



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Rodney and Barbara Campbell

LOCATION OF PROPOSAL: 5416 156th Avenue SE

NAME & DESCRIPTION OF PROPOSAL: Campbell Residence Revegetation

Clear, replant, and manage vegetation and install a path on a steep slope critical area related to code enforcement action 11-124963-EA.

FILE NUMBER: 11-125526-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 12/15/11.
- 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.

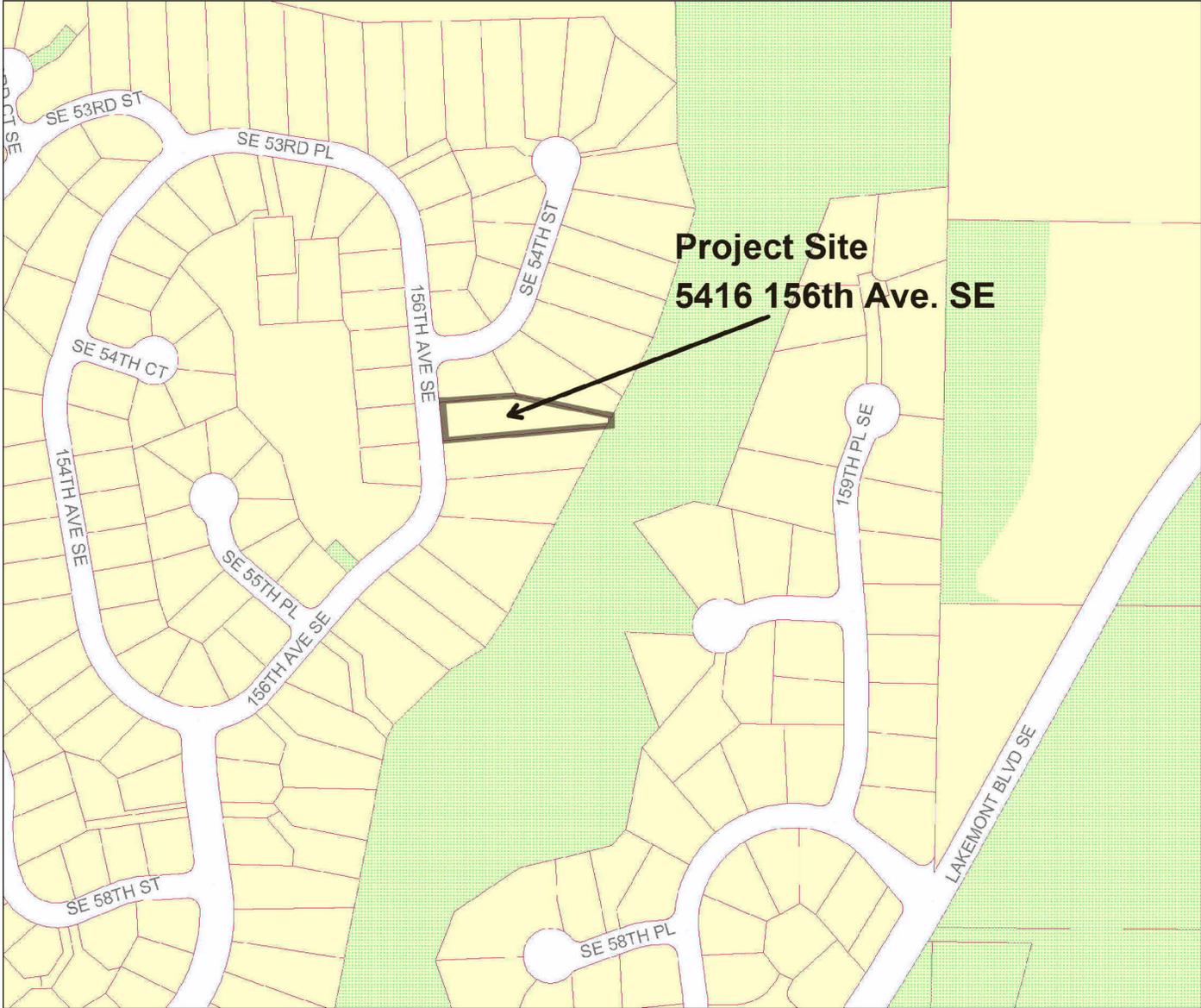

 Environmental Coordinator

12/11/11
 Date

OTHERS TO RECEIVE THIS DOCUMENT:

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

**Campbell Residence Revegetation
File Number: 11-125526-LO**





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

Proposal Name: Campbell Residence Revegetation

Proposal Address: 5416 156th Avenue SE

Proposal Description: Land Use review of a Critical Areas Land Use Permit to clear, replant, and manage vegetation and install a path on a steep slope critical area related to code enforcement action 11-124963-EA.

