the building permit application and must address all requirements of erosion and sedimentation BMP's. See Conditions of Approval in Section X of this report.

### **B. Animals**

The proposal is not anticipated to have impacts to animals and the new vegetation will provide potential wildlife habitat in the future.

### **C. Plants**

Because the area was impacted by a landslide then covered with visqueen plastic there is very little existing vegetation found within the limits of construction. No impact to the site's ability and potential to provide upland habitat is expected, as the construction area lacks significant trees. To enhance the area's plant communities and potential to provide habitat, the applicant is required to replant the areas of disturbance with native plants per the planting plan sheet C-9.1 dated January 25, 2010. Prior to building permit issuance the applicant will be required to submit an assignment of savings financial security device to ensure the restoration is installed and maintenance is completed as required. See Conditions of Approval in Section X of this report.

### **D. Noise**

The site is adjacent to single-family residences and within proximity to Lake Washington. Construction noise impacts to adjacent residents most likely during the evening, late night and weekend hours when residents are likely to be at home. Noise impacts to recreational users of Lake Washington are expected to be minimal and within the range expected from the construction of a single family home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. See Conditions of Approval in Section X of this report.

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

As a result of City review, the following changes were made to the applicant's vegetation management plan.

1. Monitoring schedules for a period of three years
2. Maintenance discussion for the restoration planting

## **VIII. Decision Criteria**

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

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

- a) The proposal obtains all other permits required by the Land Use Code; and

**Finding:** The applicant has already applied for necessary single family building and clearing and grading permit.

- b) The proposal utilizes to the maximum extent possible, the best available construction and design & development techniques which result in the least impact on the critical area and critical area buffer; and

**Finding:** The proposed retaining walls will adhere to all applicable performance standards of the Land Use Code.

- c) The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and;

**Finding:** As discussed in Section III of this report, the proposal meets the performance standards of LUC Section 20.25H.055.C.3.m for stabilization measures on geological hazard areas and LUC Section 20.25H.125 for areas of geological hazards.

- d) The proposal will be served by adequate public facilities including street, fire protection and utilities; and

**Finding:** The site is adequately served by existing public facilities.

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

**Finding:** The applicant will be required to implement the Site Restoration Plan sheet C9.1 as a condition of approval of this permit. See Section X for related conditions of approval.

- f) The proposal complies with other applicable requirements of this code.

**Finding:** As conditioned and discussed in this report, the proposal complies with all applicable code requirements including, but not limited to, performance standards for development in geologic hazard areas and Critical Areas Land Use permit decision criteria.

## 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 the Development Services Department does hereby **approve with conditions** the proposed Frank Slope Restoration.

**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	Drew Folsom, 425-452-4441
Noise Control- BCC 9.18	Drew Folsom, 425-452-4441

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

**1. Vegetation Management Plan:** The applicant must include the vegetation management plan dated January 25, 2010, as part of the clearing and grading permit submittal for review and approval by the City of Bellevue.

Authority: Land Use Code 20.25H.055.C.3.i.v.  
Reviewer: Drew Folsom, Development Services Department

**2. Rainy Season restrictions:** Due to the presence of a geological hazard critical area, 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, Development Services Department

**3. Building Permit or Clearing and Grading Permit Required:** Approval of this critical areas land use permit does not constitute an approval of a building or clearing and grading permit. Application for building or clearing and grading permit must be submitted and approved prior to the commencement of construction. Plans submitted as part of the building or clearing and grading permit application must be consistent with the activity permitted under this critical areas land use permit.

Authority: Land Use Code 20.30P.140.A  
Reviewer: Drew Folsom, Development Services Department

**4. Clearing Limits for Permanent and Temporary Disturbance:** Prior to commencement of construction, clearing limits must be delineated in preparation for preconstruction inspection by clearing and grading and land use staff and certified in the field to be in conformity with this approval.

Authority: Bellevue City Code 23.76.160  
Reviewer: Savina Uzunow, Development Services Department

**5. Noise – Construction Hours:** 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: Drew Folsom, Development Services Department

**6. Restoration for Areas of Temporary Disturbance:** In order to mitigate for temporary disturbance within critical areas, a restoration plan shall be submitted for review and approval by the City of Bellevue prior to the issuance of the Building permit or Clearing and Grading permit. The plan shall include documentation of existing site conditions, proposed restoration measures to return the site to its existing conditions per LUC 20.25H.220.H, prescribed maintenance activities to ensure plant survival, and monitoring requirements (including reporting) to document success/failure.

