



DEVELOPMENT SERVICES DEPARTMENT
 ENVIRONMENTAL COORDINATOR
 11511 MAIN ST., P.O. BOX 90012
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Jason and Mia Lee

LOCATION OF PROPOSAL: 2 Crescent Key

NAME & DESCRIPTION OF PROPOSAL: Lee Buffer Landscaping

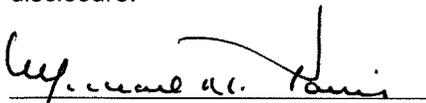
Landscaping improvements which comprise 45 percent or 1,445 square feet of the 25-foot buffer from a Lake Washington Canal. Also included is a 52 square-foot moorage platform and watercraft lift which do not meet requirements in LUC 20.25E.080. Shoreline Exemption 11-110932-WD is associated with this application.

FILE NUMBER: 11-110931-LO

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on 6/30/11.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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


 Environmental Coordinator

6/9/2011
 Date

OTHERS TO RECEIVE THIS DOCUMENT:

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



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

Proposal Name: Lee Buffer Landscaping

Proposal Address: 2 Crescent Key

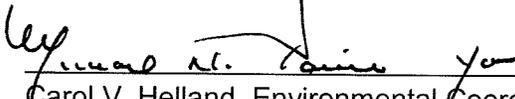
Proposal Description: Application for a Critical Areas Land Use Permit for landscaping improvements which comprise 45 percent or 1,445 square feet of the 25-foot buffer from a Lake Washington Canal. Also included is a 52 square-foot moorage platform and watercraft lift which do not meet requirements in LUC 20.25E.080. Shoreline Exemption 11-110932-WD is associated with this application.

File Number: 11-110931-LO

Applicant: Jason and Mia Lee, Property Owners

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

Planner: Reilly Pittman, Land Use Planner

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

Carol V. Helland, Environmental Coordinator
Development Services Department

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

By: Carol V. Helland, Land Use Director

Application Date: April 12, 2011
Notice of Application Date: May 5, 2011
Decision Publication Date: June 16, 2011
Project/SEPA Appeal Deadline: June 30, 2011

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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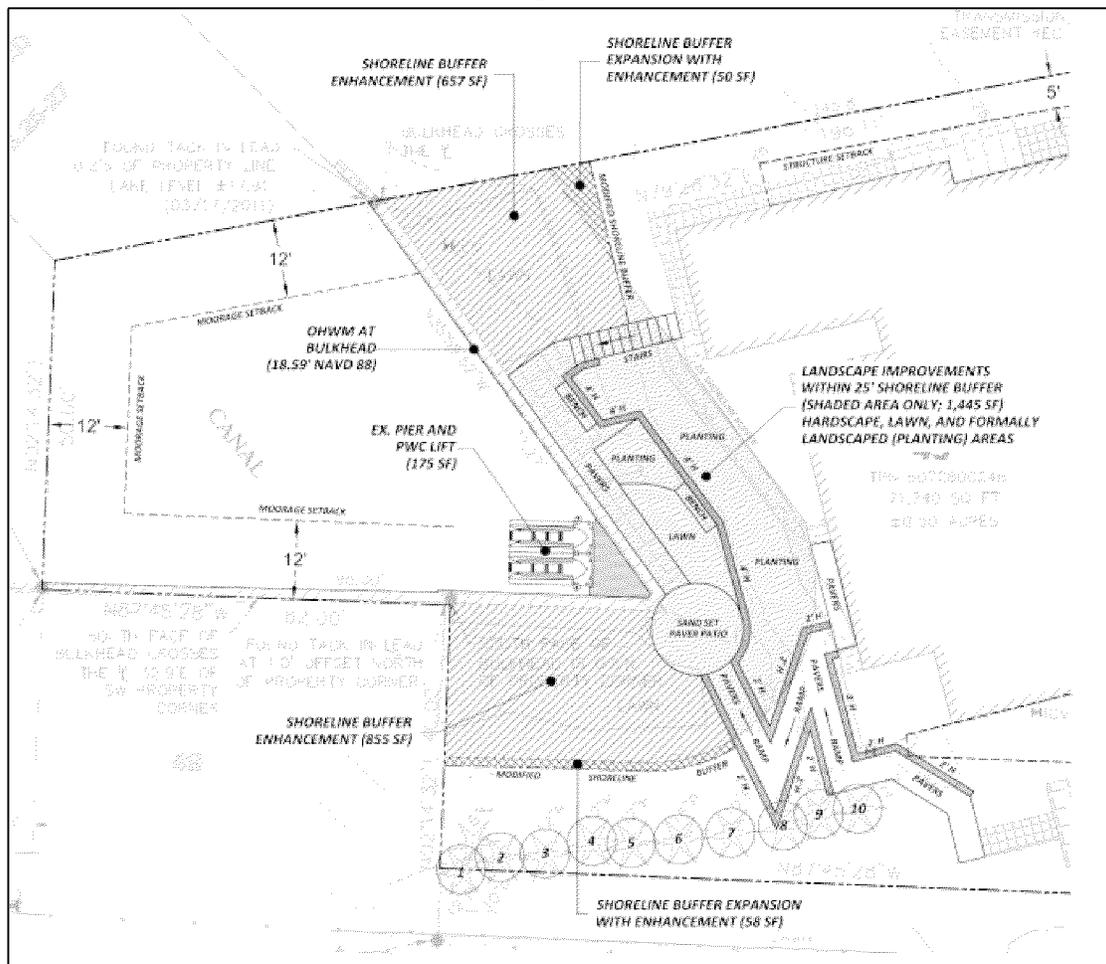
Attachments

1. Mitigation Plan – Enclosed
2. Site Plan – Enclosed
3. Critical Areas Report by Evergreen Aquatic Resource Consultants – Enclosed
4. SEPA Checklist, Application Forms, and Materials – In File
5. Shoreline Exemption Letter – See File 11-110932-WD

I. Proposal Description

The applicant began to construct improvements within the 25-foot buffer from Lake Washington without permits. In order to remove enforcement 11-104302-EA, this Critical Areas Land Use Permit proposes landscaping improvements in 45 percent of the buffer area which comprise creation of a patio and walkway, handicap access ramp, construction of a retaining wall, and maintenance of ornamental landscaping. A buffer reduction of 19 square feet is proposed to provide 10 feet of separation for the only access between the house and buffer. Total disturbance of the buffer equals 1,445 square feet; 1,620 square feet of buffer planting is proposed as mitigation for the landscaping improvement in the buffer and for the small moorage platform installed on the site which deviates from proscriptive moorage standards in LUC 20.25E. The amount of mitigation planting meets the required 1:1 ratio of disturbance to mitigation. See Figure 1 showing the proposed activities and Attachment 1 for the proposed enhancement plan.

Figure 1



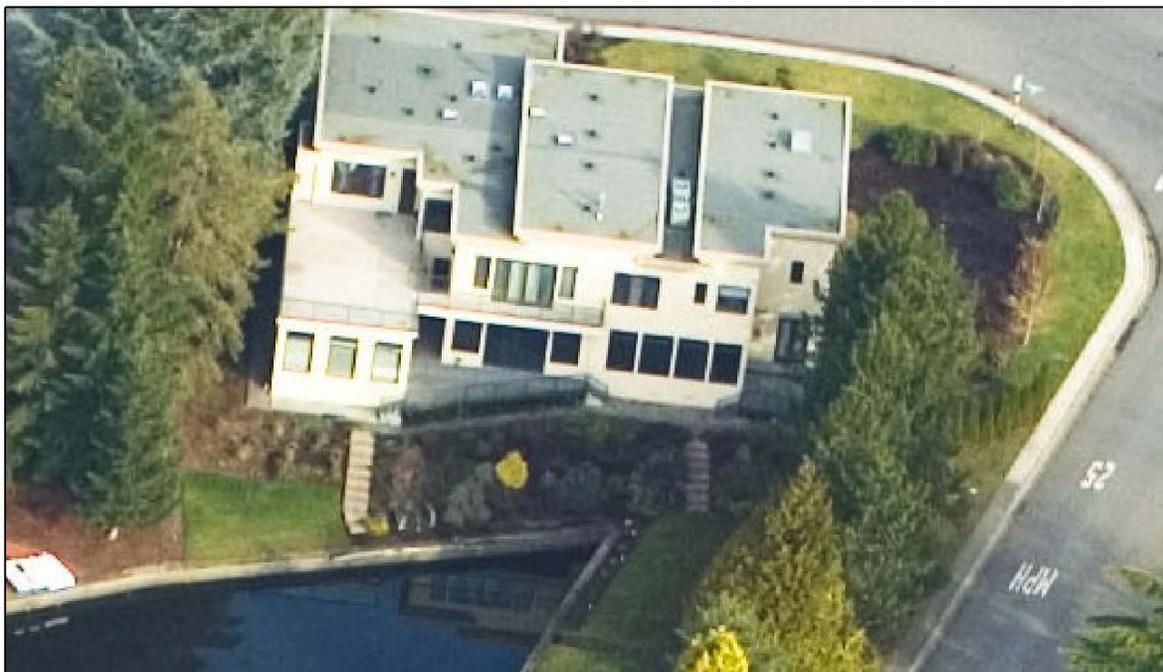
II. Site Description, Zoning, Land Use and Critical Areas

A. Site Description

The project site is located at 2 Crescent Key in the Factoria subarea of the City. The site is

located in the NE quadrant of Section 17, Township 24 North, Range 5 East. The site is surrounded by other single-family zoned property to the north and a private park/open open and Lake Washington canal to the west. The property is a corner lot and has street frontage to the south on Cascade Key and to the east on Crescent Key. See Figure 2 for existing site condition and Attachment 2 for existing site plan.

Figure 2



B. Zoning

The property and surrounding properties are zoned R-2.5, single-family residential. The proposed work is allowed in this zone.

C. Land Use Context

The property has a Comprehensive Plan Land Use Designation of SF-M (Single-Family Medium Density).

D. Critical Areas On-Site and Regulations

i. 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.

ii. Shoreline Overlay District/Shoreline Substantial Development Permit

The property has frontage along a canal of Lake Washington and is within the Shoreline Overlay District which regulates areas within 200-feet of the Ordinary High Water Mark under the State Shoreline Management Act. The Shoreline Overlay District regulations (LUC 20.25E) allow for uses associated with single-family development which are exempt from the requirement for a Shoreline Substantial Development Permit. A shoreline exemption permit (11-110932-WD) has been applied for which is associated with this approval.

iii. Critical Areas Overlay District/Critical Area Land Use Permit

A Critical Area Land Use Permit (CALUP) is required as the applicant is requesting to modify portions of the 25-foot shoreline buffer. These modifications can only be approved through a critical area report submitted under a CALUP.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The proposal generally meets the R-2.5 zoning dimensional requirements found in LUC 20.20.010. The proposed retaining walls are within the 25-foot rear setback required in the R-2.5 zone. The rear setback overlaps with the shoreline buffer. Walls must be less than 30 inches in height if located in a setback unless there is no feasible alternative to location

or height as allowed in LUC 20.20.025. The proposed wall is 48 inches in height and is being used to maintain the existing grade above the retaining wall. The transition in topography between the house and shoreline requires the use of retaining walls to change the grade in this confined area. Multiple retaining walls 30 inches or less are possible but would cause greater shoreline buffer disturbance than having one taller wall. One wall taller than 30 inches is the alternative which results in the least amount of buffer disturbance necessary. Therefore, the proposed wall height in the 25-foot rear yard setback is allowed to be taller than 30 inches under LUC 20.20.025. However, the wall height shall not exceed the proposed 48 inches of total height from bottom to top. **See Conditions of Approval in Section X of this report.**

B. Critical Areas Requirements LUC 20.25H:

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer or structure setback from a critical area or buffer. The site is also located within the Shoreline Overlay District and is also subject to the requirements in LUC 20.25E. The performance standards found in LUC 20.25E as specified in the table below are applicable:

Critical Area	Shorelines
Performance Standards	20.25E.080.Q 20.25E.080.N

i. Consistency With LUC 20.25E.080.Q

Residential Development Regulations. For purposes of this section, accessory structures shall include swimming pools, tennis courts, spas, greenhouses and similar facilities.

1. No boat, houseboat or watercraft moored seaward of the ordinary high water mark shall be used as a permanent residence.

No proposal to use a boat as a residence is included in this approval.

2. All structures, accessory buildings and ancillary facilities, other than those related to water use (such as moorage) shall be located outside of the shoreline critical area and shoreline critical area buffer, except stairs, handrails, and a trail or path providing access to the shoreline. The requirements of this subsection may be modified through a critical areas report, LUC 20.25H.230.

A retaining wall, accessible ramp, walkway and patio of pavers are proposed to facilitate boat access which modifies the buffer through a critical areas report. 1,620 square feet of new mitigation planting is proposed in the rest of the shoreline buffer which replaces the lawn and other landscaping with native planting. The critical areas report examines the existing functions and values and demonstrates an improvement as a result of the project.

3. **Fences essentially parallel with the shoreline are not permitted within critical area buffer or critical area structure setback.**

The split rail fence proposed along the western property line is perpendicular to the shoreline and is intended to delineate project site from the adjacent private park.

4. **Maximum building height in those areas of the Shoreline Overlay District which are zoned for residential uses shall be 35 feet, except in land use districts where more restrictive height limitations exist.**

All proposed structures are less than 35 feet in height.

5. **All residential development shall be accompanied by a plan indicating methods for preserving shoreline vegetation and control of erosion during and following construction as required by City of Bellevue clearing and grading regulations, Chapter 23.76 BCC, and the Comprehensive Plan.**

Minimal vegetation exists with the buffer. Existing large trees on the site are being retained and 1,620 square feet of mitigation planting will be installed per Attachment 1. Erosion control is reviewed as part of the development permit by the Clearing and Grading Division. **See Conditions of Approval in Section X of this report.**

- ii. **New, expanded, or repaired moorage facilities are subject to the moorage regulations in LUC 20.25E.080.N.1 which are being met as follows:**

1. **Moorage facilities serving only one residential waterfront lot shall not exceed 480 square feet.**

Proposed surface area of the moorage platform is 52 square feet.

2. **Location, Width and Length Regulations. Docks with configurations that do not include any or all of the elements below shall be subject to the overall length and square footage limitations of this section. No portion of a dock shall exceed four feet in width, unless allowed in this subsection N.1.b.iv.**

The proposed moorage platform exceeds 4 feet in width. This modified dimension is allowed through a critical areas report in LUC 20.25E.080.N. The minimal impacts from this small platform are included in the critical areas report for the project and mitigation is provided.

3. **Piling sets beyond the first are not required to be steel, shall be spaced at least 18 feet apart and shall not be greater than 12 inches in diameter**

The moorage platform is supported by the existing bulkhead and does not require piles to support the structure.

4. **No private moorage waterward of the ordinary high water mark, including structures attached thereto, shall be closer than 12 feet to any adjacent property line Excepted from the requirements of this section are boat lifts**

or portions of boat lifts which do not exceed 30 inches in height measured from ordinary high water mark.

The proposed moorage platform conforms to the 12-foot setback. The location of the floating personal watercraft lift is allowed as the lift is less 30 inches in height measured from the OHWM. The floating lift is the only lift proposed and meets LUC 20.25E.080.N.5 which limits each property to only one ground based or floating lift. No other lifts will be allowed unless the existing lift is removed. **See Section X for a related condition of approval.**

IV. Public Notice and Comment

Application Date:	April 12, 2011
Public Notice (500 feet):	May 5, 2011
Minimum Comment Period:	May 19, 2011

The Notice of Application for this project was published the City of Bellevue weekly permit bulletin on May 5, 2011. It was mailed to property owners within 500 feet of the project site. No comments were received.

V. Summary of Technical Reviews

A. 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 and has approved the application.

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, Air, and Water

No dredging, withdrawals, diversions, or discharges are anticipated from the proposed landscaping improvements or construction of moorage platform and watercraft lift. Erosion and sedimentation control requirements and BMPs will be reviewed by the Clearing and Grading Department as part of a clearing and grading permit.

B. Animals

Chinook salmon, bull trout, and steelhead are found in Lake Washington. Provided that it

meets City standards, the moorage platform and watercraft lift are allowed. Mitigation for the overwater coverage created by the platform and watercraft lift is included in the mitigation planting on Attachment 1.

C. Plants

Only existing lawn and ornamental planting will be removed. No trees are being removed by the proposal. The resulting planting will establish native trees, shrubs, and ground covers in the buffer which previously comprised lawn.

D. Noise

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

VII. Changes to Proposal Due to Staff Review

Staff requested additional planting to increase density within the buffer. Also staff requested management provision is included for the area of the buffer proposed for landscaping improvements. These management provisions are found on Attachment 1 and provide standards and best practices for long term maintenance of this area.