File Number: 11-125526-LO

Applicant: Rodney and Barbara Campbell, 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: October 27, 2011
Notice of Application Date: November 10, 2011
Decision Publication Date: December 1, 2011
Project/SEPA Appeal Deadline: December 15, 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.

CONTENTS

I.	Proposal Description.....	Pg 3
II.	Site Description, Zoning & Land Use Context.....	Pg 3-4
III.	Consistency with Land Use Code Requirements.....	Pg 4-8
IV.	Public Notice & Comment.....	Pg 8
V.	Summary of Technical Review.....	Pg 9
VI.	State Environmental Policy Act (SEPA).....	Pg 9
VII.	Changes to Proposal Due to Staff Review.....	Pg 9
VIII.	Decision Criteria.....	Pg 9-10
IX.	Conclusion and Decision.....	Pg 10
X.	Conditions of Approval.....	Pg 11-12

Attachments

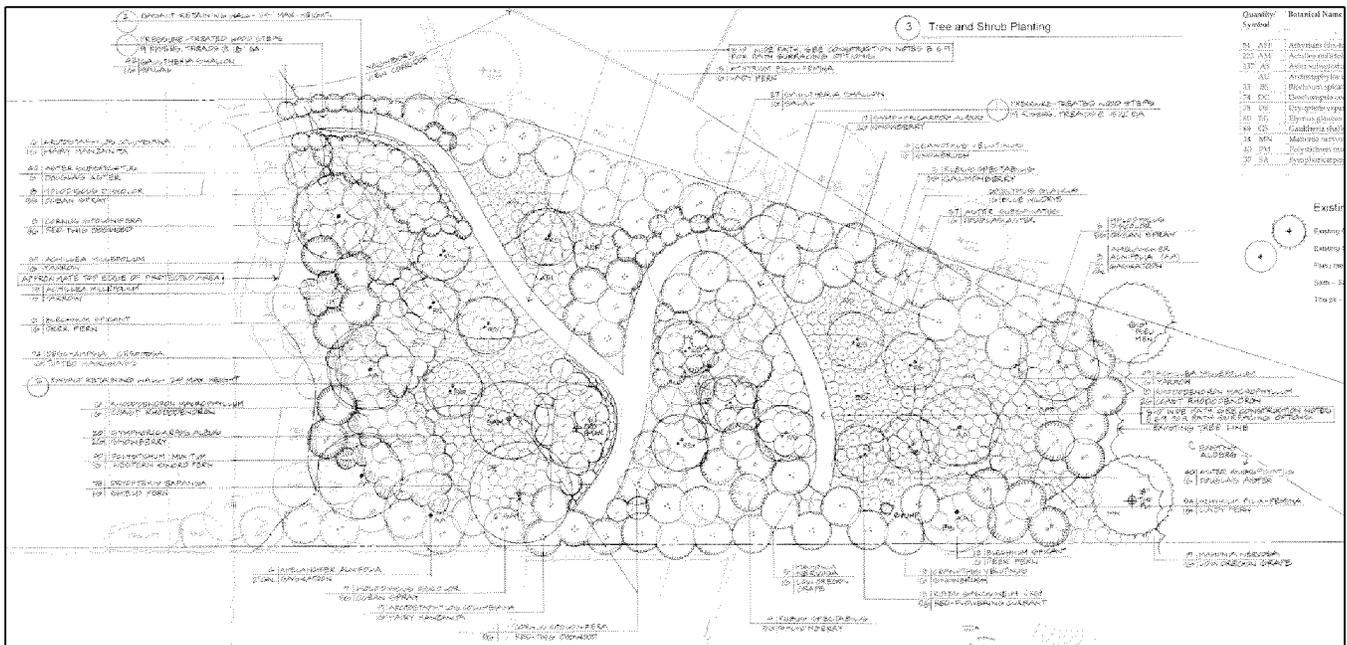
1. Vegetation Management Plan - Enclosed
2. SEPA Checklist, Application Forms, and Materials – In File

I. Proposal Description

The property owners were stopped in the process of removing existing invasive and non-native plants covering a steep slope critical area and buffer and replanting the area with native plants. This application is needed to resolve code enforcement action 11-124963-EA and allow the revegetation of a steep slope critical area. This activity is allowed under a vegetation management plan that establishes long term maintenance and management of the vegetation after replanting is completed. A small path to access the slope is also proposed.