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

**7. Hold Harmless Agreement:** Prior to building permit or clearing and grading permit approval, the applicant or property owner shall submit a hold harmless agreement releasing the City of Bellevue from any and all liability associated with the installation of slope stabilization measures. The agreement must meet city requirements and must be reviewed by the City Attorney's Office for formal approval.

Authority: Land Use Code 20.30P.170  
Reviewer: Drew Folsom, Development Services Department

**8. Installation Device:** To ensure the required slope vegetation restoration and restoration of areas of temporary disturbance is completed, the applicant shall post an Installation Assurance Device prior to the building permit or clearing and grading permit issuance. The device will be released when the applicant demonstrates the restoration has successfully been installed.

Authority: Land Use Code 20.25H.125.J and 20.25H.220  
Reviewer: Drew Folsom, Development Services Department

**9. Maintenance Device:** Prior to the issuance of the building permit or clearing and grading permit, the applicant shall submit a restoration / replanting maintenance plan cost estimate to be used in determining the amount of the assignment of the maintenance and monitoring financial security device that will be required prior to permit issuance. A complete assignment of savings financial security device in the amount determined by the project planner must be submitted prior to building permit or clearing and grading permit issuance. For the purpose of this permit, maintenance and monitoring shall be completed for a period of one growing season.

Authority: Land Use Code 20.25H.125.J and 20.25H.220  
Reviewer: Drew Folsom, Development Services Department

**10. Engineered Wall Design Requirement:** A detailed plan for the engineered wall design that has been recommended in the geotechnical engineer of record is required to be submitted for review and approval by the City of Bellevue Building Division prior to the issuance of any building permit for construction at this site. The walls must be designed and approved by an engineer licensed in Washington State.

Authority: Land Use Code 20.25H.125  
Reviewer: Drew Folsom, Development Services Department

**11. Wall Height:** Retaining wall height shall be the minimum necessary to stabilize the slope. The scope or work allowed under this permit is limited to slope stabilization. No expansion of the existing single family residence or associated appurtenances is allowed as part of this permit approval.

Authority: Land Use Code 20.25H.055.C.3.m  
Reviewer: Drew Folsom, Development Services Department

**12. Geotechnical Recommendations:** All stabilization design and installation must comply with the recommendations identified in the geotechnical report prepared by Altman Consulting Engineers dated January 25, 2010 including erosion hazard mitigation BMPs intended to limit the potential for erosion during construction.

Authority: Bellevue City Code 23.76  
Reviewer: Savina Uzunow, Development Services Department

## ENVIRONMENTAL CHECKLIST

4/18/02

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

## BACKGROUND INFORMATION

Property Owner: JOHN FRANK

Received

Proponent:

APR 30 2010

Contact Person: PETER SAJER

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

Address: 1931 14<sup>TH</sup> AVE EAST  
SEATTLE, WA 98112  
Phone: (206) 550-4190

Proposal Title: BIOTECHNICAL SLOPE STABILIZATION &amp; EROSION CONTROL

Proposal Location: 735 96<sup>TH</sup> AVE SE BELLEVUE, WA 98004

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

LOT 2-A, CITY OF BELLEVUE SHORT PLAT NO B4-38 AS RECORDED UNDER K.C.  
Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site. RECORDING NO. 8503199012

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

1. General description: PERMANENT EROSION CONTROL WITH NATIVE LANDSCAPING
2. Acreage of site: 20 FT. X 120 FT = 2400 FT<sup>2</sup> / 43,560 FT<sup>2</sup> = .055 AC
3. Number of dwelling units/buildings to be demolished: NONE
4. Number of dwelling units/buildings to be constructed: NONE
5. Square footage of buildings to be demolished: NONE
6. Square footage of buildings to be constructed: NONE
7. Quantity of earth movement (in cubic yards): NONE
8. Proposed land use: LANDSCAPE
9. Design features, including building height, number of stories and proposed exterior materials:  
NOT APPLICABLE
10. Other  
NONE

Estimated date of completion of the proposal. Timing of phasing:

SPRING 2010 - FALL 2010 (PLANTINGS)

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

NO

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

NONE

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

NO

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

- CITY OF BELLEVUE LAND USE PERMIT

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

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

#### 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)?

50%

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.