VIII. Decision Criteria

A. 20.25H.255.B Critical Areas Report Decision Criteria

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;**

Finding: The submitted critical areas report as Attachment 3 contains an assessment of existing functions and values on pages 9 through 10. This assessment documents that the existing lawn and minimal vegetation which comprises the existing buffer is a degraded condition. Through the proposed mitigation the greatest improvement in shoreline buffer functions will be in "general wildlife habitat" and "food chain support in the form of substantially increasing native leaf litter, vegetative matter, and corresponding terrestrial insect contributions" (Pg. 9). The project demonstrates a gain in shoreline buffer functions.

- 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;**

Finding: The proposed mitigation planting will restore 1,620 square feet of buffer to native planting which is improving general wildlife habitat, large woody debris

recruitment, and insect and nutrient export (Pg. 10). In this canal environment these functions are what can be improved.

- 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;**

Finding: Stormwater quality will be improved by replacing the lawn with 1,620 square feet of buffer planting. This planting, soil de-compaction and amendment will reduce the amount of sediment and pollutant export into the lake through stormwater runoff (Pg. 10).

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

Finding: Mitigation planting is required and found on Attachment 1. The planting will be maintained and monitored for a period of at least five years. An installation surety and a maintenance surety will be required based on the submitted cost estimate. The installation surety will be released after planting installation and inspection by Land Use staff. The maintenance surety will be released after the five year period and inspection by staff which finds that the goals, objectives, and performance standards of the monitoring plan were met. See Conditions of Approval in Section X of this report.

- 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**

Finding: The modifications and performance measures in this proposal are not detrimental to the functions and values of the shoreline. The vegetation management provisions included in the plan establish best management practices for the area in the buffer which is to be landscaped with patios and ornamental landscaping. The management provisions establish the extent of the area which is subject to the management restrictions and establishes this area so that future maintenance and repair of the improvements can occur. The 19 square foot buffer modification proposed is to ensure access around the house. This buffer modification is for access only in order to create 10 feet of separation. This is not intended to allow any future expansion of the house or accessory improvements in this area. Future expansions or improvements in the 25-foot buffer beyond what is approved under this permit may require subsequent review under the City's critical areas regulations and permits in place at that time. See Conditions of Approval in Section X of this report.

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

Finding: The proposed modifications to the yard area within the shoreline buffer are allowed in this zone and are compatible with adjacent land uses in the Newport Shores canal environment. The proposed improvements and mitigation will create a shoreline buffer with improved functions and values.

B. 20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria
The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:

1. **The proposal obtains all other permits required by the Land Use Code;**
Finding: The applicant must submit a development permit application for a Clearing and Grading Permit. See Conditions of Approval in Section X of this report.
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 consistent with required performance standards for projects in the shoreline overlay district. The resulting development will improve stormwater quality and provide a vegetated shoreline buffer which is improved more than the existing condition.
3. **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 on pages 5-8, the applicable performance standards are being met.
4. **The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**
Finding: The proposed activity will not affect public services or facilities.
5. **The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**
Finding: A mitigation plan consistent with LUC 20.25H.210 has been submitted to plant 1,620 square feet of area on the property and is Attachment 1 of this report.
6. **The proposal complies with other applicable requirements of this code.**
Finding: As discussed in 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, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the modification of the 25-foot shoreline buffer with 1,455 square feet of landscaping improvements, 1,620 square feet of mitigation planting, and a 52 square foot moorage platform and floating watercraft lift.

Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A building permit, clear and grade permit, and/or utility permit is required and all plans are subject to review for compliance with applicable City of

Bellevue codes and standards.

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	Janney Gwo, 425-452-6190
Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350
Noise Control- BCC 9.18	Reilly Pittman, 425-452-2973

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

1. Clearing and Grading Permit Required: Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. A Clearing and Grading Permit are required. Please submit an application for Single-Family Clearing and Grading in Critical Areas (type GH). Plans submitted as part of either permit application shall be consistent with the plans reviewed as part of this approval.

Authority: Land Use Code 20.30P.140
Reviewer: Reilly Pittman, Development Services Department

2. Height and Location of Retaining Wall: The total height of the proposed retaining wall is 48 inches. The wall is within the 25-foot shoreline buffer and 25-foot rear setback for the R-2.5 zone. Based on the discussion in Section III of this report the proposed wall is allowed to be 48 inches within the rear yard setback in order to limit buffer disturbance. The proposed wall height shall not exceed 48 inches in height measured from bottom to top of wall.

Authority: Land Use Code 20.20.025; 20.20.010
Reviewer: Reilly Pittman, Development Services Department

3. Floating Watercraft Lift: The current floating watercraft lift approved under this proposal satisfies the allowance for each property to have one ground based or floating watercraft lift. Additional ground based or floating lifts will not be allowed on this property unless the existing is removed.

Authority: Land Use Code 20.25E.080.N.5

Reviewer: Reilly Pittman, Development Services Department

- 4. Buffer Modification for Access:** The 19 square-foot buffer modification to allow 10 feet of separation between the buffer and the house as noted on the site plan in Attachment 2 is for access only. This does not allow future home additions or accessory improvements to encroach further into the 25-foot buffer.

Authority: Land Use Code 20.30P.140

Reviewer: Reilly Pittman, Development Services Department

- 5. Mitigation and Monitoring:** 1,620 square feet of mitigation planting in the shoreline buffer is required to be installed as shown on Attachment 1. The maintenance and monitoring plan approved establishes a 5-year monitoring period with goals, objectives, and performance standards. An annual monitoring report is to be submitted in November of each year with established photo points. There should be 5 reports total; one after the first growing season. Reports are to be mailed to:

Environmental Planning Manager
Development Services Department
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012

Reporting shall comprise an assessment of the conditions and evaluation of the year's success meeting standards. All monitoring and maintenance requirements are found on Attachment 1.

Authority: Land Use Code 20.30P.140; Land Use Code 20.25H.220.F

Reviewer: Reilly Pittman, Development Services Department

- 6. Installation Surety:** Based on the submitted cost estimate for maintenance and monitoring an installation surety is required in the amount of \$13,513.92 which is the required 150% or the cost estimate. This installation surety will be released upon Land Use inspection that determines the required planting is installed per plan. This surety is required prior to Clearing and Grading Permit issuance.

Authority: Land Use Code 20.25H.255; Land Use Code 20.40.490

Reviewer: Reilly Pittman, Development Services Department

- 7. Maintenance Surety:** A maintenance surety in the amount of \$4,500.00 is required which is 100 percent of the total maintenance cost estimate. The maintenance surety will be held for the 5-year monitoring period and released after Land Use staff inspection which finds that the mitigation plan is successful per the established goals, objectives, and performance measures. The maintenance surety is required prior to Land Use inspection of the planting installation.

Authority: Land Use Code 20.25H.255; Land Use Code 20.40.490

Reviewer: Reilly Pittman, Development Services Department

- 8. Land Use Inspections:** Following installation of planting the applicant shall contact Land Use staff to inspect the planting area for release of the installation surety. The maintenance surety is required prior to Land Use staff inspection. At the end of 5 years inspection by Land Use staff is required to release the maintenance surety. Staff will need to find that the plants are in a healthy and growing condition and the mitigation plan is successful per the established goals, objectives and performance standards in the monitoring plan. To schedule an inspection please call Reilly Pittman at 425-453-4350.

Authority: Land Use Code 20.30P.140

Reviewer: Reilly Pittman, Development Services Department

- 9. Noise Control:** Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18

Reviewer: Reilly Pittman, Development Services Department

Attachment 1: Mitigation Plan

LEE SHORELINE BUFFER ENHANCEMENT PLAN

2 CRESCENT KEY BELLEVUE, WASHINGTON

PLAN SUMMARY

OVERVIEW

THIS SHORELINE BUFFER ENHANCEMENT PLAN HAS BEEN PREPARED PER THE STANDARDS ESTABLISHED IN BELLEVUE LAND USE CODE (LUC) 20.25H (CRITICAL AREAS OVERLAY), THE GENERAL DESIGN STANDARDS DESCRIBED WITHIN THE CITY OF BELLEVUE'S CRITICAL AREAS HANDBOOK (LATEST ED.), AND THE CRITICAL AREA BEST MANAGEMENT PRACTICES OUTLINED IN THE CITY OF BELLEVUE'S ENVIRONMENTAL BEST MANAGEMENT PRACTICES & DESIGN STANDARDS (LATEST ED.).

THE PURPOSE OF THIS PLAN IS TO MITIGATE IMPACTS RELATED TO THE PROPOSED MODIFICATION OF THE STANDARD WIDTH 25-FOOT LAKE WASHINGTON SHORELINE BUFFER AS WELL AS THE COVERWATER COVERAGE PROVIDED BY A PREVIOUSLY INSTALLED HER AND PVC LIFT. THE PROPOSED SHORELINE BUFFER MODIFICATION PROVIDES REASONABLE AND APPROPRIATE USE OF THE ON-SITE SHORELINE ENHANCEMENTS, INCLUDING WATER DEPENDENT USES SUCH AS WATERCRAFT MOORAGE AND OPERATION.

PRIOR TO THE RECENT SITE PREPARATION WORK, EXISTING SHORELINE CONDITIONS ON MANAGED LANDSCAPE WERE AS FOLLOWS: PROPOSED VARIOUS ORNAMENTAL LANDSCAPE VARIETIES OF SHRUBS AND GROUND COVERS, TIMBER/PALUS STAGES, AND LIMITED AREAS OF PLACES ALONG A BUILDING-ADJACENT SHORELINE. THE PROPOSED BUFFER MODIFICATIONS DO NOT REPRESENT A SUBSTANTIAL CHANGE IN USE WHEN COMPARED TO EXISTING CONDITIONS AND ARE CONSISTENT WITH OTHER SIMILAR USES ON ADJOINING PROPERTIES.

THIS PLAN SHOULD BE REVIEWED IN COMBINATION WITH THE CRITICAL AREA REPORT DATED APRIL 12, 2011, WHICH DESCRIBES THE PROPOSED PROJECT IN DETAIL AS WELL AS CONFORMANCE TO THE PERFORMANCE AND DEVELOPMENT STANDARDS ESTABLISHED BY LUC 20.25E, LUC 20.20H, AND LUC 20.30P-140.

CRITICAL AREAS PRESENT

LAKE WASHINGTON SHORELINE AND 25' STANDARD WIDTH BUFFER

SHORELINE BUFFER ENHANCEMENT PLAN GOALS

THE GOALS OF THIS SHORELINE BUFFER ENHANCEMENT PLAN ARE:

- TO PROVIDE A NATIVE SHORELINE BUFFER PLANT COMMUNITY WITHIN TWO ON-SITE SHORELINE BUFFER ENHANCEMENT AREAS.
- TO IMPROVE SOIL NUTRIENT, WATER-HOLDING CAPACITY, AND OVERALL PERILITY WITHIN THE TWO ON-SITE SHORELINE BUFFER ENHANCEMENT AREAS.
- TO MINIMIZE THE GENERAL PRESENCE OF NOXIOUS WEED SPECIES WITHIN THE TWO ON-SITE SHORELINE BUFFER ENHANCEMENT AREAS.

SHORELINE BUFFER ENHANCEMENT PLAN OBJECTIVES

SPECIFIC OBJECTIVES OF THIS SHORELINE BUFFER ENHANCEMENT PLAN ARE:

- TO INSTALL AND SUCCESSFULLY ESTABLISH 266 NATIVE PLANTINGS WITHIN TWO ON-SITE SHORELINE BUFFER ENHANCEMENT AREAS
- TO AMEND SOILS WITHIN TWO ON-SITE SHORELINE BUFFER ENHANCEMENT AREAS USING A COMMERCIAL GRADE ORGANIC COMPOST.

SHORELINE BUFFER ENHANCEMENT PLAN SUCCESS STANDARDS

- MEASURABLE SUCCESS STANDARDS ESTABLISHED FOR THIS SHORELINE BUFFER ENHANCEMENT PLAN ARE AS FOLLOWS:
- 100 PERCENT SURVIVAL OF INSTALLED PLANT STOCK AFTER THE FIRST GROWING SEASON.
- 80 PERCENT SURVIVAL OF INSTALLED PLANT STOCK AFTER THE THIRD GROWING SEASON.
- THE SUCCESSFUL ESTABLISHMENT OF TWO PLANT SPECIES FOR EACH OF THE FOLLOWING STRATA: TREE, SHRUB, AND GROUND COVER.

60 PERCENT AVERAGE COVERAGE BY NATIVE WOODY PLANT SPECIES AFTER THE FIFTH GROWING SEASON. UP TO 30 PERCENT OF THE NATIVE WOODY PLANT SPECIES COVERAGE MAY BE COMPRISED OF DESIRABLE NATIVE COLONIZING SPECIES.

LESS THAN 10 PERCENT COVERAGE BY ALL CLASS "A", "B", AND "C" NOXIOUS WEEDS IDENTIFIED ON THE LATEST KING COUNTY NOXIOUS WEED LIST AS WELL AS THE FOLLOWING ADDITIONAL SPECIES: ENGLISH IVY (HEDERA HELIX), ENGLISH HOLLY (ILEX AQUIFOLIUM), KNOTWEED (POLYGONUM SPP.), HIMALAYAN BLACKBERRY (RUBUS ARMEINACUS), AND CUTLEAF (EVERGREEN) BLACKBERRY (R. LACINIATUS).

COMPLIANCE MONITORING PLAN

FOLLOWING COMPLETION OF THE WORK SHOWN ON THIS PLAN, A QUALIFIED PROFESSIONAL SHALL PREPARE AN AS-BUILT SHORELINE BUFFER ENHANCEMENT WORK AS-BUILT SURVEY REPORT FOR THE COMPLETED SHORELINE BUFFER ENHANCEMENT WORK AS WELL AS ANY DEVIATIONS FROM THE FINAL APPROVED PLAN.

IN ADDITION, A MINIMUM OF TWO (2) PERMANENT PHOTO POINTS SHALL BE ESTABLISHED TO PHOTOGRAPHICALLY DOCUMENT REPRESENTATIVE CONDITIONS WITHIN THE ENHANCEMENT AREAS AND A MINIMUM OF TWO (2) PERMANENT COMPLIANCE MONITORING PLOTS OR TRANSSECTS SHALL BE ESTABLISHED TO DOCUMENT VEGETATION CHARACTERISTICS. COMPLIANCE MONITORING PLOTS AND TRANSSECTS SHALL BE SCALED APPROPRIATELY TO ACCURATELY SAMPLE THE FOLLOWING: NATIVE WOODY PLANT SPECIES (TREES, SHRUBS, AND GROUNDCOVER) AND NOXIOUS WEED SPECIES.

BASELINE COMPLIANCE MONITORING DATA SHALL BE COLLECTED USING THE ESTABLISHED SAMPLE PLOTS OR TRANSSECTS AND SUBMITTED WITH THE AS-BUILT FOR THE COMPLETED WORK (SEE ANNUAL COMPLIANCE MONITORING FOR FIELD DATA COLLECTION REQUIREMENTS). THE AS-BUILT AND BASELINE MONITORING DATA SHALL BE SUBMITTED TO THE CITY OF BELLEVUE NO LATER THAN 30 DAYS FROM THE DATE THAT THE WORK SHOWN ON THIS PLAN HAS BEEN COMPLETED.

ANNUAL COMPLIANCE MONITORING

FOLLOWING ACCEPTANCE OF THE AS-BUILT BY THE CITY OF BELLEVUE, ANNUAL COMPLIANCE MONITORING SHALL BE COMPLETED FOR A PERIOD OF FIVE (5) YEARS. ANNUAL COMPLIANCE MONITORING SHALL BE COMPLETED BY A QUALIFIED PROFESSIONAL, AND SHALL COMPRISE A SITE INVESTIGATION IN AUGUST OR SEPTEMBER AND REPORTING BY NOVEMBER 30 OF EACH MONITORING YEAR.

MONITORING SHALL COMPRISE A QUANTITATIVE ASSESSMENT OF CONDITIONS WITHIN SHORELINE BUFFER ENHANCEMENT AREAS FOR PHASES OF EVALUATING WHETHER THE ENHANCEMENT AREAS ARE MEETING THE INTENT OF THE MONITORING. THE FOLLOWING INFORMATION SHALL BE COLLECTED AND ASSESSED RELATIVE TO THE SUCCESS STANDARDS ESTABLISHED FOR THE PROJECT:

- THE CONDITION OF INSTALLED PLANT STOCK INCLUDING SURVIVORSHIP, HEALTH, AND VIGOR, THE RATIONALE FOR POOR CONDITIONS, IF PRESENT, WILL BE DETERMINED.
- THE SPECIES COMPOSITION OF AND AREAL COVERAGE PROVIDED BY NATIVE WOODY PLANT SPECIES (TREES, SHRUBS, AND GROUNDCOVER), NOXIOUS WEED SPECIES.
- THE SPECIES COMPOSITION OF AND AREAL COVERAGE PROVIDED BY

A DIRECT COUNT INVENTORY AND ASSESSMENT OF ALL INSTALLED PLANT STOCK SHALL BE USED TO EVALUATE PLANT STOCK CONDITIONS. SPECIES COMPOSITION AND AREAL COVERAGE SHALL BE ASSESSED USING THE SAMPLE PLOTS OR TRANSSECTS ESTABLISHED DURING THE AS-BUILT.