Vegetation management and paths are allowed provided the City approves a Critical Areas Land Use Permit and the project is in conformance with required performance standards for work within a steep slope. See Figure 1 below for a site plan showing the proposed activities and Attachment 1 for the project plans.

Figure 1



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

A. Site Description

The project site is located at 5416 156th Avenue SE in the Newcastle subarea. The site is adjacent to a single-family zoned property to the north and south, the Lakemont Highlands Park and Open Space to the east, and 156th Avenue SE to the west. The eastern portion of the site has grades of 40 percent or greater, sloping down to the public open space.

The existing residence and associated improvements occupy the western part of the site, at the top of the steep slope critical area. The proposed vegetation removal and management is located on the east-facing steep slope which is below the house and lawn area. See Figure 2 for the existing site condition.

Figure 2



B. Zoning

The property is zoned R-3.5, single-family residential and is located in the Critical Areas Overlay District. All properties in the vicinity are also zoned R-3.5.

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. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

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

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

No structures or improvements over 30 inches in height are proposed which are limited by the zoning dimensional standards in LUC 20.20.010. A small rockery is proposed which is designated on the plans at a maximum height of 24 inches.

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 steep slope critical area. LUC 20.25H.055 establishes certain uses which are allowed in critical areas. The vegetation management and path is an allowed use, provided the performance standards found in LUC 20.25H, as specified in the table below are met.

Critical Area	Geologic Hazard- Steep Slopes
Performance Standards	20.25H.055.C.3.i 20.25H.055.C.2 20.25H.055.C.3.f 20.25H.125

i. Consistency With Land Use Code Vegetation Management Performance Standards LUC 20.25H.055.C.3.i:

Vegetation management is an allowed use in a critical area or critical area buffer provided a Critical Areas Land Use Permit is approved. The project proposes to:

- Remove existing invasive plants which comprise the current vegetation coverage on the steep slope.
- Replant the vegetation coverage on the slope with native plants
- Manage the vegetation on the slope to prevent invasive plants returning

Vegetation management plans may be approved subject to the following:

1. A description of existing site conditions, including existing critical area functions and values;

See above site description in section II of this report. The site is currently developed with a single-family residence and associated uses. An area of east facing steep slope exists to the east of the house. The slope is vegetated with invasive species which dominate the understory. The slope lacks any significant canopy coverage except for some individual trees which are proposed for retention.

2. Site history;

The hillside has been covered with invasive species for some several years. The property was issued a stop work order in October 2011 as the proposed plan was already under construction and plant installation underway. **See Attachment 1 for the proposed planting plan which shows the proposed planting plan.**

3. A discussion of the plan objectives;

The objective of the vegetation management on this site is to remove the invasive coverage and replant the steep slope with native species. The selected

plants are almost entirely native with a few exceptions. The selected species will create an understory and intermediate level of coverage by installation low, medium, and large shrubs at a density to out-compete the invasive plants. Trees proposed consist of existing trees and the installation of large tree/shrubs (Sasakatoon or Serviceberry) which will reach a height of 20 feet. Examination of older aerial photos dating back to the 1930s shows that this site has lacked significant canopy coverage most likely dating back to when it was originally logged as Washington State was settled. Whatever vegetation that reestablished was cleared when the subdivision was constructed.

The amount of planting, irrigation, and invasive species maintenance will require maintenance and monitoring of the planting by both the landscaper and owners for many years until the vegetation is established. The large shrub and trees will be planted in the fall of 2011 and the invasive plants managed. The smaller shrubs will be installed in 2012 in order to allow time for the weed and invasive controls to take hold. Ground covers will be installed following the shrub installation in 2012. **See Attachment 1 for the proposed schedule.**

4. A description of all sensitive features;

The only sensitive feature on this site is the steep slope.

5. Identification of soils, existing vegetation, and habitat associated with species of local importance present on the site;

The slope is vegetated with invasive Himalayan blackberry which dominates the understory. The slope lacks any significant canopy coverage except for some individual trees which are proposed for retention.

6. Allowed work windows;

Rainy season restrictions would apply to any clearing and grading activity however only minimal earth disturbance should be caused by plant installation. Clearing of invasive species will be followed by replanting with mulch installation.