SAND & SILTY SAND

DJ 6/14/10

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
 YES, A SLIDE EMANATED FROM THE NEIGHBORING PROPERTY,  
 916 SHORELAND DRIVE SE, AROUND DECEMBER 2006
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.  
 NONE
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
 CURRENT, AS-IS CONDITION MOST SUSCEPTIBLE TO EROSION
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
 NONE
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
 EROSION CONTROL MATTING & NATIVE PLANTINGS  
 EROSION CONTROL FURTHER  
 MITIGATED PER BCC 23.76.090  
 "EROSION AND SEDIMENTATION."

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.  
 NONE
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.  
 NONE
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:  
 NONE

3. WATER

a. Surface

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

Dh 6/14/00

appropriate, state what stream or river it flows into.

• NO RIVER OR STREAMS NEARBY

• LAKE WASHINGTON IS IN THE VICINITY  
(SEE SITE MAP)

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

NO

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

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.

NOT APPLICABLE

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

NO

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

EROSION CONTROL MATTING & LANDSCAPE WITH  
NATIVE PLANTINGS

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?

NONE

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

NONE

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

EROSION CONTROL MATTING & LANDSCAPE WITH  
NATIVE PLANTINGS

**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

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

NO

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

LANDSCAPE WITH NATIVE PLANTINGS

**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.

NOT APPLICABLE

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

NOT APPLICABLE

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

NOT APPLICABLE

**7. Environmental Health**

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

NO

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

NOT APPLICABLE

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

NOT APPLICABLE

D-1 6/11/10

b. Noise

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

NOT APPLICABLE

- (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.

NOT APPLICABLE

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

NOT APPLICABLE

NOISE FURTHER MITIGATED  
PER BCC 9.18  
"NOISE CONTROL"

8. Land and Shoreline Use

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

RESIDENTIAL NEIGHBORHOOD

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

NO

- c. Describe any structures on the site.

RESIDENTIAL HOUSE

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

NO

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

RESIDENTIAL - SINGLE FAMILY R-1.8

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

SINGLE FAMILY - LOW

- 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.

STEEP SLOPES

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

NOT APPLICABLE

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

NOT APPLICABLE

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

NOT APPLICABLE

Dt. 8/17/0

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

VEGETATE SLOPE TO NATURAL CONDITION

## 9. Housing

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

NOT APPLICABLE

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

NOT APPLICABLE

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

NOT APPLICABLE

## 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?

NOT APPLICABLE

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

NONE

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

VEGETATE TO NATURAL CONDITION

## 11. Light and Glare

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

NONE

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

NOT APPLICABLE

21 6/14/10

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

NOT APPLICABLE

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

NOT APPLICABLE

## 12. Recreation

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

NONE

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:

NOT APPLICABLE

## 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.

NOT APPLICABLE

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

NOT APPLICABLE

## 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.

STREETS SURROUNDING THE SITE  
ARE SHORELAND DR. SE & 96<sup>TH</sup> AVE SE (SHOWN ON PLANS)

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

NO

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

NOT APPLICABLE

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.