IN ADDITION TO FIELD DATA COLLECTION, PHOTOGRAPHS OF EACH SHORELINE BUFFER ENHANCEMENT AREA SHALL BE TAKEN FROM THE PERMANENT PHOTO POINTS ESTABLISHED DURING THE AS-BUILT.

THE RESULTS OF EACH COMPLIANCE MONITORING ASSESSMENT SHALL BE SUBMITTED IN A WRITER REPORT AND SUBMITTED TO THE CITY OF BELLEVUE NO LATER THAN NOVEMBER 30 OF THE RESPECTIVE MONITORING YEAR.

CONTINGENCY PLAN

SHOULD ANY COMPLIANCE MONITORING ASSESSMENT REVEAL THAT THE SUCCESS STANDARDS FOR THE RESPECTIVE YEAR ARE NOT SATISFIED, THE PERMITTEE SHALL WORK WITH THE CITY OF BELLEVUE TO DEVELOP A CONTINGENCY PLAN TO ADDRESS THE DEFICIENCIES. CONTINGENCY PLANS CAN INCLUDE, BUT ARE NOT LIMITED TO: ADDITIONAL PLANT INSTALLATION, EROSION CONTROL, MODIFICATION TO THE IRRIGATION REGIME, AND PLANT SUBSTITUTIONS OF TYPE, SIZE, QUANTITY, AND LOCATION. SUCH CONTINGENCY PLANS SHALL BE SUBMITTED TO THE CITY OF BELLEVUE BY JANUARY 31 OF ANY YEAR WHEN DEFICIENCIES ARE DISCOVERED. UNLESS OTHERWISE APPROVED BY THE CITY OF BELLEVUE, ACTIONS SPECIFIED ON AN APPROVED CONTINGENCY PLAN MUST BE COMPLETED WITHIN 60 DAYS. IF THE FAILURE IS SUBSTANTIAL, THE CITY OF BELLEVUE MAY EXTEND THE COMPLIANCE MONITORING PERIOD FOR THE SHORELINE BUFFER ENHANCEMENT WORK.

MAINTENANCE PLAN

THIS SECTION PROVIDES A GENERAL OVERVIEW OF THE MAINTENANCE PROGRAM NECESSARY TO ENSURE THE SUCCESS STANDARDS ESTABLISHED FOR THIS SHORELINE BUFFER ENHANCEMENT PLAN ARE SATISFIED.

NOXIOUS WEED CONTROL

FOLLOWING PLANT INSTALLATION AND AT REGULAR INTERVALS DURING THE COMPLIANCE MONITORING PERIOD, NOXIOUS WEED CONTROL SHALL OCCUR ON A SPOT TREATMENT BASIS WITHIN THE SHORELINE BUFFER ENHANCEMENT AREAS. TARGET SPECIES SHALL INCLUDE THE FOLLOWING: ALL CLASS "A", "B", AND "C" NOXIOUS WEEDS IDENTIFIED ON THE LATEST KING COUNTY NOXIOUS WEED LIST AS WELL AS THE FOLLOWING ADDITIONAL SPECIES: ENGLISH IVY (HEDERA HELIX), ENGLISH HOLLY (ILEX AQUIFOLIUM), KNOTWEED (POLYGONUM SPP.), HIMALAYAN BLACKBERRY (RUBUS ARMEINACUS), AND CUTLEAF (EVERGREEN) BLACKBERRY (R. LACINIATUS).

NOXIOUS WEED CONTROL WORK SHALL CONSIST OF THE CUTTING AND REMOVAL FROM THE SITE OF ALL NOXIOUS WEED SPECIES STEMS, CANES, RUNNERS, SHOOTS, SEED PODS, FRUITING BODIES, AND LEAVES PER THE FOLLOWING METHODS:

- HAND PULLING.
- MANUALLY CUTTING USING MACHETTES, LOPPERS, AND/OR CLIPPERS.
- SPOT TREATMENT SHALL OCCUR MONTHLY AND/OR AT A GREATER FREQUENCY, IF NECESSARY, TO CONTROL NOXIOUS WEED SPECIES TO A MAXIMUM OF TEN (10) PERCENT OR LESS COVERAGE WITHIN EACH SHORELINE BUFFER ENHANCEMENT AREA.

DURING ALL NOXIOUS WEED CONTROL WORK, EXISTING OR PLANTING NATIVE VEGETATION SHALL BE PROTECTED FROM DAMAGE.

IRRIGATION

IRRIGATION OF INSTALLED PLANT STOCK SHALL BE PROVIDED FOR A MINIMUM OF TWO GROWING SEASONS FOLLOWING PLANT INSTALLATION. IRRIGATION SHALL OCCUR PER ONE AND/OR A COMBINATION OF THE FOLLOWING METHODS:

- ABOVE GROUND AUTOMATIC SPRINKLER SYSTEM.
- AUTOMATIC DRIP IRRIGATION SYSTEM.
- HAND WATERING BY HOSE.

A MINIMUM RAINFALL EQUIVALENT OF 1 INCH PER WEEK SHALL BE APPLIED TO INSTALLED PLANTS STOCK FROM JUNE 1 THROUGH JULY 15 AND 2 INCHES PER WEEK SHALL BE APPLIED TO INSTALLED PLANT STOCK FROM JULY 15 THROUGH OCTOBER 1. IRRIGATION IS NOT NEEDED FROM OCTOBER 1 THROUGH JUNE 1. IRRIGATION SHALL BE APPLIED IN A MANNER THAT MAINTAINS PLANT HEALTH, PREVENTS WILTING, AND PROMOTES DEEP PLANT ROOT SYSTEMS WHILE ENSURING, WHERE APPROPRIATE, BANK STABILITY.

GENERAL MAINTENANCE

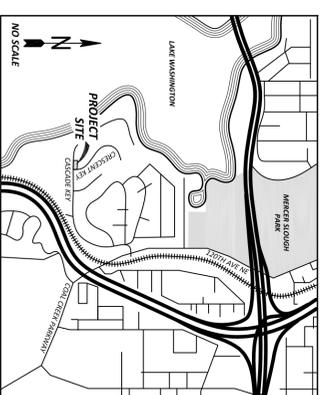
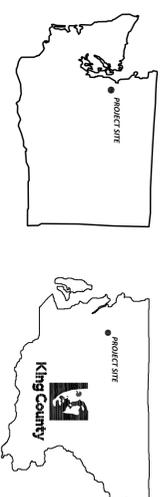
INSTALLED PLANTS SHALL BE MAINTAINED AT REGULAR INTERVALS DURING THE COMPLIANCE MONITORING PERIOD TO PROMOTE THE SUCCESSFUL ESTABLISHMENT AND VIGOROUS GROWTH OF THE INSTALLED PLANT STOCK.

GENERAL MAINTENANCE SHALL INCLUDE:

- WEEDING WITHIN EACH SHORELINE BUFFER ENHANCEMENT AREA.
- RE-APPLY BARK MULCH TO MAINTAIN A 4" MINIMUM APPLIED THICKNESS.
- THE PRUNING OF INSTALLED PLANTS TO REMOVE DEAD WOOD AND PROMOTE VIGOROUS GROWTH AND PROPER FORM.
- THE REPLACEMENT OF PLANTS THAT APPEAR TO BE IN DISTRESS AND/OR DISEASED.
- THE REMOVAL OF TRASH, LITTER, AND/OR OTHER NON-DECOMPOSING DEBRIS.

GENERAL MAINTENANCE WORK SHALL OCCUR MONTHLY DURING THE GROWING SEASON AND/OR AT A FREQUENCY OTHERWISE NECESSARY TO ENSURE THE SUCCESSFUL ESTABLISHMENT AND VIGOROUS GROWTH OF THE INSTALLED PLANTS AND/OR THE CONTROL OF NOXIOUS WEEDS.

VICINITY MAP



DIRECTIONS TO PROJECT SITE:

SITE ADDRESS: 2 CRESCENT KEY
BELLEVUE, WA 98006

LATITUDE: 47.56749
LONGITUDE: -122.18929

FROM BELLEVUE CITY HALL (BELLEVUE, WASHINGTON):
PROCEED EAST ON NORTHEAST 4TH STREET. TAKE INTERSTATE 405 SOUTH. TAKE EXIT 10 (COAL CREEK PARKWAY). TAKE RIGHT (NORTH) ON COAL CREEK PARKWAY. COAL CREEK PARKWAY BECOMES LAKE WASHINGTON BOULEVARD SOUTHEAST. TURN LEFT (WEST) ONTO CASCADE KEY. TURN LEFT TO STAY ON CASCADE KEY. TURN RIGHT (NORTH) ONTO CRESCENT KEY. PROJECT SITE IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF CASCADE KEY AND CRESCENT KEY.

LEGAL DESCRIPTION

LOT 49, NEWPORT REVISED DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 61 OF PLATS, PAGES 25, 26, AND 27 IN KING COUNTY, WASHINGTON, EXCEPT THE WESTERN 62 FEET OF THE SOUTHERLY 40 FEET THEREOF.

SHEET INDEX

- COVERSHEET
- PLANTING PLAN
- SPECIFICATIONS AND DETAILS
- LANDSCAPE MANAGEMENT PLAN

CALL 2 WORKING DAYS BEFORE YOU DIG

1-800-424-5555
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

CONSTRUCTION SEQUENCE

- INSTALL SILT FENCE (SEE SHEET 2 AND SHEET 3)
- REMOVE AND DISPOSE OF EXISTING LANDSCAPING AND LAWN
- AMEND SOILS (SEE SHEET 3)
- INSTALL NATIVE PLANTS (SEE SHEET 2 AND SHEET 3)
- INSTALL IRRIGATION SYSTEM (SEE SHEET 3)
- INSTALL MULCH (SEE SHEET 3)
- INSTALL FENCE (SEE SHEET 2)
- REMOVE SILT FENCE AND CLEAN-UP

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NO.	DATE	DESCRIPTION
1	5/23/2011	CITY OF BELLEVUE REVIEW COMMENTS

PERMIT NO.:	
APPROVED BY:	
DATE:	
PROJECT:	

LEE SHORELINE BUFFER ENHANCEMENT PLAN
2 CRESCENT KEY BELLEVUE, WA
PREPARED FOR:
MIA LEE
2 CRESCENT KEY BELLEVUE, WASHINGTON 98006
SHEET TITLE:
COVERSHEET
PROJECT NO.: 11008
DATE: 04/12/2011
SHEET NUMBER: 1/4

PART 1: GENERAL

ALL WORK SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS SHOWN ON THESE DRAWINGS.
ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, LAWS, AND ORDINANCES.

CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, LABOR, AND RELATED ITEMS NECESSARY TO COMPLETE THE WORK SHOWN ON THESE DRAWINGS AND SHALL INCLUDE ALL TOOLS, MATERIALS, PERMITS, INSPECTIONS, TESTS, AND OTHER RELATED ITEMS.

WORK SHALL BE COMPLETED BY PERSONS EXPERIENCED IN THE CRITICAL AREA ENHANCEMENT WORK SHOWN ON THESE DRAWINGS.

CONTRACTOR SHALL RECOGNIZE THAT ACTUAL SITE CONDITIONS MAY VARY BASED ON SEASON AND/OR TIME OF YEAR.

CONTRACTOR SHALL ACCOMMODATE REALIZED AND ANTICIPATED SITE CONDITIONS WHEN COMPLETING THE WORK SHOWN ON THESE DRAWINGS.

TAKE NECESSARY PRECAUTIONS TO PROTECT ALL PROPERTY, PERSONS, WORK IN PROGRESS, STRUCTURES, UTILITIES, WALLS, CURBS, AND PAVED SURFACES. DURING WORK, FIELD LOCATE, VERIFY DEPTH OF, AND ADEQUATELY PROTECT ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. DAMAGE TO UTILITIES INCURRED OR ARISING FROM THIS CONTRACT SHALL BE PAID BY CONTRACTOR.

ALL AREAS OF WORK SHALL BE KEPT CLEAN, NEAT, AND ORDERLY AT ALL TIMES. ALL PAVED AREAS ARE TO BE CLEANED DAILY FOLLOWING WORK.

OWNER SHALL BE NOTIFIED IN WRITING OF DEVIATIONS TO OR CONFLICTS WITHIN THESE DRAWINGS AND/OR SITE CONDITIONS. EXTRA WORK ARISING FROM FAILURE TO DO SO SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

PRIOR TO START OF WORK, CONTRACTOR SHALL REQUEST AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH OWNER.

PART 2: MATERIALS

2.1 SITE PREPARATION

2.1.1 TEMPORARY EROSION AND SEDIMENT CONTROL

CONTRACTOR SHALL FURNISH ALL NECESSARY LABOR AND MATERIALS INCLUDING, BUT NOT LIMITED TO, EQUIPMENT, ATTACHMENTS, DEVICES, AND ACCESSORIES NECESSARY TO CONTROL EROSION AND THE OFF-SITE MIGRATION OF SEDIMENT AND/OR SEDIMENT LOADED WATER.

2.1.2 SOIL AMENDMENT

CONTRACTOR SHALL FURNISH ALL NECESSARY LABOR AND MATERIALS INCLUDING, BUT NOT LIMITED TO EQUIPMENT, ATTACHMENTS, DEVICES, AND ACCESSORIES NECESSARY TO AMEND SOILS PER THESE DRAWINGS.

SOIL AMENDMENT SHALL COMPRISE CEDAR GROVE COMPOSTING "BULDERS BLEND" (WWW.CEDAR-GROVE.COM; 1-877-SOILSU) OR EQUAL.

2.2 PLANT INSTALLATION

2.2.1 GENERAL

PLANT MATERIAL SIZE, QUALITY, AND QUANTITY SHALL MEET THE STANDARDS LISTED ON THESE DRAWINGS.

ALL PLANT MATERIAL SHALL BE OF ACCEPTED SIZE STANDARDS AND PROPORTIONS AS SPECIFIED IN AMERICAN STANDARD NURSERY STOCK (LATEST EDITION). ALL PLANTS SHALL BE OF NORMAL HABIT OF GROWTH, AND SHALL BE HEALTHY, VIGOROUS, AND FREE OF DISEASE, INSECT EGGS, ADULTS, AND LARVAE.

SCIENTIFIC Nomenclature shall conform to standard plant names. Latin and botanical names not present in the lists shall conform to the American Horticultural Society's nomenclature. All plant names and shrubs no less than 10 percent of each variety or species shall be accurately labeled at the time of delivery to the site. Where labeled, plant materials shall have durable, legible labels stating the correct scientific plant name.

OVERSIZE PLANT MATERIALS ARE ACCEPTABLE WITH APPROVAL OF THE OWNER, BUT WITHOUT AN INCREASE IN THE CONTRACT PRICE. PLANT MATERIALS OF A SIZE REDUCED FROM THOSE SPECIFIED WILL NOT BE PERMITTED.

PLANT MATERIALS SHALL BE PACKAGED WITH CARE FOR TRANSPORT TO THE SITE. BRANCHES SHALL BE TIED BACK, AND BARK SHALL BE PROTECTED TO PREVENT DAMAGE FROM CHIPPING BY ROCKS AND WIRES. PLANT MATERIALS IN STORAGE SHALL BE PROTECTED FROM WEATHER AND PACKED TO PROVIDE PROTECTION.

PLANT MATERIAL DELIVERY SHALL BE TIMED APPROPRIATELY WITH INSTALLATION TO AVOID EXTENDED STORAGE OF LIVE MATERIALS ON-SITE. A MINIMUM OF SEVEN (7) DAYS NOTICE SHALL BE PROVIDED TO THE OWNER PRIOR TO PLANT MATERIAL DELIVERY TO THE SITE. THE OWNER SHALL INSPECT ALL PLANT MATERIALS AT THE TIME OF DELIVERY. THE OWNER RESERVES THE RIGHT TO REQUIRE SUBSTITUTION OR REPLACEMENT OF PLANT MATERIALS DETERMINED TO BE DAMAGED OR OTHERWISE UNSUITABLE AT THE TIME OF DELIVERY TO THE SITE. ALL REJECTED PLANT MATERIAL SHALL BE REMOVED FROM THE SITE IMMEDIATELY.

ONCE ACCEPTED ON-SITE, PLANT MATERIALS SHALL BE PROTECTED AT ALL TIMES FROM THEFT, VANDALISM, AND DAMAGE, INCLUDING BUT NOT LIMITED TO THAT CAUSED BY ANIMALS, HUMANS, DROUGHT, WATER, FROST OR FREEZING CONDITIONS, AND WIND.

2.2.2 PLANT MATERIAL SOURCE

ACCEPTABLE PLANT MATERIAL SOURCES INCLUDE:

1. LOCAL NURSERIES: PLANTS SHALL BE DERIVED FROM STOCK ACCLIMATED TO WESTERN WASHINGTON ENVIRONMENTAL CONDITIONS, HAVING BEEN CONSISTENTLY CULTIVATED AND GROWN UNDER SIMILAR CONDITIONS. ACCEPTABLE PLANT SUPPLIERS INCLUDE STORM LAKE GROWERS (360) 794-4842, CLARKS NATIVE TREES AND SHRUBS (425) 337-3976, OR EQUAL.