7. A clear delineation of the area within which clearing and other vegetation management practices are allowed under the plan; and

This plan only allows for replanting of vegetation and the maintenance of the vegetated area which steep slope critical area on the property.

8. Short- and long-term management prescriptions, including characterization of trees and vegetation to be removed, and restoration and revegetation plans with native species, including native species with a lower growth habit. Such restoration and revegetation plans shall demonstrate that the proposed Vegetation Management Plan will not significantly diminish the functions and values of the critical area or alter the forest and habitat characteristics of the site over time.

The plan notes that only some native trees remain in the area. Invasive plants will be removed and controlled. Maintenance of invasive plants will follow over

the course of the next few years after which the area will be managed as needed by the owners. Native plants are proposed to be installed in place of the invasive plants. The plants proposed on the submitted plan consist of trees, shrubs, and ground covers. **See Attachment 1 for the proposed planting plan.**

ii. Consistency with Land Use Code 20.25H.055.C.3.f

Trails. New non-motorized trails within the critical area or critical area buffer must meet following standards found in LUC 20.25H.055.C.3.g:

- 1. Trail location and design shall result in the least impacts on the critical area or critical area buffer.**
The path is located in a slope which are already disturbed by invasive species. The trail is composed of small gravels and stairs and is already partially constructed.
- 2. Trails shall be designed to complement and enhance the environmental, educational, and social functions and values of the critical area with trail design and construction focused on managing and controlling public access and limiting uncontrolled access.**
The proposed path facilitates access down the slope and will avoid other impacts to the slope from people making their own path.
- 3. Trails shall be designed to avoid disturbance of significant trees and to limit disturbance of native understory vegetation.**
The path is not removing significant trees. Vegetation being removed is invasive.
- 4. Trails shall be designed to avoid disturbance of habitat used for salmonid rearing or spawning or by any species of local importance.**
No such habitat exists on site.
- 5. The trail shall be the minimum width necessary to accommodate the intended function or objective.**
The path is three feet in width.
- 6. All work shall be consistent with the City of Bellevue's "Environmental Best Management Practices" and all applicable City of Bellevue codes and standards, now or as hereafter amended.**
The proposed path is consisted with BMPs and City codes.
- 7. The facility shall not significantly change or diminish overall aquatic area flow peaks, duration or volume or flood storage capacity, or hydroperiod.**
The proposed improvements are adding vegetation which will improve the stormwater functions of the site.
- 8. Where feasible and consistent with any accessibility requirements, any trail shall be constructed of pervious materials.**

The path is proposed to be constructed of small gravels and will have some stone stairs. The portion of the trail which is already constructed included compacted gravel. The remaining part of the trail is required to be constructed with a pervious base course, not of compacted gravel that makes the trail impervious. The plans submitted for the clearing and grading permit must show the trail section that is already constructed and the remaining trail to be constructed with pervious materials/techniques, not using compacted material. See Section X for a related condition of approval.

- 9. Crossings over and penetrations into wetlands and streams shall be generally perpendicular to the critical area, and shall be accomplished by bridging or other technique designed to minimize critical area disturbance considering the entire trail segment and function.**

No wetlands or stream are present on the site.

- 10. 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.**

As found in Attachment 3 the proposed planting is being maintained and monitored to prevent invasive species returning.

iii. Consistency With LUC 20.25H.125

The performance standards found in LUC 20.25H.125 are being met as the proposed improvements do not alter the natural contours, steep slopes, and removes invasive vegetation and installs native vegetation. The proposed rockery is in the top-of-slope buffer and avoids the steep slope critical area. The proposed path is also mostly in the buffer. The proposed improvements are adding vegetation to the slope and not altering the slope or constructing structures in the slope which affect buffers on other properties. Impervious surfaces are not being increased by the proposed gravel path which is mostly located in the slope buffer. No structures are proposed located in the steep slope critical area. The entire project is to restore the steep slope with native vegetation and remove invasive plants.

IV. Public Notice and Comment

Application Date:	October 27, 2011
Public Notice (500 feet):	November 10, 2011
Minimum Comment Period:	November 24, 2011

The Notice of Application for this project was published the City of Bellevue Weekly Permit Bulletin on November 10, 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 large-scale earthmoving activity is proposed. 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. Plants and animals

No permanent impacts to plants and animals are anticipated as the vegetation being removed is all invasive. The entire slope is being restored with native plants and trees to replace the existing invasive plant coverage. **See Attachment 1 for the proposed planting plan.**

C. Noise

Any noise generated is regulated by Chapter 9.18 BCC. See Section X for a related condition of approval.