*NOT APPLICABLE*

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

*NOT APPLICABLE*

**15. Public Services**

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

*NO*

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

*NOT APPLICABLE*

**16. Utilities**

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

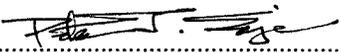
*SHOWN ON PLAN*

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

*NONE*

**Signature**

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.....*4.29.2010*

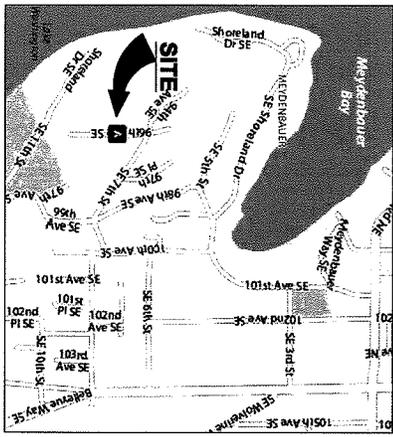
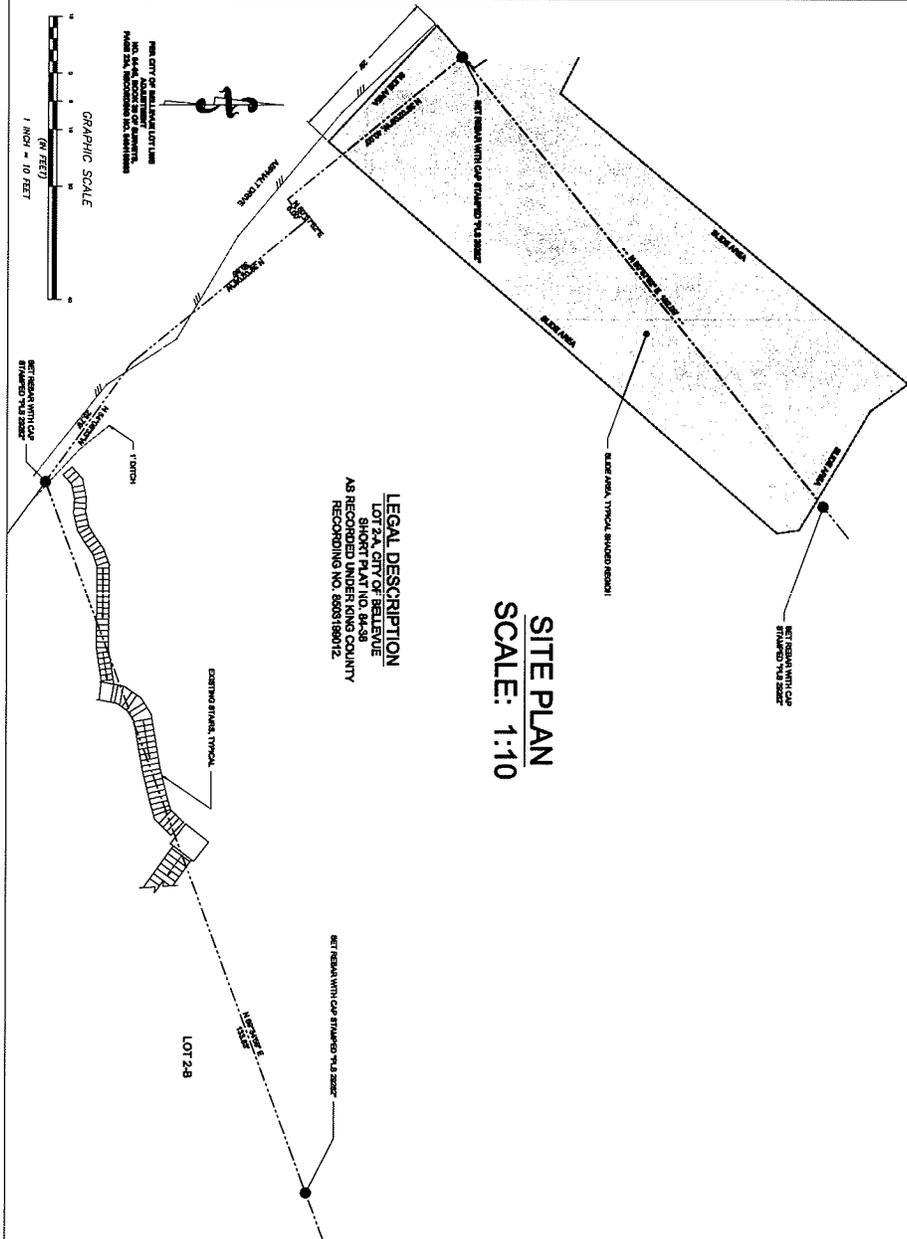
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# FRANK RESIDENCE