2.2.3 PLANT MATERIAL QUALITY

PLANT MATERIAL SHALL BE NORMAL IN PATTERN OF GROWTH, HEALTHY, WELL-BRANCHED AND HAVE ALL LEADERS AND BUDS INTACT. TREES SHALL NOT HAVE SUNSCALDS, DISFIGURING KNOTS, FRESH CUTS OF LIMBS, DAMAGED LEADERS, AND/OR DEFORMED TRUNKS.

WHERE PROVIDED, CONTAINERIZED PLANT STOCK SHALL BE GROWN IN A CONTAINER LONG ENOUGH TO DEVELOP A ROOT SYSTEM THAT REACHES THE EDGES OF THE CONTAINER IN WHICH IT HAS GROWN. TREES AND SHRUBS SHALL BE WELL ROOTED AND SHALL HAVE SUFFICIENT ROOT MASS TO HOLD TOGETHER THE SOIL IN WHICH PLANT IS GROWING, WHEN REMOVED FROM THE POT. CONSERVATION GRADE PLANT STOCK IS NOT ACCEPTABLE FOR USE.

2.3 IRRIGATION

CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO DESIGN AND CONSTRUCT AN IRRIGATION SYSTEM TO OWNER'S SPECIFICATION TO ENSURE A MINIMUM RAINFALL EQUIVALENT OF 1 INCH PER WEEK IS APPLIED TO INSTALLED PLANT STOCK FROM JUNE 1 THROUGH JULY 15 AND 2 INCHES PER WEEK IS APPLIED TO INSTALLED PLANT STOCK FROM JULY 15 THROUGH JUNE 1, OCTOBER 1. IRRIGATION IS NOT NEEDED FROM OCTOBER 1 THROUGH JUNE 1. IRRIGATION SHALL OCCUR PER ONE AND/OR A COMBINATION OF THE FOLLOWING METHODS:

1. ABOVE GROUND AUTOMATIC SPRINKLER SYSTEM.
2. AUTOMATIC DRIP IRRIGATION SYSTEM.
3. HAND WATERING BY HOSE.

2.4 MULCH

MULCH SHALL BE APPROVED BY OWNER, BUT SHALL NOT BE DERIVED FROM STUMP GRINDINGS AND SHALL NOT CONTAIN SOIL. HOG FUEL OR EQUAL IS NOT ACCEPTABLE.

PART 3: EXECUTION

3.1 SITE PREPARATION

3.1.1 TEMPORARY EROSION AND SEDIMENT CONTROL

PRIOR TO THE START OF ANY SITE PREPARATION WORK, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND INSTALLED PER THE SPECIFICATIONS AND DETAILS SHOWN ON THESE DRAWINGS OR AS OTHERWISE DIRECTED BY THE CITY OF BELLEVUE.

THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THESE PLANS ARE THE MINIMUM NECESSARY. ADJUST, AMEND, OR ADD TO THE MEASURES SHOWN TO ADDRESS SITE CONDITIONS AND/OR AS OTHERWISE DIRECTED BY THE CITY OF BELLEVUE.

INSTALLED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED DAILY AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING.

3.1.2 SOIL AMENDMENT

PRIOR TO PLANT INSTALLATION, APPLY SOIL AMENDMENT TO THE PLANTING AREAS SHOWN ON THESE DRAWINGS. ACHIEVE A MINIMUM 2.5 INCH APPLIED DEPTH.

TILL IN SOIL AMENDMENT USING A WALK BEHIND ROTOTILLER TO ACHIEVE A UNIFORM MIXTURE OF NATIVE SOIL AND SOIL AMENDMENT WITHIN THE UPPER 8 INCHES. MAKE FINAL SURFACE TO PROVIDE UNIFORM APPEARANCE.

SOIL AMENDMENT SHALL NOT OCCUR DURING FREEZING WEATHER OR WHEN SOIL IS FROZEN OR EXCESSIVELY WET.

3.2 PLANT INSTALLATION

3.2.1 GENERAL

INSTALLATION OF PLANT MATERIALS SHALL OCCUR BETWEEN NOVEMBER 15 AND JANUARY 15. IF SCHEDULE OF PLANT PROCUREMENT OR SITE CONDITIONS REQUIRE INSTALLATION DURING ALTERNATIVE DATES, WRITTEN AUTHORIZATION SHALL BE OBTAINED FROM OWNER PRIOR TO PLANT INSTALLATION.

PLANT MATERIAL INSTALLATION SHALL NOT OCCUR DURING FREEZING WEATHER OR WHEN THE GROUND IS FROZEN OR EXCESSIVELY WET. PLANT MATERIALS HAVING FROZEN ROOTBALLS SHALL NOT BE INSTALLED UNTIL CONDITIONS ARE SUCH THAT PLANTS ARE EASILY REMOVED FROM CONTAINERS.

PLANT MATERIAL THAT CANNOT BE PLANTED WITHIN ONE (1) DAY AFTER DELIVERY TO THE SITE SHALL BE "HEELED-IN" OR OTHERWISE STORED TEMPORARILY IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES IN A MANNER THAT DOES NOT COMPROMISE THE HEALTH OF THE PLANT MATERIALS.

PLANT MATERIALS STORED UNDER TEMPORARY CONDITIONS SHALL BE KEPT MOIST AND PROTECTED FROM ADVERSE WEATHER CONDITIONS. A MINIMUM OF SEVEN (7) DAYS NOTICE SHALL BE PROVIDED TO THE OWNER PRIOR TO PLANT INSTALLATION. THE OWNER SHALL BE KEPT INFORMED AS TO DAILY WORK PROGRESS THROUGHOUT PLANT INSTALLATION.

PLANT LOCATIONS SHALL BE AS DEPICTED ON SHEET 2. SUBJECT TO REQUIRED DRAWING NOTES, THE OWNER SHALL REVIEW ALL PLANT LOCATIONS PRIOR TO PLANT MATERIAL INSTALLATION. THE OWNER RESERVES THE RIGHT TO ADJUST PLANT MATERIAL LOCATIONS WITHIN PLANTING AREAS PRIOR TO PLANT MATERIAL INSTALLATION.

PLANT MATERIALS SHALL NOT BE DRAGGED WITHOUT PROPER ROOT AND/OR BRANCH PROTECTION. CONTAINERIZED PLANT MATERIALS SHALL BE LIFTED BY CONTAINER ONLY. PLANT MATERIALS SHALL NOT BE DROPPED OR ROOT SYSTEMS DAMAGED.

PLANT MATERIALS SHALL BE INSTALLED AS PER APPLICABLE NOTES AND DETAILS DEPICTED ON THIS DRAWING SET.

ALL PLANTS ARE TO BE WATERED WITHIN 24 HOURS AFTER PLANTING.

3.2.2 INSTALLATION

THOROUGHLY SOAK THE ROOTBALLS OF ALL CONTAINERIZED PLANTS PRIOR TO PLANTING.
EXCAVATE A PLANTING HOLE PER THE APPLICABLE DETAILS SHOWN ON THIS SHEET.

REMOVE PLANT FROM CONTAINER WITH ROOTBALL COMPLETELY INTACT. IF CONTAINER STOCK IS ROOTBOUND, SLASH ROOTS VERTICALLY WITH A SHARP KNIFE ALONG THE OUTSIDE OF ROOTBALL. A MINIMUM OF THREE (3) PLACES BEFORE PLANTING. IF PLANT HAS MINOR ROOT DAMAGE, ROOT-PRUNE AS NECESSARY TO REMOVE BROKEN OR DAMAGED ROOTS.

INSERT ROOTBALL INTO PLANTING HOLE WITHOUT BENDING OR DAMAGING THE ROOTS, AND PLACE ROOT COLLAR AT FINISHED GRADE.

USE MOST "PULVERIZED" NATIVE SOIL FOR BACKFILLING, ENSURING THAT GOOD CONTACT WITH ROOTBALL IS MADE. FROZEN, MUDDY, AND/OR EXCESSIVELY ROCKY MIXTURES SHALL NOT BE USED FOR BACKFILLING.

MIDWAY THROUGH THE BACKFILL PROCESS, WATER THOROUGHLY TO SETTLE SOIL.

COMPLETE BACKFILL AT FINISHED GRADE AND ENSURE THE PLANT IS AT PROPER ALIGNMENT. WATER AGAIN TO SETTLE SOIL AND ADD ADDITIONAL BACKFILL AS NECESSARY IF ROOTS BECOME EXPOSED.

STAKE PLANTS AS NEEDED.

3.3 IRRIGATION

INSTALL IRRIGATION APPROVED BY OWNER.

3.4 MULCH

PLACE MULCH THROUGHOUT ALL PLANTING AREAS TO OBTAIN A MINIMUM UNIFORM APPLIED DEPTH OF 4 INCHES, EXCEPT AROUND BASE OF INSTALLED PLANTS INCREASE MULCH DEPTH TO 6 INCHES.

PART 4: PROVISIONAL ACCEPTANCE

AFTER COMPLETION OF THE PLANT INSTALLATION WORK COVERED BY THESE DRAWINGS, AN INSPECTION SHALL BE REQUESTED FROM THE OWNER. WHEN WORK COVERED BY THESE DRAWINGS IS COMPLETE AS DETERMINED BY OWNER, PROVISIONAL ACCEPTANCE WILL BE CERTIFIED IN WRITING BY THE OWNER.

PART 5: MAINTENANCE

CONTRACTOR SHALL MAINTAIN PLANTED AREAS UNTIL GUARANTEE PERIOD ACCEPTANCE IS GIVEN. MAINTENANCE SHALL INCLUDE: WEEDING AROUND THE BASE OF INSTALLED PLANTS, PRUNING OF INSTALLED PLANTS, AND REPLACEMENT OF PLANTS THAT APPEAR TO BE IN DISTRESS. CONTROL IS REQUIRED OF ALL CLASS "A", "B", AND "C" WOODS WEEDS IDENTIFIED ON THE LATEST KING COUNTY WEED CONTROL LIST AS WELL AS THE FOLLOWING ADDITIONAL SPECIES: ENGLISH HAY FEVER (HEALTH HELIX), ENGLISH FOLET (HEALTH BUCKLEBERN), HIMALAYAN BLACKBERRY (PROBES/AVERTACUS), AND CUTLEAF BLACKBERRY (HEALTH BUCKLEBERN). A MAINTENANCE PLAN SHALL BE SUBMITTED TO THE CITY OF BELLEVUE PRIOR TO THE COMMENCEMENT OF MAINTENANCE PROGRAM. THE MAINTENANCE REQUIREMENTS OF THIS PLAN, A MAINTENANCE PLAN SHALL BE APPROVED BY OWNER PRIOR TO ISSUANCE OF PROVISIONAL ACCEPTANCE.

PART 6: GUARANTEE (CONTRACTOR ONLY) - OWNER: SEE SHEET 1 FOR MONITORING, MAINTENANCE, AND CONTINGENCY PLAN REQUIREMENTS.

6.1 GENERAL

PLANTS SHALL BE GUARANTEED FOR ONE YEAR AGAINST DEFECTS OF MATERIALS AND WORKMANSHIP. THE GUARANTEE PERIOD BEGINS AT THE DATE OF THE PROVISIONAL ACCEPTANCE AND SHALL EXTEND FOR ONE YEAR.

THE GUARANTEE REQUIREMENTS SHALL BE APPLICABLE TO ANY GROWING CONDITIONS THROUGH WHICH PLANTS OF LIKE KIND COULD BE EXPECTED TO SURVIVE AND ANY DEFORMITY OR CAUSE OF DEATH, WHICH COULD BE ATTRIBUTED TO, OR AFFECTED BY, THE PHYSIOLOGICAL CONDITIONS OF THE INSTALLED PLANT. THIS GUARANTEE SHALL NOT APPLY TO PLANT LOSSES DUE TO ABNORMAL WEATHER CONDITIONS SUCH AS FLOODS, EXCESSIVE WIND DAMAGE, DROUGHT, SEVERE FREEZING, OR ABNORMAL HAILS, AS DETERMINED BY THE OWNER. INSTALLED PLANT MATERIALS SHALL BE MAINTAINED DURING THE GUARANTEE PERIOD IN GENERAL ACCORDANCE WITH THE APPROVED MAINTENANCE PLAN PROVIDED BY THE CONTRACTOR.

THE OWNER MAY REQUIRE REPLACEMENT OF DEAD OR DEFECTIVE PLANTS PRIOR TO THE END OF THE GUARANTEE PERIOD AND AN ADDITIONAL COST INDICATED IN PLANT SCHEDULE AND ACCORDING TO THE SPECIES AND SIZE AS INDICATED IN PLANT SCHEDULE AND ACCORDING TO THE PLANTING SHOWN ON SHEET 4 UNLESS OTHERWISE DIRECTED IN WRITING BY THE OWNER. UNLESS OTHERWISE APPROVED, REPLACEMENT PLANTS SHALL BE MADE WITHIN SEVEN (7) DAYS OF NOTIFICATION FROM OWNER.

THE CONTRACTOR HAS THE RIGHT DURING THE ENTIRE WARRANTY PERIOD TO ENTER UPON THE PROPERTY FOR INSPECTION AND CURATIVE TREATMENT OF ANY MATERIAL NEEDS SUCH AND WHICH ARE STILL UNDER WARRANTY. THE OWNER SHALL BE NOTIFIED IN ADVANCE OF ANY CORRECTIVE TREATMENT MEASURES SO AS TO ARRANGE FOR CONVENIENT ACCESS TO THE AREA. CURATIVE WORK SHALL OCCUR AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.

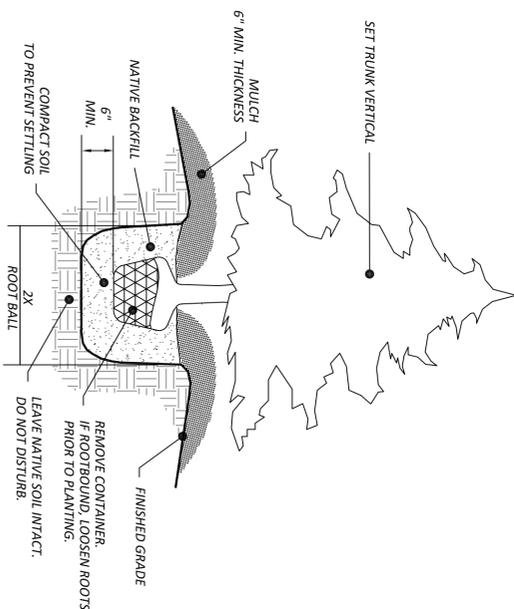
AFTER EACH PLANT REPLACEMENT, IF ANY, A MARKED PLANTING PLAN SHOWING THE LOCATION OF EACH ITEM REPLACED AT THAT TIME SHALL BE PROVIDED TO OWNER. REPLACEMENT PLANTS SHALL BE MARKED WITH COLORED SURVEY FLAGGING AND SHALL BE GUARANTEED FOR ONE FULL YEAR FOLLOWING PLANTING.

6.2 SURVIVORSHIP

ANY INSTALLED TREE OR SHRUB THAT IS GREATER TO OR EQUAL TO 25 PERCENT DEAD DURING THE GUARANTEE PERIOD MUST BE REPLACED AT THE END OF THE GUARANTEE PERIOD. THE REPLACEMENT PLANT SHALL BE THE SAME SPECIES AND SIZE AS THE ORIGINAL PLANT. THE REPLACEMENT PLANT SHALL BE INSTALLED WITHIN 30 DAYS OF THE END OF THE GUARANTEE PERIOD. THE REPLACEMENT PLANT SHALL BE INSTALLED WITHIN 30 DAYS OF THE END OF THE GUARANTEE PERIOD. THE REPLACEMENT PLANT SHALL BE INSTALLED WITHIN 30 DAYS OF THE END OF THE GUARANTEE PERIOD. THE REPLACEMENT PLANT SHALL BE INSTALLED WITHIN 30 DAYS OF THE END OF THE GUARANTEE PERIOD.

6.3 GUARANTEE PERIOD ACCEPTANCE

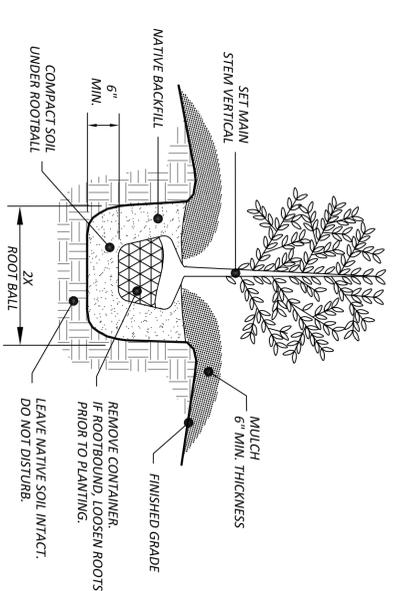
ONE YEAR AFTER PROVISIONAL ACCEPTANCE, A FINAL INSPECTION OF THE WORK COVERED BY THIS CONTRACT SHALL BE REQUESTED BY CONTRACTOR FROM OWNER. INSTALLED PLANTS THAT ARE DETERMINED TO BE DEAD OR OTHERWISE NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED AS SOON AS CONDITIONS PERMIT. UPON COMPLETION OF THESE REQUIREMENTS, GUARANTEE PERIOD ACCEPTANCE WILL BE CERTIFIED IN WRITING BY THE OWNER.