VII. Changes to Proposal Due to Staff Review

No changes were requested.

VIII. Decision Criteria

A. 20.30P.140 Critical Areas Land Use Permit Decision Criteria – Decision Criteria

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

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

The applicant must obtain approval of clearing and grading permit 11-125524-GH. Plans submitted for the permit must reflect all work approved under this Critical Areas Land Use 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;**
The proposal is consistent with required performance standards for projects in steep slope critical areas and trails.
3. **The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;**
As discussed in Section III of this report, the applicable performance standards of LUC Section 20.25H are being met.
4. **The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**
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**
Restoration will be per the submitted plan found as Attachment 1 of this report. Maintenance and monitoring is assumed as part of the intent of vegetation management which is long term. However photo monitoring of the planting will be required for 3 years and may be done by the property owner. Photos must be taken from established points on the property over the course of three years. The photos can be emailed or mailed to Land Use staff. Land Use inspection of the planting, once installed, is required. See Conditions of Approval in Section X of this report.
6. **The proposal complies with other applicable requirements of this code.**
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, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the removal of the existing invasive plant coverage in a steep slope critical area and buffer and the replanting of the slope with native plants. Approval includes the allowance for the installation of a rockery and path. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A clearing and grading permit or other development 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 building permit or other necessary development permits within one year of the effective date of the approval.

X. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Land Use Code- BCC 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. Clearing and grading permit 11-125524-GH must be approved. Plans submitted as part of this permit application shall be consistent with the activity permitted under this approval.

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

- 2. Trail Construction:** The remainder of the trail/path to be constructed must be done with materials and methods that do not use compaction and that do not make the trail impervious. Gravel, mulch, or other materials may be used to complete the trail but the base course shall not be compacted. The plans for the clearing and grading permit must show the path section which is already complete and the section which will be constructed of pervious materials.

Authority: Land Use Code 20.25H.055
Reviewer: Reilly Pittman, Development Services Department

- 3. Land Use Inspection:** Following installation of planting the applicant shall contact Land Use staff to inspect the planting area. Please call Reilly Pittman at 425-452-4350 to schedule your inspection.

Authority: Land Use Code 20.25H.220
Reviewer: Reilly Pittman, Development Services Department

- 4. Maintenance and Monitoring:** The planting must be monitored for 3 years as required by LUC 20.25H.220 to ensure plants are established for long-term survival. Monitoring shall consist of the photos taken each year from established points on the property. The photos may be sent to Reilly Pittman at rpittman@bellevuewa.gov or to the address below:

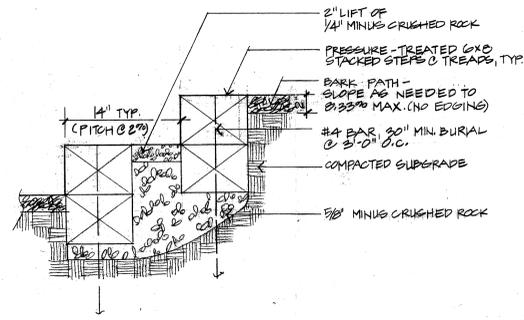
Environmental Planning Manager

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

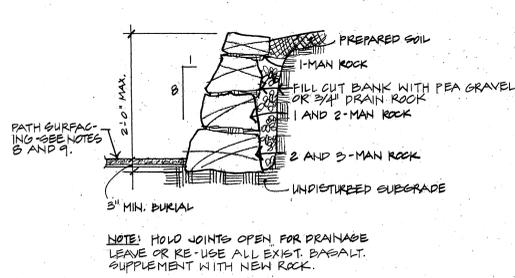
5. **Noise Control:** Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited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

Authority: Bellevue City Code 9.18

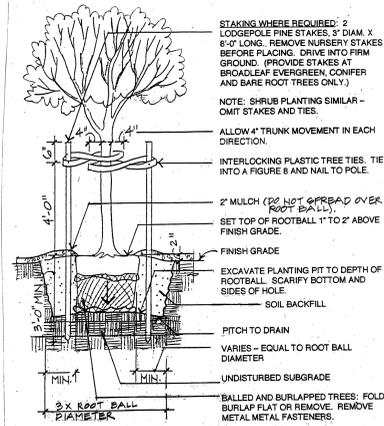
Reviewer: Reilly Pittman, Development Services Department