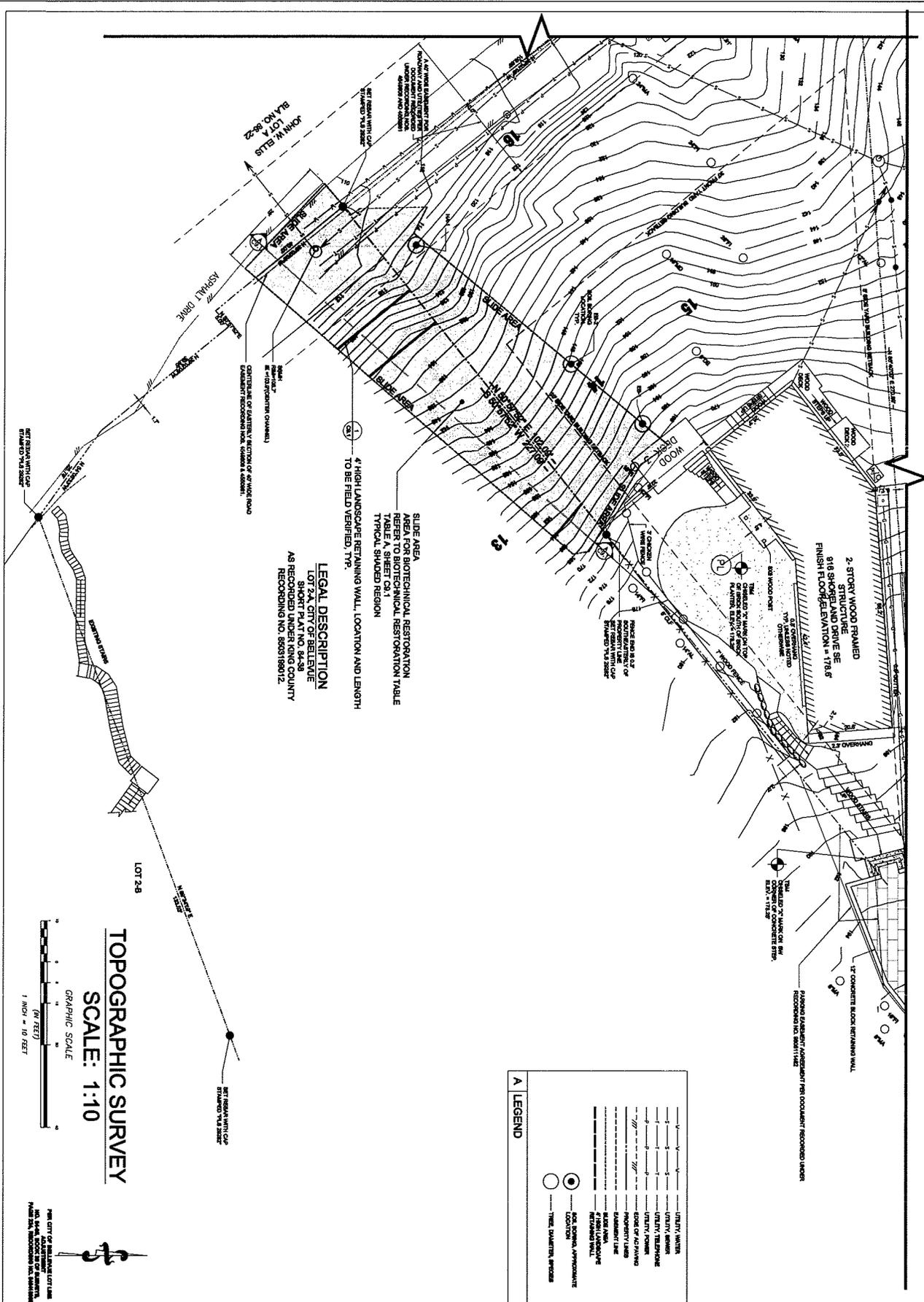
## BIOTECHNICAL SLOPE RESTORATION & EROSION CONTROL

735 96TH AVE SE, BELLEVUE, WA 98004



- A VICINITY MAP**
- B LEGEND**
- Topographic and boundary information provided herein are based on aerial photography and ground survey information provided by the City of Bellevue, WA. The City of Bellevue, WA is not responsible for any errors or omissions in this plan.
  - Information provided herein is for informational purposes only and does not constitute a contract. The City of Bellevue, WA is not responsible for any errors or omissions in this plan.
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- C GENERAL NOTES**