1. ALL TREES SHALL BE APPROPRIATELY STAKED FOR ONE YEAR.

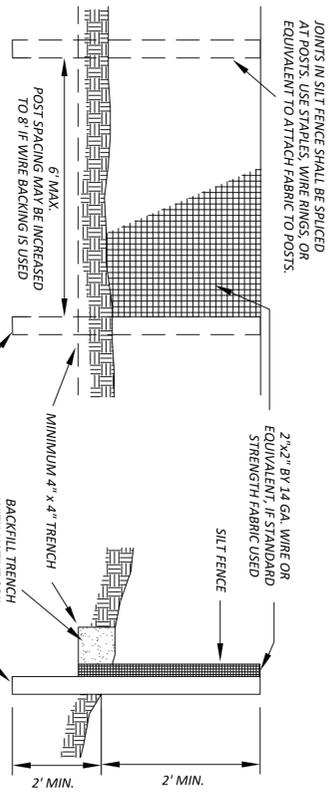
1 TREE INSTALLATION DETAIL (TYP)

NO SCALE



2 SHRUB INSTALLATION DETAIL (TYP)

NO SCALE



1. FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.

3 SILT FENCE INSTALLATION DETAIL (TYP)

NO SCALE

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Issaquah, Washington 98027

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NO.	DATE	DESCRIPTION
1	5/23/2011	CITY OF BELLEVUE REVIEW COMMENTS

APPROVED BY: _____

DATE: _____

PROJECT: _____

PERMIT NO.: _____

LEE SHORELINE BUFFER ENHANCEMENT PLAN

2 CRESCENT KEY BELLEVUE, WA

PREPARED FOR: MIA LEE

2 CRESCENT KEY BELLEVUE WASHINGTON 98006

SHEET TITLE: SPECIFICATIONS AND DETAILS

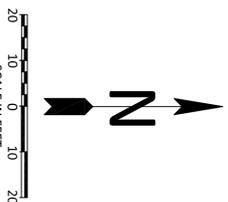
PROJECT NO. 11008

DATE: 04/12/2011

SHEET NUMBER: 3/4

**Attachment 2:
Site Plan**

A PORTION OF THE NORTHEAST QUARTER SECTION OF SECTION 17, TOWNSHIP 24 N, RANGE 5 E, W.M.



BAISIS OF BEARINGS:
NA083 (NSRS2007) - WASHINGTON NORTH ZONE
VERTICAL DATUM:
NAVD 88

CRITICAL AREAS:

- LAKE WASHINGTON SHORELINE
- 25' STANDARD WIDTH BUFFER FROM OHWM*
- 25' STANDARD WIDTH STRUCTURE SETBACK*
- * PER IUC 20.25H.115C FOR "DEVELOPED SITES" MEASURED FROM OHWM.

SHORELINE BUFFER AREA CALCULATIONS:

- 3,209 SF - SHORELINE BUFFER PRIOR TO MODIFICATION
- 133 SF - LANDSCAPE STAIRS (TIMBER/CONCRETE/PAVER)
- 84 SF - SAND-SET PAVER SURFACE (WALKWAY)
- 934 SF - LAWN
- 1,786 SF - FORMALLY LANDSCAPED AREAS
- 252 SF - OTHER (BULKHEAD)

3,317 SF - SHORELINE BUFFER AFTER MODIFICATION

- 56 SF - LANDSCAPE STAIRS (CONCRETE/PAVER)
- 269 SF - SAND-SET PAVER SURFACE (WALKWAY)
- 134 SF - SAND-SET PAVER SURFACE (PATIO)
- 133 SF - RETAINING WALLS
- 760 SF - FORMALLY LANDSCAPED AREAS
- 1,620 SF - BUFFER ENHANCEMENT
- 252 SF - OTHER (BULKHEAD)

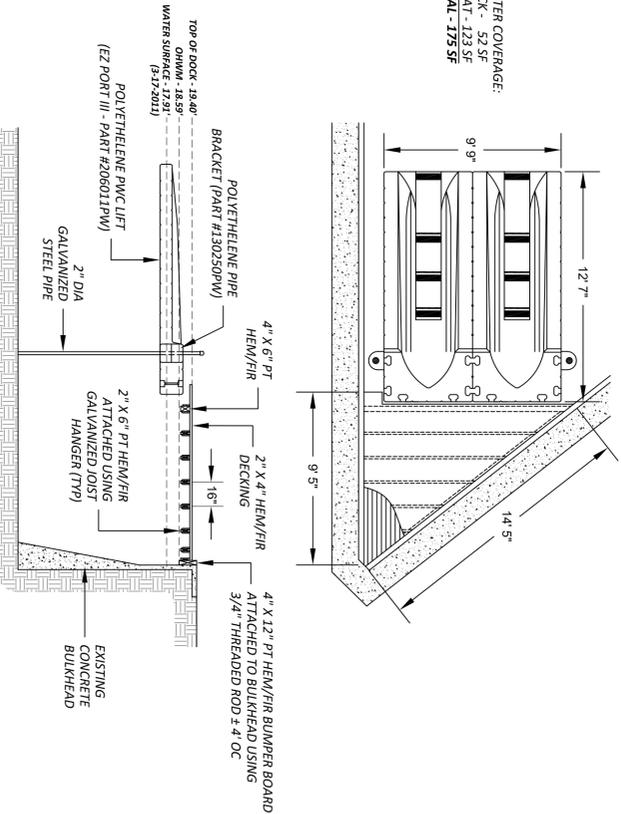
PROJECT ACTIONS SUBJECT TO MITIGATION:

- 1,445 SF - LANDSCAPE IMPROVEMENTS
- 175 SF - DOCK AND PVC LIFT OVERWATER COVERAGE
- 1,620 SF - TOTAL

MITIGATION:

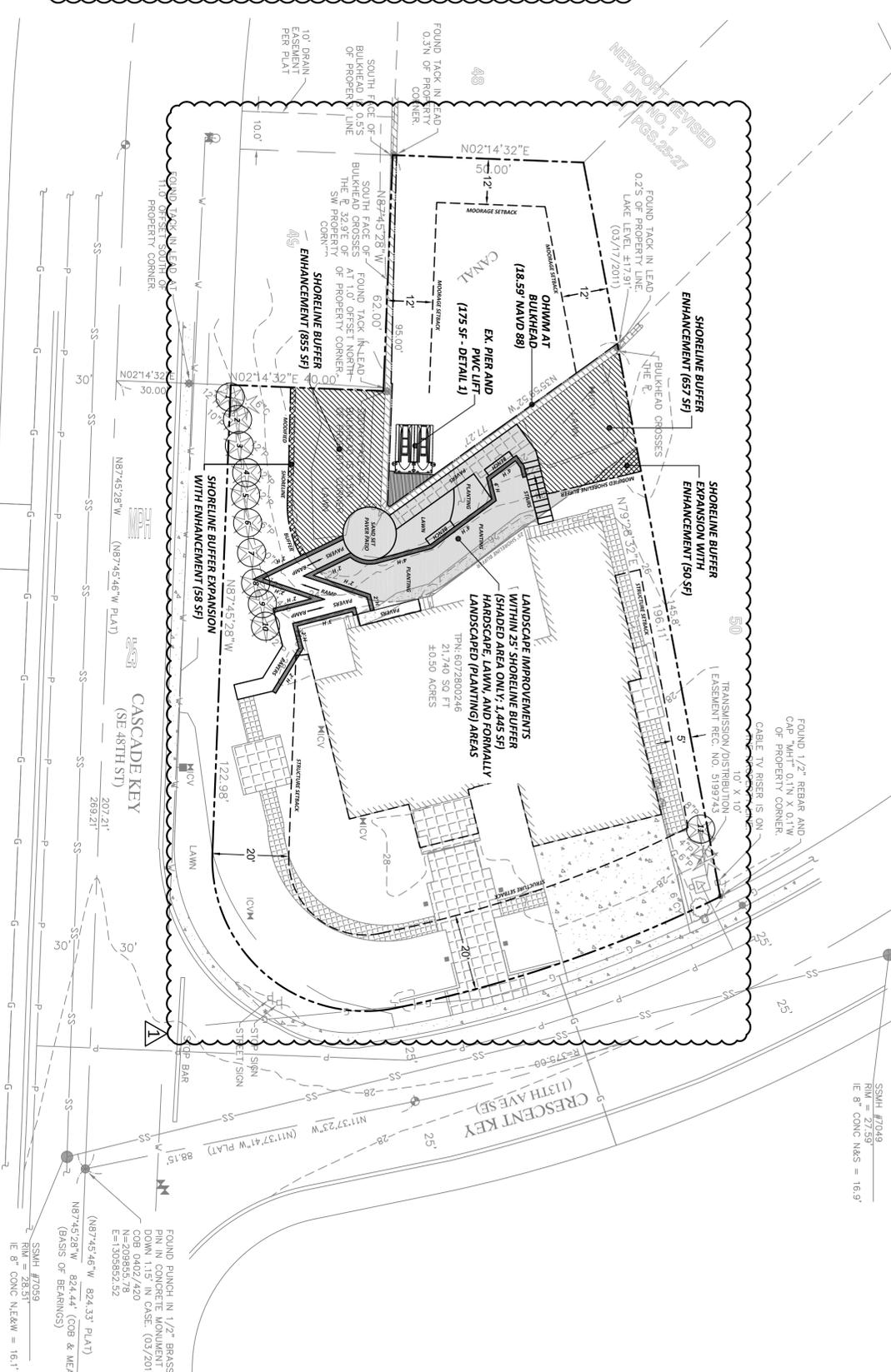
- 1,620 SF - SHORELINE BUFFER ENHANCEMENT
- 1,445 SF - AREA SUBJECT TO LANDSCAPE MANAGEMENT PLAN

OVERWATER COVERAGE:
DOCK - 52 SF
FLOAT - 123 SF
TOTAL - 175 SF



- NOTES:
- WHERE SHOWN, PRESSURE TREATED LUMBER IS MCFARLAND CASCADE "OUTDOOR SELECT" OR "CONSTRUCTION SELECT" TREATED WITH COPPER AZOLE (CA).
 - PIER AND PVC LIFT INSTALLED DURING WINTER 2008/2009.

PIER AND PVC LIFT DETAIL (AS-BUILT CONDITIONS 3-17-2011)



21,740 SF - TOTAL SITE AREA
17,821 SF - TOTAL SITE AREA LESS LAKE CRITICAL AREA (3,919 SF)
50% - ALLOWABLE IMPERVIOUS SURFACE PER CURRENT ZONING

IMPERVIOUS SURFACING:

EX. CONDITIONS	PROPOSED	DESCRIPTION
4,860 SF	4,860 SF	STRUCTURE
1,020 SF	1,010 SF	DRIVEWAY (CONCRETE)
3,215 SF	515 SF	DECK (SOLID SURFACE)
322 SF	66 SF	LANDSCAPE STAIRS (CONCRETE, TIMBER, OR PAVER)
1,707 SF	2,129 SF	SAND-SET PAVER SURFACE (PATHS/WALKWAYS)
0 SF	14 SF	SAND-SET PAVER SURFACE (PATIO)
8,274 SF	8,784 SF	TOTAL
46.4%	49.3%	PERCENT LOT COVERAGE

OTHER SURFACING:

EX. CONDITIONS	PROPOSED	DESCRIPTION
1,126 SF	319 SF	LAWN
8,169 SF	6,660 SF	FORMALLY LANDSCAPED AREAS
0 SF	1,620 SF	CRITICAL AREA BUFFER ENHANCEMENT
252 SF	252 SF	BULKHEAD (SHORELINE STABILIZATION)*
0 SF	186 SF	RETAINING WALL*
5,547 SF	9,037 SF	TOTAL
53.6%	50.7%	PERCENT LOT COVERAGE

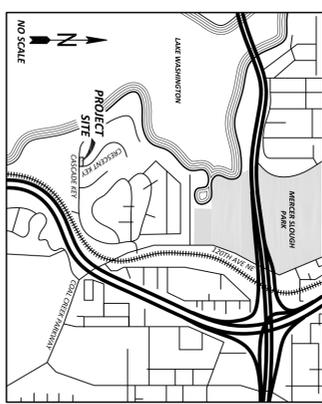
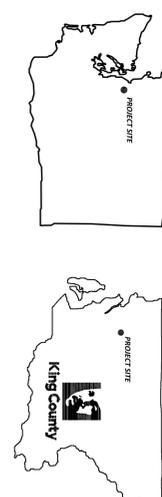
* EXEMPT FROM IMPERVIOUS SURFACE LIMITS PER IUC 20.20.4(60D).

EXISTING TREE SUMMARY

TREE NO.	SPECIES	SIZE	RETAINED
1	PINE	12" DIA	YES
2	PINE	12" DIA	YES
3	PINE	12" DIA	YES
4	PINE	12" DIA	YES
5	PINE	12" DIA	YES
6	PINE	16" DIA	YES
7	PINE	10" DIA	YES
8	PINE	12" DIA	YES
9	PINE	14" DIA	YES
10	PINE	12" DIA	YES
11	PINE	8" DIA	YES

11 SIGNIFICANT TREE TO BE RETAINED

VICINITY MAP



DIRECTIONS TO PROJECT SITE:
SITE ADDRESS: 2 CRESCENT KEY
BELLEVUE, WA 98006
LATITUDE: 47.56749
LONGITUDE: -122.18929

FROM BELLEVUE CITY HALL (BELLEVUE, WASHINGTON):
PROCEED EAST ON NORTHEAST 4TH STREET. TAKE INTERSTATE 405 SOUTH. TAKE EXIT 10 (COAL CREEK PARKWAY). TAKE RIGHT (NORTH) ON COAL CREEK PARKWAY. COAL CREEK PARKWAY BECOMES LAKE WASHINGTON BOULEVARD SOUTHEAST. TURN LEFT (WEST) ONTO CASCADE KEY. TURN LEFT TO STAY ON CASCADE KEY. TURN RIGHT (NORTH) ONTO CRESCENT KEY. PROJECT SITE IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF CASCADE KEY AND CRESCENT KEY.

LEGAL DESCRIPTION

LOT 49, NEWPORT REVISED DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 61 OF PLATS, PAGES 25, 26, AND 27 IN KING COUNTY, WASHINGTON, EXCEPT THE WESTERN 62 FEET OF THE SOUTHERLY 40 FEET THEREOF.

CALL 2 WORKING
DAYS BEFORE YOU DIG
1-800-424-5555
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

DRAWING NOTES

- CAUTION: UTILITY LOCATIONS AND CHARACTERISTICS SHOWN ARE APPROXIMATE. THE UNDERGROUND ROUTING AND CONDITION OF BURIED UTILITIES HAS NOT BEEN DETERMINED. REFER TO THE LOCAL UTILITY DEPARTMENT FOR THE MOST CURRENT RECORDS. THE ACCURACY OF THE DEPTH OF, AND ADEQUATELY PROTECT UTILITIES PRIOR TO THE START OF ANY WORK.
- THE BASE TOPOGRAPHIC MAP USED TO PREPARE THIS DRAWING WAS PROVIDED ELECTRONICALLY TO EVERGREEN AQUATIC RESOURCE CONSULTANTS, LLC BY AYS SURVEY & MAPPING - 13805 NE 126TH PLACE, KIRKLAND WASHINGTON 98034 (425) 823-5700. SOURCE TOPOGRAPHIC DRAWINGS HAVE BEEN MODIFIED FOR VISUAL ENHANCEMENT. ALTHOUGH THE PROVIDED TOPOGRAPHIC INFORMATION IS BELIEVED TO BE RELIABLE, THE ACCURACY OF SUCH INFORMATION COULD NOT BE CONFIRMED.
- THIS DRAWING DEPICTS PROPOSED OR EXISTING SITE DEVELOPMENT ACTIVITIES FOR PERMITTING PURPOSES. ALL WORK SHOWN SHALL CONFORM TO ANY AND ALL APPLICABLE PERMITS AND/OR APPROVED CONSTRUCTION DRAWINGS.

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NO.	DATE	DESCRIPTION
1	5/23/2011	CITY OF BELLEVUE REVIEW COMMENTS

PERMIT NO.:
APPROVED BY:
DATE:
PROJECT:

**LEE SHORELINE BUFFER
LANDSCAPING, PIER,
AND PVC LIFT**

PREPARED FOR:
MIA LEE
2 CRESCENT KEY
BELLEVUE, WA

SHEET TITLE:
SITE PLAN B

PROJECT NO.: 11008
DATE: 04/12/2011
SHEET NUMBER:
1/1



Evergreen Aquatic Resource Consultants, LLC
PO Box 1721 – Issaquah, Washington 98027
425.677.7166 (t) | 866.584.2750 (f) | www.evergreenarc.com

Critical Area Report:

Lee Shoreline Buffer Landscaping, Pier, and PWC Lift

2 Crescent Key
Bellevue, Washington



Project Number 11008
April 12, 2011 (revised May 23, 2011)

Critical Area Report: Lee Shoreline Buffer Landscaping, Pier, and PWC Lift

**2 Crescent Key
Bellevue, Washington**

April 12, 2011
(revised May 23, 2011)

Prepared for:

Mia Lee
2 Crescent Key
Bellevue, Washington 98006

Prepared by:



Evergreen Aquatic Resource Consultants, LLC
PO Box 1721 – Issaquah, Washington 98027
425.677.7166 (t) | 866.584.2750 (f) | www.evergreenarc.com

Executive Summary

This report has been prepared per Bellevue Land Use Code (LUC) 20.25H.230 to demonstrate that the proposed project, including modifications to the standards established in LUC 20.25E and LUC 20.25H, provides for a net improvement in on-site shoreline critical area buffer functions and values when compared to the standard application of the requirements contained within LUC 20.25E and LUC 20.25H.

The proposed project requires modification to a portion of the 25-foot shoreline critical area buffer located within a 0.48 acre residentially zoned parcel at 2 Crescent Key in the Newport Shores neighborhood of Bellevue, Washington. The purpose of the shoreline buffer modification is to accommodate proposed landscape improvements within the central portion of the site. In addition, the project includes modification to the design standards included within LUC 20.25E for purposes of obtaining “after-the-fact” permits for a pier and personal watercraft (PWC) lift previously installed during the winter of 2008/2009. Mitigation provided by the project includes the enhancement of degraded shoreline critical area buffers within the project site at a ratio of one-to-one (1:1).

By enhancing 1,620 square feet (sf) of existing landscaped areas, the proposed project provides for a net improvement in the following shoreline critical area buffer functions and values:

- sediment and pollutant retention;
- general wildlife habitat;
- large woody debris recruitment; and
- insect and nutrient export (general food chain support).

In the absence of the proposed project, on-site shoreline critical area buffers will continue to provide limited to no ecological function and value.

We trust that this report meets your present needs. If you have any questions regarding the findings included in this report and/or require additional assistance with this project, please do not hesitate to call me at (425) 677-7166 or email me at psuper@evergreenarc.com.

This critical area study was prepared by the undersigned.



Peter P. Super
Professional Wetland Scientist

Report Limitations

This critical area report represents an analysis of information provided by Ms. Mia Lee together with information independently gathered by Evergreen Aquatic Resource Consultants, LLC during the course of our study and analysis. We warrant that our work conforms to the standards generally accepted in our industry for critical area identification, delineation, and classification and that this report has been prepared substantially in accordance with all known technical guidelines and criteria in place at the time of report preparation. No other warranty, express or implied, is made.

The determination of shoreline limits, classifications, and ecological functions is an inexact science requiring subjective determinations. The results and conclusions presented in this report represent a best professional opinion based the best available science as well as applicable regulatory requirements known to be in effect at the time that our work was completed. All opinions presented in this report should be considered preliminary until confirmed and/or otherwise approved by the City of Bellevue.

This critical area report may incorporate information provided by others. While this information is believed to be reliable, in some cases Evergreen Aquatic Resource Consultants, LLC could not verify the accuracy of such information and thus is not responsible for any errors and/or omissions, which have been incorporated into our work as a result of its use.

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1.0 Introduction

Evergreen Aquatic Resource Consultants, LLC is pleased to present this report summarizing our recent critical area assessment work conducted within a 0.48-acre residentially zoned parcel located at 2 Crescent Key in the Newport Shores neighborhood of Bellevue, Washington. This report has been prepared to demonstrate that the proposed project, including modification to the standards established in Bellevue Land Use Code (LUC) 20.25E and LUC 20.25H, provides for a net improvement in on-site shoreline critical area buffer functions and values when compared to the standard application of the requirements contained within LUC 20.25E and LUC 20.25H. In the absence of the proposed project, on-site shoreline critical area buffers will continue to provide limited to no ecological function and value.

This report should be reviewed with the various site plans and the shoreline buffer enhancement plan prepared by Evergreen Aquatic Resource Consultants, LLC for the proposed project.

2.0 Project Narrative

2.1 Project Site Description

The project site is a developed 0.48 acre residentially zone parcel located in the northwest corner of the intersection of Crescent Key and Cascade Key in Bellevue, Washington (Figure 1 – next page). A two story single-family residence exists within the central portion of the site. Surrounding the residence are formally landscaped areas, which include paver paths and stairs as well as low rockeries and ornamental shrubs, trees, and various groundcover species.

The project site has shoreline frontage on the constructed canals or “keys” that connect properties located in the Newport Shores neighborhood directly to Lake Washington. A concrete bulkhead exists along the entire shoreline frontage within the project site. The concrete bulkhead extends off-site to the west and north onto adjacent properties.

Land use surrounding the project site is residential in nature and includes developed parcels similar in character to the project site. A small private park is located immediately west of the project site and is accessed directly from Cascade Key.

Photos showing the project site is included in Appendix A of this report.

2.2 Critical Areas, Critical Area Buffers, and Structure Setbacks

Lake Washington is classified as a “shoreline critical” area by LUC 20.25E.017D. Development activities that occur either in whole or part within and/or adjacent to Lake Washington are regulated by Bellevue’s “Shoreline Overlay District” (LUC 20.25E) and Bellevue’s “Critical Areas Overlay District” (LUC 20.25H).

Because the project site is considered “developed”, a 25-foot standard width shoreline critical area buffer is required from the ordinary high water mark (OHWM) of Lake Washington (LUC 20.25H.115.B.1.a.ii). The OHWM of Lake Washington within the project site occurs at an elevation of 18.59’ (NAVD 88) and is limited horizontally by the concrete bulkhead located along the entire on-site shoreline frontage. The required 25-foot shoreline buffer extends east and south from the concrete bulkhead.

PLACEHOLDER

Figure 1 – Vicinity Map

In addition to the standard width shoreline critical area buffer, a 25-foot standard width structure setback extends east and south from the outer limits shoreline critical area buffer (LUC 20.25H.115.C.2.b). The entire western portion as well as part of the central portion of the project site exists as either shoreline critical area buffer or related structure setback.

2.3 Project History

A pre-application meeting was held with the City of Bellevue in July 2009 to determine if the City's Land Use Division could approve various landscape improvements proposed by the landowner. These improvements included significant hardscape and softscape upgrades within the on-site 25-foot shoreline critical area buffer. In a subsequent follow-up letter regarding the pre-application meeting findings, the City of Bellevue provided specific recommendations to modify the proposed landscape improvements to ensure conformance with applicable LUC requirements. Figure 2 (below) summarizes the general changes recommended by the City of Bellevue.

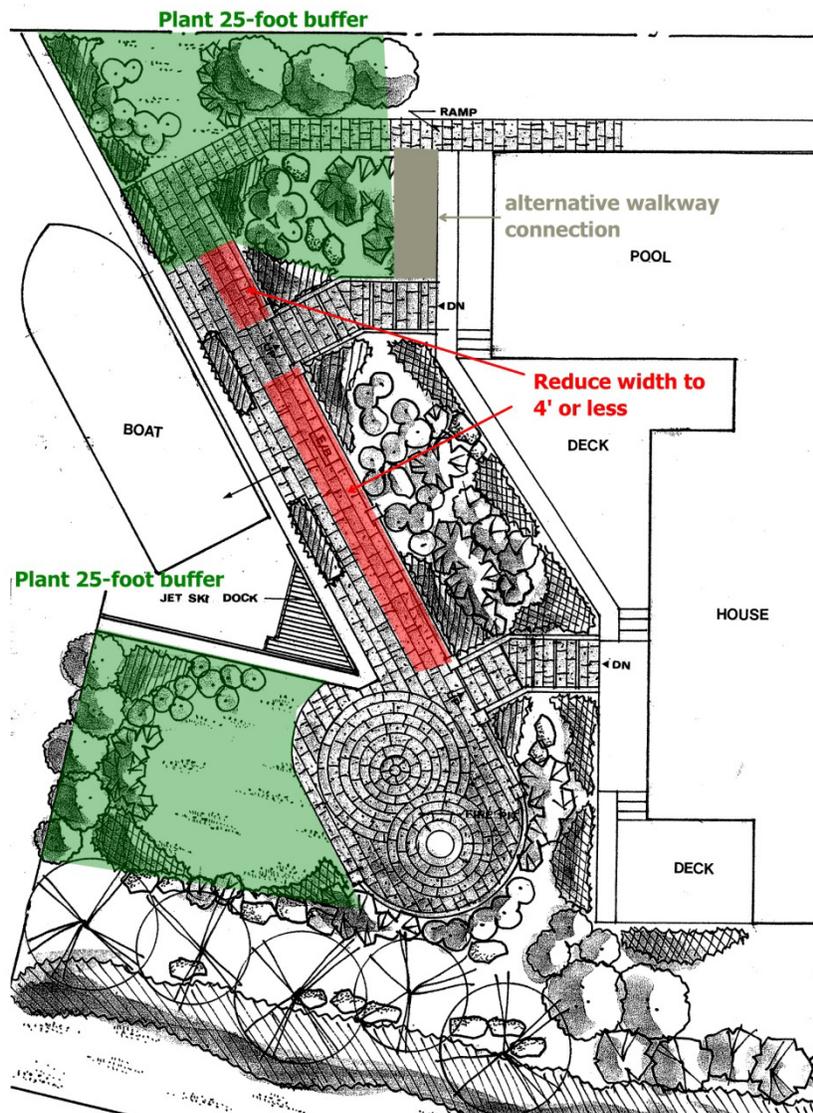


Figure 2 – City of Bellevue Recommended Changes to Original Landscape Plan

In addition to the revisions recommended in Figure 2, the City of Bellevue required obtaining “after-the-fact” permits for a small pier and personal watercraft (PWC) lift installed within the project site in the corner formed by the existing concrete bulkhead. The small pier platform and PWC lift were installed during the winter of 2008/2009.

On February 26, 2011, the City of Bellevue issued a stop work order (reference #11-104302-EA) for among other things “work in critical area without permit”, which was ongoing within the project site at that time. When the stop work order was issued, site preparation work was underway in an effort to install various hardscape features within the central portion of the project site, including the 25-foot shoreline critical area buffer. A February 23, 2011 email from the City of Bellevue described the necessary steps to resolve the stop work order. Among the various requirements was the need to obtain a Critical Area Land Use Permit (CALUP) for the shoreline improvements under construction as well as a Shoreline Permit for the existing pier and PWC lift.

Following this direction, Evergreen Aquatic Resource Consultants, LLC was contracted by the landowner to provide this critical area report, a shoreline critical area buffer enhancement plan, and the permitting support services needed to obtain both the CALUP and Shoreline Permit necessary to resolve the stop work order.

2.4 Proposed Project

This section describes the major design components of the proposed project.

2.4.1 Landscape Improvements

Proposed landscape improvements include the following key design elements:

1. Removal of existing lawn and ornamental plant species.
2. Construction of a wheelchair accessible ramp from the existing residence to the on-site shoreline frontage. Ramp surface will be concrete pavers.
3. Construction of a circular sand-set paver patio adjacent to the existing concrete bulkhead. The proposed wheelchair accessible ramp will terminate at the patio.
4. Replacement of and/or improvement to various other steps and pathways necessary to connect the existing residence and side yard areas to the paver patio, wheelchair accessible ramp, and concrete bulkhead.
5. A constructed water feature.

The proposed landscape improvements provide for reasonable and appropriate recreational use of on-site shoreline environments by the underlying landowner, including water-dependent uses such as watercraft moorage and use. Existing shoreline critical area buffer within the project site comprises formally landscaped areas, limited paver surfaces, and two stairways from the existing residence to the bulkheaded shoreline of Lake Washington. Photo 1 (Appendix A) shows existing conditions within on-site shoreline buffer areas prior to and after the recent site preparation work. The proposed landscape modifications are consistent with existing use of on-site shoreline critical areas buffer as well as other similar uses on adjoining properties and do not present a substantial change in use when compared to existing conditions.

The proposed landscape improvements comprise 1,445 square feet (sf) or 45 percent of the on-site shoreline critical area buffer area.

2.4.2 Small Pier and PWC Lift

In addition to the landscape improvements described in Section 2.4.1, the proposed project also includes obtaining “after-the-fact” permits for the existing small pier and PWC lift. Photo 2 (Appendix A) shows the installed small pier and PWC lift.

The existing small pier is a wood framed structure located in the corner formed by the on-site concrete bulkhead and was constructed in late 2008. Total overwater coverage is 52 sf. The small pier is attached to and supported by the existing concrete bulkhead. No piling or inwater support is needed.

The PWC lift is a pre-manufactured plastic drive-on/push-off float designed specifically to hold two PWC. The lift measures approximately 123 sf and is held in place using two small diameter galvanized steel posts, which have been driven into the lakebed.

2.4.3 Shoreline Buffer Enhancement

The proposed project includes 1,620 sf of shoreline critical area buffer enhancement. The enhancement work consists of the conversion of two existing landscaped areas located within the project site to high functioning native plant communities. Existing lawn and landscaping will be removed, existing soils will be de-compacted and amended, and 266 native plantings will be installed. Photos 3 and 4 (Appendix A) show existing site conditions within the two proposed enhancement areas.

Per LUC 20.25H.118(A), 1,620 sf of shoreline critical area enhancement is provided at a ratio of one-to-one (1:1) for the portion of the proposed landscape improvements that occur within the standard width 25-foot shoreline critical area buffer. In addition, 175 sf of shoreline critical area buffer enhancement is provided at a ratio of 1:1 for the overwater coverage provided by the existing pier and PWC lift. To accommodate the required enhancement, the standard width shoreline critical area buffer has been expanded in the southern enhancement area from 25 feet to approximately 26.3 feet. In addition, the standard width shoreline critical area buffer limits located in the northern enhancement area have been reconfigured to provide approximately 10 feet of horizontal separation between the existing residence and the buffer limits. This requires reducing the standard width shoreline critical area buffer by 19 sf and expansion of the standard width shoreline critical area buffer by 50 sf.

In the southern portion of the site, the proposed shoreline critical area buffer enhancement in combination with other recently enhanced shoreline buffer areas located in the adjoining private park will provide for a locally significant and continuous corridor of restored shoreline critical area buffer that currently does not exist within the local area.

2.5 Minimum Necessary Impact

Because shoreline frontage provides both important ecological functions as well as valuable recreational uses, the primary goal of the proposed project is to achieve a balance between the landowner’s responsible use of on-site shoreline areas and the specific environmental protection objectives established by LUC 20.25E and 20.25H. The proposed project results in a consolidated shoreline development envelope and provides for locally significant enhancement of existing degraded shoreline buffer environments. This section describes how the proposed project is the minimum necessary impact to achieve reasonable and appropriate use of on-site shoreline environments.

2.5.1 Shoreline Buffer Modification

The proposed shoreline buffer modification has undergone significant evolution from the original design concept. The original design included:

1. Removal of most existing landscape species from within on-site shoreline critical area buffers.
2. The construction of a wheelchair accessible ramp from the northern portion of the site to a 6 foot wide paver path designed to parallel the existing concrete bulkhead.
3. Two stairways from the existing residence to the paver path located along the concrete bulkhead.
4. A large sand-set paver patio comprising the majority of the southwest corner of the project site.
5. The installation of extensive landscaping comprising various lawn and non-native shrub and groundcover species throughout the on-site shoreline critical area buffers.

The design reviewed by the City of Bellevue in 2009 was largely the same as the original design, though the paver patio located in the southwest portion of the site had been reduced somewhat in total area from the original design.

Shoreline critical area buffer enhancement was not included with the original design and/or the design reviewed by the City of Bellevue in 2009.

The current design incorporates the City of Bellevue's 2009 review recommendations and provides the following modifications to further reduce the proposed project to the minimum necessary impact:

- Reconfiguring the wheelchair accessible ramp to the southern portion of the site to consolidate site development activities.
- Reducing the width of the paver path paralleling the concrete bulkhead from six feet to four feet – essentially replacing the pre-existing pavers present along the majority of the bulkhead.
- Reconfiguring the proposed sand-set paver patio area to a circular shape measuring 14 feet in diameter.
- Reconfiguring the southern stairway to connect with shoreline frontage via the wheelchair accessible ramp.
- Connection of the existing walkway located along the northern portion of the residence to the paver path paralleling the bulkhead via a stairwell to be replaced in a location similar to that currently exists.
- 1,620 sf of shoreline critical area buffer enhancement.

The elevation change between the existing residence and the on-site shoreline frontage combined with the need to make the proposed ramp wheelchair accessible requires a switchback design for the proposed ramp. The current ramp design is the minimum necessary to achieve a safe and accessible grade in the ramp configuration. The switchback design compresses the ramp into the smallest footprint possible given the vertical transition from the residence to the on-site shoreline frontage.