<b>SITE PLAN</b>	<p><b>FRANK RESIDENCE</b> BIOTECHNICAL SLOPE STABILIZATION &amp; EROSION CONTROL 735 96TH AVE SE BELLEVUE, WA 98004</p>		<p><b>Atman Consulting Engineers</b> PO Box 12071 Seattle, WA 98102 206.550.4190</p>
<p>DATE: 08/25/2010 DRAWN BY: [Name] CHECKED BY: [Name] DATE: 08/25/2010 SCALE: AS NOTED</p>	<p>DATE: 08/25/2010 DRAWN BY: [Name] CHECKED BY: [Name] DATE: 08/25/2010 SCALE: AS NOTED</p>	<p>DATE: 08/25/2010 DRAWN BY: [Name] CHECKED BY: [Name] DATE: 08/25/2010 SCALE: AS NOTED</p>	<p>DATE: 08/25/2010 DRAWN BY: [Name] CHECKED BY: [Name] DATE: 08/25/2010 SCALE: AS NOTED</p>



SLIDE AREA  
 AREA FOR BIOTECHNICAL RESTORATION  
 REFER TO BIOTECHNICAL RESTORATION TABLE  
 TABLE A SHEET CS.1  
 TYPICAL SHADED REGION

4' HIGH LANDSCAPE RETAINING WALL, LOCATION AND LENGTH  
 TO BE FIELD VERIFIED, TYP.

LEGAL DESCRIPTION  
 LOT 248 OF SEASIDE  
 LOT 249 AND 250  
 AS RECORDED UNDER KING COUNTY  
 RECORDING NO. 8803188012.

**TOPOGRAPHIC SURVEY**  
 SCALE: 1:10  
 GRAPHIC SCALE  
 1" = 10 FEET

**A | LEGEND**

	UTILITY, WATER
	UTILITY, SEWER
	UTILITY, TELEPHONE
	UTILITY, POWER
	PROPERTY LINE
	EASEMENT LINE
	SLIDE AREA
	RETAINING WALL
	OLD DOMAIN, APPROXIMATE LOCATION
	TREE, QUALIFIER, SPECIES

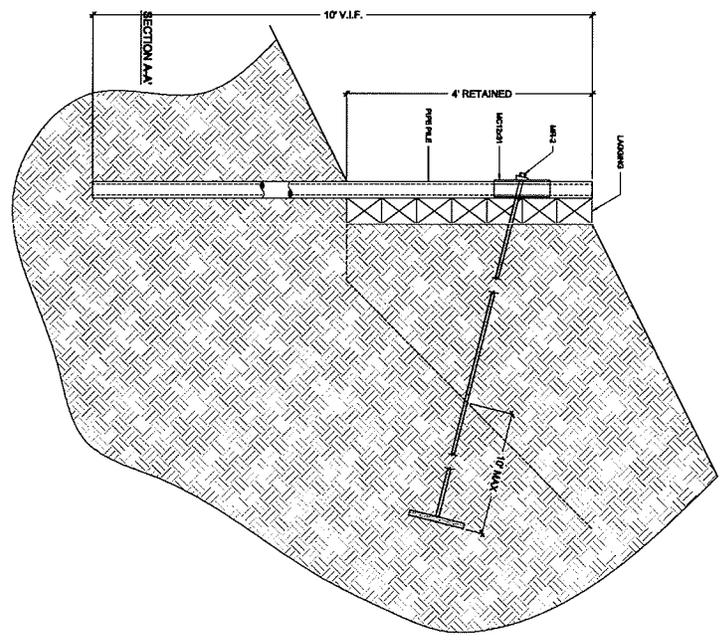
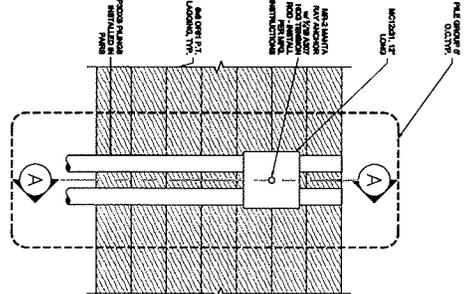
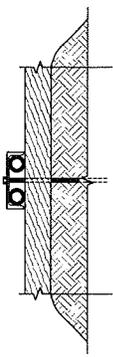
THE CITY OF BELLEVUE LOT LINE  
 AND SEASIDE ARE SUBJECT TO  
 THE SEASIDE RECORDING NO. 8803188012.