2.5.2 Small Pier and PWC Lift

The unique configuration of the existing concrete bulkhead within the project site allowed for the construction of a pier that was both minimal in overwater coverage and eliminated the need for piling or similar in-water structures to support the pier. As the existing small pier and PWC lift are the smallest possible configuration given site conditions, no change is proposed for these features.

2.6 Alternatives Analysis

The proposed project represents a significant evolution of the original design concept. Due to the unique nature of shoreline use, there are no feasible alternatives to the current design that provide similar use of shoreline areas, with less impact. The project scope has been significantly reduced from the original design concept and currently includes significant shoreline enhancement, which was not included in the previous designs.

3.0 Purpose and Need for Critical Area Report

The proposed project requires modification to the following LUC sections:

- **LUC 20.25H.115**

Limited portions of the standard width 25-shorline buffer will be reduced to zero feet to accommodate the proposed landscape improvements. Reductions in the standard width shoreline critical area buffer will be mitigated for at a ratio of (1:1).

- **LUC 20.25E.080.N**

The width of the existing small pier exceeds the maximum allowed width of four feet, the pier surface is solid wood rather than the required grated surface, and the standard 10-foot wide shoreline critical area planting strip will not be provided along the entire shoreline. Due to the proposed landscape improvements and mitigating measures inherent to the existing pier design itself, deviations from the developments standards established in LUC 20.25E.080.N will be mitigated at a ratio of 1:1 for the overwater coverage provided by the pier and PWC lift.

In the absence of the proposed project, on-site shoreline critical area buffers will continue to provide limited to no ecological function and value.

4.0 Impact Assessment

This section describes existing shoreline buffer conditions, anticipated future buffer conditions, and the “functional lift” provided by the proposed project.

4.1 Existing Buffer Conditions

Currently, shoreline critical area buffer within the project site comprises formally landscaped areas including various non-native shrub and small tree species, lawn, and two stairways from the existing residence to the concrete bullheaded shoreline of Lake Washington (Photos 1, 3, and 4 – Appendix A).

Other than a few small to medium diameter pine (*Pinus* sp.) and western redcedar (*Thuja plicata*) trees located along property lines, native vegetation is generally absent. Shrub or groundcover species present prior to the recent site preparation work or that otherwise currently exist within the project site were typical of that found within mature landscaping in the Pacific Northwest. Species included: Japanese maple (*Acer palmatum*), kinnikinnick (*Arctostaphylos uva-ursi*), heather (*Calluna* sp.), hydrangea (*Hydrangea* spp.), juniper (*Juniperus* spp.), lily-of-the-valley shrub (*Pieris* sp.),

rhododendron/azalea (*Rhododendron* spp.), arborvitae (*Thuja* spp.), rose (*Rosa* spp.), and periwinkle (*Vinca* sp.).

Topography within on-site shoreline critical area buffer transitions quickly from the existing residence to the shoreline bulkhead. Total elevation change is approximately 7 feet.

Buffer aspect is generally to the west, though trees located along Cascade Key provide significant shade when sun angle is low to moderate relative to the horizon such as during the winter months. Central and northern portions of buffer areas are characterized by sunny and generally well exposed conditions during the summer months.

Soil conditions within buffer areas include a mix of topsoil and subsoil typical of landscaped areas in the lower Puget Sound area. Soil hydrologic conditions are variable ranging from apparently well drained in the northern portion of the site to moist in the southern portions of the site. Lawn areas appear to be well compacted.

Existing shoreline critical area buffers within the project site currently provide low ecological function and value due to a lack of native vegetation, a lack of complex multi-layered plant communities, and limited native forage or cover for wildlife. The portion Lake Washington within and adjacent to the project site comprises a constructed canal (e.g., key) that lacks unique fisheries habitat, suitable spawning habitat, and the shallow water preferentially used by salmonids along lakeshores for rearing and migration. Water depths within the canal along the on-site bulkhead range seasonally from approximately 7.5 feet to 9 feet depending on location.

Land use surrounding the project site is relatively dense residential development and would be considered fully developed under existing zoning regulations or plat conditions. The portion of the key within the project site is frequently used for swimming and pleasure craft use. Small piers, PWC lifts, and various other overwater structures are frequent within the local area.

4.2 Proposed Buffer Conditions

The proposed project consolidates landscape improvements into the smallest configuration necessary to achieve the intended recreational use of on-site shoreline areas. On-site shoreline critical area buffers located adjacent to the proposed landscape improvements will be enhanced. Proposed enhancement work focuses on improving the general wildlife habitat suitability of the on-site buffer by installing site-specific native trees, shrubs, and groundcovers. Given the existing conditions of on-site shoreline critical area buffers as well as surrounding land use, general wildlife habitat suitability is the single most important function that the on-site buffer can provide within the local environment.

Historic undisturbed shoreline conditions along Lake Washington are described as dominated by willow (*Salix* sp.) and hardstem bulrush (*Schoenoplectus acutus*) (Herrera Environmental Consultants, Inc. 2005). Because removal of the existing concrete bulkhead is not feasible and shallow water environments are not present within the project site, plant species selection and distribution within the enhancement areas is designed to provide conditions similar to the upland habitats described by Franklin and Dyrness (1973) for the Puget Sound region of Washington State. To integrate the enhancement work into the broader landscape, plant species selection considered the wildlife improvement capabilities of each species as well as the aesthetic of each selected species.

The enhanced buffers will increase habitat capabilities within the local area by providing opportunities

for wildlife forage and cover that are currently limited by the existing plant community. Installed plant species will result in a multilayered plant community with high species richness and complex vertical structure with locally significant edge habitat. Because of the proximity to lake environments, the proposed native plants will also increase native leaf litter, vegetative matter, and corresponding terrestrial insect contributions to the portion of Lake Washington located within the project site.

De-compaction and amendment of the soils within the enhancement areas will improve soil nutrient, water-holding capacity, and overall fertility within the local area. Resultant soil conditions will slow water runoff and filter pollutants, while the installed plant species will bind soil particles by establishing the deep root systems typical of native plant species.

4.3 Function and Value Assessment

The function and value assessment presented in this section is qualitative in nature using the best available science for shoreline buffers summarized within the *2005 Best Available Science Review: City of Bellevue's Critical Areas Update* (Herrera Environmental Consultants, Inc. 2005). Table 1 (next page) provides an assessment of the "functional lift" or improvement in on-site shoreline critical area functions provided by the proposed project.

Although degraded to varying degrees by urbanization, Lake Washington shoreline areas within the City of Bellevue are described as capable of providing multiple site-specific ecological functions and values (Herrera Environmental Consultants, Inc. 2005). By their nature, shoreline critical area buffer ecological functions and values are complex, but can be described as generally including:

- pollutant retention (water purification)
- sediment delivery
- water temperature moderation through shade
- general wildlife habitat
- large woody debris recruitment
- insects and nutrient export for food chain support

The shoreline buffer enhancement work included with the proposed project results in the conversion of existing landscaped areas to native plant communities. The greatest improvement in shoreline buffer function resulting from the proposed project is in general wildlife habitat. Other improvements include food chain support in the form of substantially increasing native leaf litter, vegetative matter, and corresponding terrestrial insect contributions.

5.0 Mitigation: Shoreline Critical Area Buffer Enhancement

The proposed project includes mitigation to provide for a net improvement in shoreline critical area buffer functions and values when compared to standard application of LUC 20.25E and LUC 20.25H requirements. The proposed mitigation includes 1,620 sf of shoreline critical area buffer enhancement at a ratio of 1:1. This section should be reviewed in conjunction with the mitigation plans prepared for the proposed project.

Table 1 – Buffer Function and Value Lift Analysis

Function	Existing Conditions	Proposed Modification	Functional Lift
Sediment and pollutant retention	Lawn present; Low potential to provide function – stormwater directed towards buffer is limited to sheet flow from adjacent yard areas.	Lawn will be removed; 1,620 sf of shoreline buffer enhancement – includes soil de-compaction and amendment as well as deep rooting native plants.	Somewhat Improved Limited by opportunity to provide function within the local area.
Water temperature through shade	Limited trees present. Low potential to provide function – site aspect is to west and lake temperature moderation is provided by macroclimate controls such as air temperature, surface water inputs.	Install six native conifer trees comprising two species.	No change Aspect is to west. Water temperature moderation provided by air and surface water inputs.
General wildlife habitat	Vegetation comprises lawn and non-native shrubs and groundcovers. Lacks species richness and vertical complexity. Provides little forage or escape habitat.	Provide 1,620 sf of high functioning forage and escape habitat characterized by high species diversity and complex vertical structure with valuable locally significant edge habitat.	Significantly improved
LWD recruitment	Limited large trees present. Low potential and opportunity based on normal use and maintenance of keys.	Install six native conifer trees comprising two species.	Somewhat Improved Limited opportunity based on normal use and maintenance of keys.
Insect and nutrient export (gen. food chain support)	Vegetation present is largely non-native.	Provide 1,620 sf of buffer habitat having high native plant species richness.	Improved

5.1 Mitigation Sequencing

LUC 20.25H.215 requires that proposed modifications to critical areas and/or their respective buffers be reviewed to ensure that all reasonable efforts have been examined to ensure that the proposed modification avoids, minimizes, mitigates, and monitors impacts to critical areas and/or their respective buffers. Table 2 (below) summarizes how the proposed project demonstrates compliance with the requirements of LUC 20.25H.125.

Table 2 – Mitigation Sequencing

LUC 20.25H.125 Requirement	How Proposed Project Complies with Requirement
Avoidance	The proposed landscape improvements avoid 1,764 sf (55%) of existing shoreline critical area buffer.
Minimization	The proposed project has been significantly re-configured from the original design. Project elements have been reduced to consolidate development activities into the smallest configuration possible, which still provides for beneficial use of shoreline environments for the underlying landowner. Section 2.5 of this report describes how the proposed project has been minimized by limiting the degree or magnitude of the proposed project.
Mitigation	The proposed project includes 1,620 sf of shoreline critical area buffer enhancement at a ratio of one-to-one. Mitigation will be provided on-site adjacent to the proposed shoreline modifications. The enhancement plan prepared for this project describes the proposed mitigation in detail.
Monitoring	The proposed project includes five years of post-construction compliance monitoring. Section 5.6 describes the monitoring program included with the mitigation.

5.2 Plan Phases

Because of the narrow scope of the proposed mitigation work, the proposed mitigation will be completed as a single phase. A conceptual mitigation plan has not been prepared for the project. The submitted shoreline buffer enhancement plan should be considered a “detailed plan” for purposes of the phasing allowances included in LUC 20.25H.220A.

5.3 Goals/Objectives/Performance Standards

The goals, objectives, and performance standards for the proposed mitigation work are detailed on the submitted shoreline buffer enhancement plan. They include providing high functioning shoreline buffer habitat within two areas. Shoreline buffer enhancement utilizes best management practices to ensure high plant species diversity and coverage, low occurrences of non-native plant species, and appropriate maintenance and monitoring.

5.4 Specifications/Description of the Work to be Performed

The proposed mitigation work includes site preparation (e.g., existing vegetation removal, soil de-compaction, and soil amendment) as well as native plant species installation within two areas. A description of the mitigation work to be performed is included on the prepared shoreline buffer enhancement plan.

5.5 Timing of Work

The proposed mitigation work will be completed as soon as possible after permission to proceed is granted by the City of Bellevue and site/weather conditions are suitable for the proposed work.

5.6 Compliance Monitoring Program

A five year compliance monitoring program is included as a critical component of the project. In addition to completing as-built documentation, compliance monitoring will include annual site assessment of the shoreline buffer enhancement areas to ensure that the proposed mitigation work is successful. A detailed compliance monitoring program is described on the prepared shoreline buffer enhancement plan.

5.7 Contingency Plan

Should any monitoring review that the success criteria for the respective year is not satisfied and such failure would result in significant impact to the critical area and/or critical area buffer, appropriate contingency plans will be developed to address any deficiency. A detailed contingency plan is detailed on the submitted shoreline buffer enhancement plan.

5.8 Assurance Devices

Any approval of the submitted shoreline buffer enhancement plan may be subject to an assurance device in conformance with LUC 20.40.290. If required, a bond or similar assurance device will be provided by the landowner for the proposed shoreline buffer enhancement work.

6.0 Decisional Criteria and Performance Standard Assessment

6.1 Shoreline Overlay District Performance Standards for Moorage Facilities - LUC 20.25E.080N

An analysis of the existing small pier and PWC lift per the performance standards established in LUC 20.25E.080(N) is presented in this section:

1. New or Expanded Residential Moorage Facilities:

- a. **When Allowed. Construction of one noncommercial, residential moorage facility per upland residential waterfront lot or one joint-use moorage facility for two or more adjacent waterfront lots is allowed in accordance with this subsection N. Expansion of any legally established existing moorage facility is permitted only to the extent the expansion complies**

with the development standards of subsection N.1.b below, and does not cause the moorage facility to exceed, or further exceed, any of the limitations in subsection N.1.b.

Moorage shall only be permitted within:

- i. Lots created on or after the effective date of the ordinance codified in this section having water frontage meeting or exceeding the minimum lot width required in the applicable land use district;
- ii. Lots created prior to the effective date of the ordinance codified in this section; or
- iii. Nonbuilding tracts platted for the purpose of providing common moorage for a group of contiguous properties.

For the purposes of meeting the requirements of subsection N.1.a.i above, adjoining property owners may combine their water frontage by mutual agreement recorded with the King County Records and Elections Division and the Bellevue City Clerk. Only one moorage facility is permitted pursuant to such a combined frontage agreement, which may connect with the property landward of the ordinary high water mark at only one location.

The project conforms to this standard. The project site is a legally established lot created prior to the effective date of the ordinance codified in LUC 20.25E. Currently, no moorage facilities exist within the project site. The existing small pier and PWC lift provide for one noncommercial, residential moorage facility.

b. Development Standards

- i. **The only structures permitted in the first 30 feet waterward of the ordinary high water mark are piers and ramps. All floats and ells must be at least 30 feet waterward of the OHWM.**

The project does not conform to this development standard. The PWC lift is a float and is located less than 30 feet from the OHWM. Given the narrow width of the key and unique configuration of the on-site OHWM, a properly located PWC lift would require a pier that extends significantly out into the narrow key. Such a configuration would present a navigation hazard for watercraft using the key and would require a pier with significantly larger overwater coverage as well as numerous piling to support the pier. The PWC lift location presents the least impact to navigation within the key and takes full advantage of the unique configuration of the existing shoreline bulkhead configuration.

- ii. **No skirting is allowed on any structure.**

The project conforms to this development standard. Skirting is not proposed.

- iii. **Surface coverage (including all overwater portions of the moorage structure):**
 - (1) **Moorage facilities serving only one residential waterfront lot shall not exceed 480 square feet.**
 - (2) **Moorage facilities servicing two residential waterfront lots shall not exceed 700 square feet.**
 - (3) **Moorage facilities serving three or more residential waterfront lots shall not exceed 1,000 square feet.**

The project conforms to this development standard. The existing small pier and PWC lift measure 175 sf in total overwater coverage and service only the residential waterfront lot located at 2 Crescent Key.

- iv. Location, Width and Length Regulations. Docks with configurations that do not include any or all of the elements below shall be subject to the overall length and square footage limitations of this section. No portion of a dock shall exceed four feet in width, unless allowed in this subsection N.1.b.iv.**
- (1) Piers shall not exceed four feet wide and shall be fully grated.**
 - (2) Ramps shall not exceed three feet wide and shall be fully grated.**
 - (3) Ells.**
 - (a) Ells are allowed only over water with depths of nine feet or greater at the landward end of the ell.**
 - (b) Ells may be up to six feet wide by 20 feet long with a two-foot-wide strip of grating down the center; or**
 - (c) Ells may be up to six feet wide by 26 feet long with grating over the entire ell.**
 - (4) Floats.**
 - (a) Floats are allowed only over water with depths of 10 feet or greater at the landward end of the float.**
 - (b) Floats may be up to six feet wide by 20 feet long, with a two-foot-wide strip of grating down the center.**
 - (5) Total Facility Length. In no case may any moorage facility extend more than 150 feet waterward of the ordinary high water mark.**

The project does not conform to the development standards established by this section.

Because the pier is uniquely located within the corner of the key and is not supported by piling or other inwater support structures, the resultant maximum width of the pier is 14.5 feet. Decking on the pier is currently solid wood. Conformance to the width standards established by this section would result in a significantly narrower pier, but would also require piling to support the outside edge of the pier. Because the surface area of the existing pier has been minimized, the ecological benefit provided by grating on such a small project is negligible.

The PWC lift is a drive on-push off float measuring 9.75 feet by 12.58 feet. When used, the PWC lift is designed to extend minimally beyond the PWC's to provide only safe access to the stored PWC's. The buoyancy of the entire PWC lift is used to support the stored PWC's. If grating was to be provided, a larger float would be required, thereby negating any ecological benefit that grating would provide.