<p><b>TOPOGRAPHIC SURVEY</b></p> <p>DATE: 09/25/2010</p>	<p><b>FRANK RESIDENCE</b>          BIOTECHNICAL SLOPE STABILIZATION &amp;          EROSION CONTROL          735 96TH AVE SE          BELLEVUE, WA 98004</p>		<p><b>Altman Consulting Engineers</b>          PO Box 12071          Seattle, WA 98102          206.550.4190</p>
<p>DATE: 09/25/2010</p>	<p>DATE: 09/25/2010</p>	<p>DATE: 09/25/2010</p>	<p>DATE: 09/25/2010</p>

BIOTECHNICAL RESTORATION TABLE		
COMMON NAME	LATIN NAME	SPECIAL DISTRIBUTION
WESTERN RED CEDAR	TRILIA PLICATA	10' O.C.
DOUGLAS FIR	PSEUDOTSUGA MENZIESII	2' O.C.
ROSA NUTKANA		2' O.C.
SNOWBERRY	SWAMPHORICARPOS ALBUS	2' O.C.
OREGON HOLLYHARE	MADONIA AQUIFOLIUM	2' O.C.
SAUL	GAULTHERIA SHALLOM	2' O.C. (4" POT)

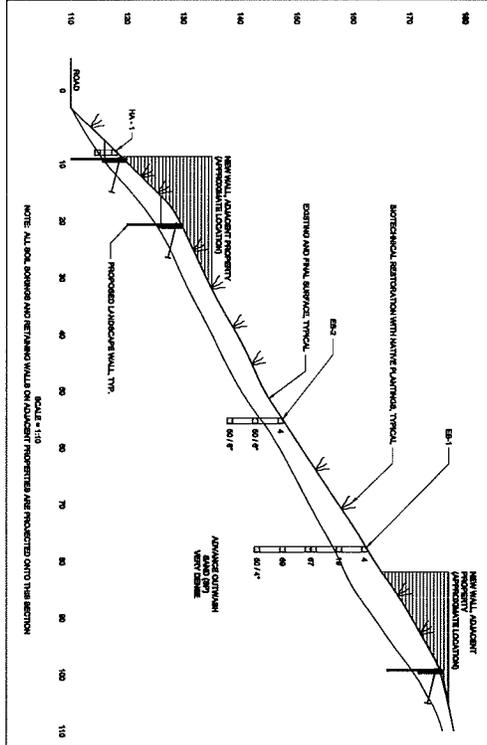
**A BIOTECHNICAL RESTORATION SCHEDULE**

- BIOTECHNICAL RESTORATION SHALL BE APPLIED TO AREA INDICATED AS SHOWN ON THIS PLAN AND ANY OTHER AREAS AS DETERMINED BY THE OWNER AND THEIR CONSULTANTS.
- THESE PLANNINGS SHALL BE CONSIDERED AS A MINIMUM. ALL PLANNINGS IN ACCORDANCE WITH ACCEPTED PRACTICE FOR EACH PLANT TYPE.
- AREAS TO BE REVEGETATED SHALL BE COVERED WITH EROSION CONTROL MATS WITH MINIMUM 3 PINS PER SQ. YD.
- SOIL TO BE HAND WORKED. NO EQUIPMENT NECESSARY ON SLOPE.



1 | RETAINING WALL DETAIL, TYPICAL

- NOTE:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BELLEVUE SPECIFICATIONS FOR CONSTRUCTION OF RETAINING WALLS.
  2. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BELLEVUE SPECIFICATIONS FOR CONSTRUCTION OF RETAINING WALLS.
  3. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE CITY OF BELLEVUE.
  4. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE CITY OF BELLEVUE.

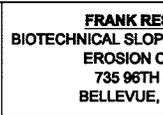


C9.1

DATE: 09/28/2011  
 DRAWN BY: JLS  
 CHECKED BY: JLS  
 DATE: 10/10/2011  
 SCALE: AS SHOWN  
 SHEET NO. 15 OF 15

FRANK RESIDENCE  
 BIOTECHNICAL SLOPE STABILIZATION &  
 EROSION CONTROL  
 735 96TH AVE SE  
 BELLEVUE, WA 98004

LOT 2-A, CITY OF BELLEVUE  
 SHORT PLAT NO. 84-38 AS  
 RECORDED UNDER KING COUNTY  
 RECORDING NO. 8503199012.



Atman Consulting Engineers  
 PO Box 12071  
 Seattle, WA 98102  
 206.550.4190

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