Mitigation provided by the project for the deviations to this development standard include expansion and enhancement of the on-site shoreline critical area buffer by 175 sf, an area equivalent to the overwater coverage provided by both the pier and PWC lift.

- v. Structural Piling Specifications. The first (nearest shore) piling shall be steel, four-inch piling and at least 18 feet waterward of the ordinary high water mark. Piling sets beyond the first are not required to be steel, shall be spaced at least 18 feet apart and shall not be greater than 12 inches in diameter. Piles shall not be treated with pentachlorophenol, creosote, CCA or comparably toxic compounds. If ACZA pilings are proposed, the applicant will meet all of**

the Best Management Practices, including a post-treatment procedure, as outlined in the amended Best Management Practices of the Western Wood Preservers. Steel piles will be installed using approved sound attenuation measures.

No piling are used to support the small pier. Two approximately 2-inch diameter galvanized steel pipes are used to secure the PWC lift. Use of larger piling is not necessary or warranted based on the location of the project within a protected key and the PWC lift manufacture's specifications for securing the lift.

vi. Shoreline Critical Area and Critical Area Buffer Functions.

(1) Existing Habitat Features. Existing habitat features (e.g., large and small woody debris, substrate material, etc.) shall be retained and new or expanded moorage facilities placed to avoid disturbance of such features.

The project conforms to this development standard. An existing concrete bulkhead exists along the entire on-site shoreline. Shallow water environments and/or woody debris are not present. Piling used to secure the PWC lift are the smallest diameter required. As the small pier and PWC lift are currently installed, no lakebed substrate will be disturbed. No specialized avoidance or design considerations are required to protect existing habitat features.

(2) Invasive weeds (e.g., milfoil) may be removed with nonchemical means only.

The project conforms to this development standard. No invasive aquatic weed control is necessary or proposed.

(3) Shoreline Planting. In order to mitigate the impacts of new or expanded moorage facilities, the applicant shall plant emergent vegetation (if site-appropriate) and a buffer of vegetation a minimum of 10 feet wide along the entire length of the lot immediately landward of ordinary high water mark. Planting shall consist of native shrubs and trees and, when possible, emergent vegetation. At least five native trees will be included in a planting plan containing one or more evergreen trees and two or more trees that like wet roots (e.g., willow species). Such planting shall be monitored for a period of five years consistent with a monitoring plan approved pursuant to LUC 20.25H.210. This subsection is not intended to prevent reasonable access through the shoreline critical area buffer to the shoreline, or to prevent beach use of the shoreline critical area.

The project does not conform to this development standard. The landscape improvement component of the project reduces the on-site shoreline buffer to zero feet within the central portion of the on-site shoreline critical area buffer. The installation of a vegetative strip measuring 10 feet wide along the entire length of the lot immediately landward of the OHWM is not possible where the shoreline critical area buffer has been reduced to zero.

The proposed project includes 1,620 sf of shoreline critical area buffer enhancement on either side of the proposed landscape modifications. The proposed enhancement increases the standard width shoreline buffer from 25 feet to approximately 26.3 feet wide within the southern enhancement area and a maximum of approximately 34 feet wide within the

northern enhancement area. Proposed enhancement includes soil decompaction and amendment as well as the installation of site appropriate native trees, shrubs, and groundcover species.

When compared to a narrow strip along the entire shoreline frontage, two wider shoreline buffer enhancement areas within the project site allow for a greater synergistic connection between wildlife, their habitat, food resources, and escape cover. In addition, the wider planting areas allows for a greater concentration of plant species diversity, which provides significantly more protected interior edge habitat than can be provided by a narrow planting strip configuration. The width of the proposed southern enhancement area is consistent with the width of off-site enhancement areas located within the adjoining private park. This connectively provides for a locally significant and contiguous buffer of native vegetation. A narrow 10-foot wide strip would not provide this scale of continuity.

Because the entire shoreline is bulkheaded, use of emergent vegetation and/or trees that “...like wet roots...” is not appropriate for use on the site.

A five year compliance monitoring program is included with the shoreline buffer enhancement plan. In addition to completing as-built documentation, compliance monitoring will include annual site assessment to ensure that the proposed enhancement work is successful. The prepared enhancement plan includes contingencies whereas if a major failure of the project is discovered during the five year monitoring period, among other things, the monitoring period can be extended.

- vii. Setback. No private moorage or other structure waterward of the ordinary high water mark, including structures attached thereto, shall be closer than 12 feet to any adjacent property line except when a mutual agreement of adjoining property owners is recorded with the King County Records and Elections Division and the Bellevue City Clerk. Excepted from the requirements of this section are boat lifts or portions of boat lifts which do not exceed 30 inches in height measured from ordinary high water mark.**

The project conforms to this development standard. The existing pier is not located within 12 feet of any property line. The PWC lift measures 15 inches in total height.

6.2 Critical Areas Overlay District General Performance Standard Assessment LUC 20.25H.055.C.2

Analysis of project actions per the performance standards established in LUC 20.25H.055.C.2 is provided below:

- a. New or expanded [structures and improvements] are allowed within the critical area or critical area buffer only where no technically feasible alternative with less impact on the critical area or critical area buffer exists (LUC 20.25.055.C.2.a).**

The project conforms to this performance standard. Because shoreline frontage can provide both important ecological functions as well as valuable recreational uses, the primary goal of the proposed project is to achieve a balance between the landowner’s responsible use of on-site

shoreline areas and the general environmental protection objectives established by LUC 20.25E and LUC 20.25H.

The proposed landscape improvements have undergone significant evolution from the original design concept and have been designed to minimize and consolidate shoreline improvements to no more than 1,445 sf or 45 percent of the standard width shoreline critical area buffer. There is no technically feasible alternative to the proposed project that results in less impact to the on-site critical area buffer that would also provide equivalent or better use of shoreline areas for recreational and water-dependent uses.

There exists no other technically feasible alternative to the current pier and PWC lift configuration. The current configuration takes full advantage of the unique on-site bulkhead and OHWM configuration to provide minimal overwater coverage. In addition, the existing pier and PWC lift configuration does not present a navigation hazard and does not need the piling that may be required as part of alternative designs.

- b. If the applicant demonstrates that no technically feasible alternative with less impact on the critical area or critical area buffer exist, then the applicant shall comply with the following:**
- i. Location and design shall result in the least impacts on the critical area or critical area buffer.**

The project conforms to this performance standard.

The proposed landscape improvements will occur within existing landscaped areas located in the central portion of the site, closest to existing hardscape improvements as well as existing water-dependent recreational uses and residence.

The existing small pier and PWC lift takes full advantage of the unique on-site bulkhead and OHWM configuration to provide minimal overwater coverage. In addition, the existing configuration does not present a navigation hazard to watercraft use within the key and does not require the piling typically used to support larger piers.

- ii. Disturbance of the critical area and critical area buffer, including disturbance of vegetation and soils, shall be minimized.**

The project conforms to this performance standard.

The proposed landscape improvements will occur within existing landscaped areas located in the central portion of the site, closest to existing hardscape improvements as well as existing water-dependent recreational uses and residence. Existing on-site buffer areas comprise formally landscaped areas that provide limited to no ecological function and value. The project has undergone significant design evolution to minimize disturbance to vegetation and soils.

The existing small pier and PWC lift does not disturb vegetation and soils.

- iii. Disturbance shall not occur in habitat used for salmonid rearing or spawning or by any species of local importance unless no other technically feasible location exists.**

The proposed landscape improvements will occur landward of the OHWM of Lake Washington. The portion of Lake Washington located within the project site is a constructed canal that lacks

unique fisheries habitat, suitable salmonid spawning habitat, and the shallow water preferentially used by juvenile salmonids along lake shorelines for rearing and migration. Because of the unique configuration of the existing concrete bulkhead and OHWM, no other technically feasible location exists for the small pier and PWC lift.

- iv. **Any crossing over of a wetland or stream shall be designed to minimize critical area and critical area buffer coverage and critical area and critical area buffer disturbance.**

Does not apply.

- v. **All work shall be consistent with applicable City of Bellevue codes and standards.**

The project conforms to this performance standard. All applicable permits will be obtained for the proposed work.

- vi. **The [structure and improvement] shall not have a significant adverse impact on overall aquatic area flow peaks, duration, volume, or flood storage capacity or hydroperiod.**

Does not apply.

- vii. **Associated parking and other support functions....must be located outside critical area or critical area buffer except where no feasible alternative exists.**

Does not apply.

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

The project conforms to this performance standard. 1,620 sf of shoreline critical area buffer enhancement is provided at a ratio of 1:1. Buffer enhancement has been designed using site-specific application of the standards established in the City of Bellevue's *Critical Areas Handbook – Restoring, Enhancing, and Preservation* (The Watershed Company undated) and *Environmental Best Management Practices & Design Standards* (City of Bellevue 2006). Enhancement includes the amendment and de-compaction of soils as well as the installation of site-specific native trees, shrubs, and groundcover species. The southern buffer enhancement area in combination with the shoreline enhancement recently completed within the adjacent private park provides for a continuous corridor of native vegetation that currently does not exist within the local area.

6.3 Shoreline Critical Area Performance Standard Assessment – LUC 20.25H.115

An analysis of the proposed project per the performance standards established in LUC 20.25H.118 is provided below:

A. Mitigation Preference

Mitigation provided by the proposed project includes the on-site enhancement of shoreline critical area buffer. Because of limited site area and considering the existing developed nature of the project site, on-site replacement of lost critical area buffer is not technically feasible.

B. Buffer Mitigation Ratio

The project conforms to this performance standard. Mitigation for the proposed project provides for the enhancement of disturbed shoreline critical area buffer at a ratio of 1:1. The total impact area resulting from the proposed project (landscape improvements plus pier and PWC lift) is 1,620 sf. The total enhancement area is 1,620 sf.

6.4 Critical Area Report Decisional Criteria – LUC 20.25H.255

An analysis proposed project per the decisional criteria established in LUC 20.25H.255B is provided below:

- 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.**

The project conforms to this decisional criteria. Existing shoreline critical area buffers within the project site provide low ecological function and value due to a lack of native vegetation, a lack of complex multi-layered plant communities, and limited forage and cover for wildlife. The proposed project results in a net improvement in the following degraded shoreline critical area buffer functions and values: sediment and pollutant retention, general wildlife habitat, large woody debris recruitment, and general food chain support.

- 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.**

The project conforms to this decisional criteria. General wildlife habitat suitability is the most important ecological function and value provided by the on-site shoreline critical area buffer within the local ecosystem. The project restores general wildlife habitat suitability functions and values by providing a multilayered plant community supporting high species richness and complex vertical structure with valuable edge habitat. Following enhancement, on-site buffers can be used as potential forage habitat and escape cover for small mammals and passerine birds accustomed to urbanized environments. Because of surrounding land use, the potential for large mammal use within the project site is likely very low. The site lacks unique fisheries habitat, suitable salmonid spawning habitat, and the shallow water preferentially used by juvenile salmonids along lake shorelines for rearing and migration.

- 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 critical area buffer.**

The project conforms to this decisional criteria. The project provides 1,620 sf of shoreline buffer enhancement that increases soil infiltration through soil decompaction and amendment, binding soil particles using the aggressive root systems of native plants, and a net reduction in lawn area. Because stormwater directed to the shoreline critical area buffer is limited to sheet flow from adjoining side yards, the opportunity to provide stormwater functions is extremely limited under existing and/or future conditions.

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

The project conforms to this decisional criteria. The landowner is committed to the proposed mitigation and, if required, will post a bond or similar assurance device for the full cost of proposed mitigation as well as five years of maintenance and monitoring.

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

The project conforms to this decisional criteria. Off-site lake critical areas and shoreline critical area buffers are similar to those found on-site. The proposed shoreline buffer landscaping, pier and PCW lift do not reduced the existing ecological functions and values provided by any off-site lake critical area and/or shoreline critical area buffer. Rather, the southern enhancement area included within the proposed project will have a synergistic effect with the shoreline critical area buffers located within the adjoining private park by creating a continuous corridor of native vegetation that currently does not exist within the local area.

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

The project conforms to this decisional criteria. Land use surrounding the project site is residential in nature and similar in character to that as currently exists within project site. The proposed landscape modifications provide reasonable and appropriate use of on-site shoreline environments by the underlying landowner, including water-dependent uses such as watercraft moorage and use. These uses are consistent with and similar in scope and scale to those uses found on neighboring parcels. The proposed landscape modifications do not present a substantial change in use when compared to existing conditions. The adjoining parcel to the north has similar hardscaping to that proposed. Likewise, boat moorage and use, including small pier platforms and PWC lifts, are common within the Newport Shores neighborhood.

6.5 Critical Area Land Use Permit Decisional Criteria Analysis – LUC 20.30P.140

An evaluation of the project per the decisional criteria established within LUC 20.30P.140 is provided below:

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

The project conforms to this decisional criteria. All permits and submittal requirements specified by the City of Bellevue in July 30, 2009 pre-application meeting summary letter as well as additional submittal requirements necessary to address the recent “Stop Work” order will be submitted for and comments addressed as required.

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.

The project conforms to this decisional criteria.

The proposed project incorporates site-specific application of the standards and requirements for critical area mitigation established in LUC 20.25E and LUC 20.25H as well as in the latest revision of the City of Bellevue's *Critical Areas Handbook – Restoring, Enhancing, and Preservation* (The Watershed Company undated) and *Environmental Best Management Practices & Design Standards* (City of Bellevue 2006).

Specific best available construction, design, and development techniques incorporated into the proposed enhancement plan include:

- Appropriate site preparation work such as soil decompaction, amendment, and mulch application to prepare the enhancement areas for plant installation.
- The installation of native trees, shrubs, and groundcover adapted to soil, aspect, and hydrologic conditions present.
- Five years of post-construction monitoring and maintenance to ensure that the proposed enhancement is a success.

Design considerations incorporated into the proposed enhancement include:

- The nature of anticipated impacts to critical area functions and values due to the proposed shoreline buffer modifications.
- The proximity of enhancement areas to shoreline critical areas.
- The developed nature of the existing shoreline critical area buffer.
- Standard City of Bellevue enhancement requirements for similar projects.

Design options that were analyzed, but were rejected because they would be more detrimental to the critical area and critical area buffer included:

- Removal of the existing concrete bulkhead.

C. The proposal incorporates the performance standards of Part 20.25H LUC to the maximum extent applicable (LUC 20.30P.140.C).

The project conforms to this decisional criteria. The proposed project incorporates critical area performance standards established in LUC 20.25H to the maximum extent possible. See Section 6.2 through Section 6.4 of this report for a detailed description of how the proposed has been designed to conform to all LUC 20.25H requirements.

D. The proposal will be served by adequate public facilities including streets, fire protection, and utilities (LUC 20.30P.140.D).

The project conforms to this decisional criteria. The proposed project is located on a developed parcel already served by adequate public facilities and does not require additional or specialized public facilities.

E. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC 20.25H.210; except that 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 (LUC 20.30P.140.E).

The project conforms to this decisional criteria. The shoreline buffer enhancement plan includes comprehensive goals and objectives, detailed performance standards, written specifications, a schedule and construction sequence, a compliance monitoring plan, a maintenance program, and a contingency plan.

F. The proposal complies with other applicable requirements of this code (LUC 20.30P.140.F).

The project conforms to this decisional criteria. The project is required to resolve an existing enforcement action filed by the City of Bellevue and has been prepared per applicable sections of LUC 20.25E and LUC 20.25H as well as the latest revision of the City of Bellevue's *Critical Areas Handbook – Restoring, Enhancing, and Preservation* (The Watershed Company undated). There is nothing known that would prevent the proposed project from being reviewed and approved during subsequent development permits.

7.0 References

City of Bellevue. 2006. Environmental Best Management Practices & Design Standards. Parks and Community services Department. Last updated 2006. Accessed September 10, 2009. http://www.ci.bellevue.wa.us/Parks_Env_Best_Mgmt_Practices.htm. 183 p.

Herrera Environmental Consultants, Inc. 2005. City of Bellevue's critical areas update: 2005 best available science (BAS) review. Prepared for the City of Bellevue. March 23, 2005.

Franklin J. F & C.T. Dyrness. 1973. Natural vegetation of Oregon and Washington. Originally published by the United States Forest Service, but reprinted by the Oregon State University Press in 1988. 452 p.

The Watershed Company. undated. Critical areas handbook – Restoring, enhancing, and preserving. Prepared for the City of Bellevue. Obtained from compact disk distributed at June 4, 2009 Critical Areas Training for Professionals. 119 p.

Appendix A

Photographs



Photo 1A
Existing Conditions Prior to Recent Site Preparation



Photo 1B
Existing Conditions After Recent Site Preparation



Photo 2
Existing Pier and PWC Lift



Photo 3
Northern Enhancement Area



Photo 4
Southern Enhancement Area

Project Site Address:

2 Crescent Key
Bellevue, Washington 98006.

A portion of the northeast quarter section of Section
17, Township 24 North, Range 5 E W.M.

Approximate center of project site -

Lat: 47.56749
Long: -122.18929



0 Varies Varies
Scale in Feet

Photo Reference: www.nwmaps.net.

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