1 Pressure-Treated Wood Steps



2 Basalt Retaining Wall



3 Tree and Shrub Planting

Campbell Garden Plant List

Trees:

Quantity	Botanical Name	Common Name	Initial Caliper	Initial Height	15-Year Height	Ultimate Height
7	Amelanchier alnifolia	Saskatoon	2"	5'-6"	15'	20'

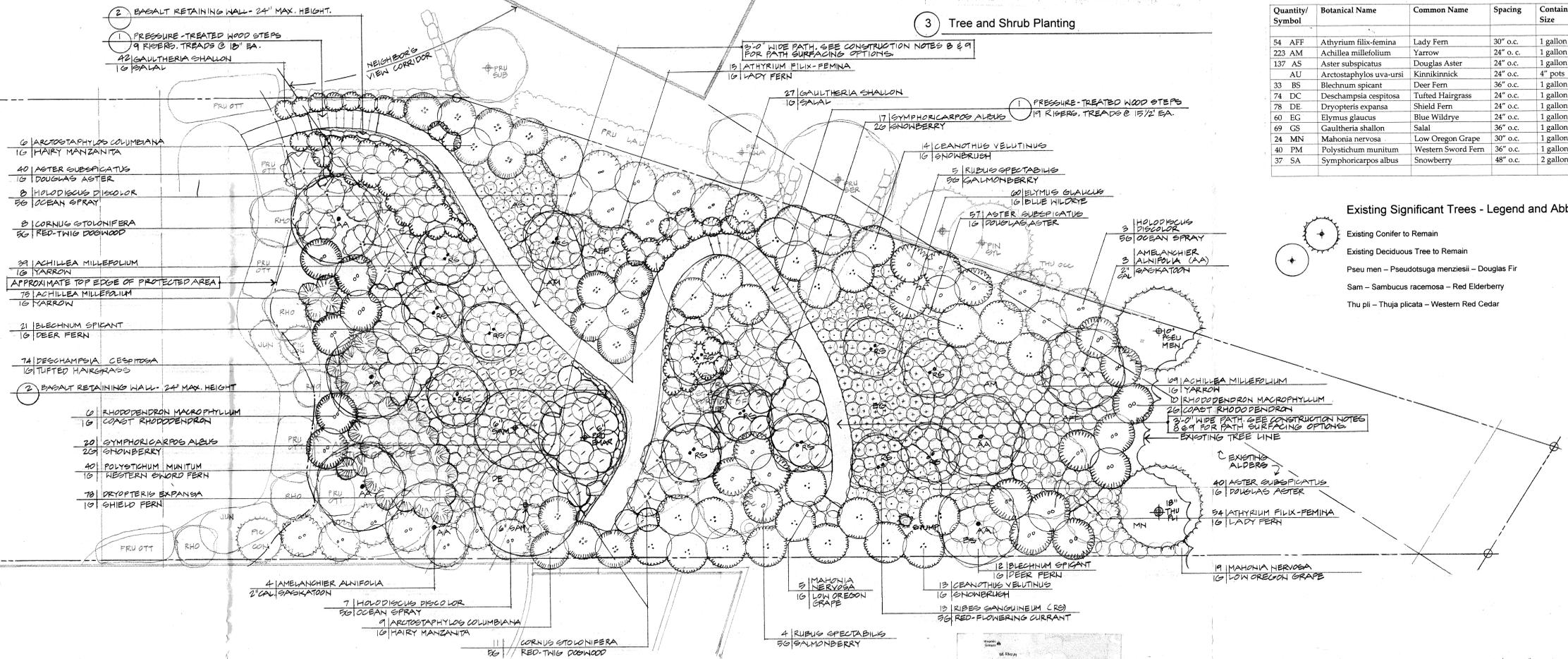
Medium to Large Shrubs:

Quantity	Botanical Name	Common Name	Container Size	Initial Height
15	Arctostaphylos columbiana	Hairy Manzanita	5 gallon	2'
27	Ceanothus velutinus	Snowbrush	5 gallon	3'
19	Cornus stolonifera	Red-twig Dogwood	5 gallon	2'-6"
18	Holodiscus discolor	Ocean Spray	5 gallon	2'-6"
16	Rhododendron macrophyllum	Coast Rhododendron	5 gallon	2'-6"
13	Ribes sanguineum	Red-Flowering Currant	5 gallon	3'
9	Rubus spectabilis	Salmonberry	5 gallon	2'

Groundcovers and Low to Medium Shrubs:

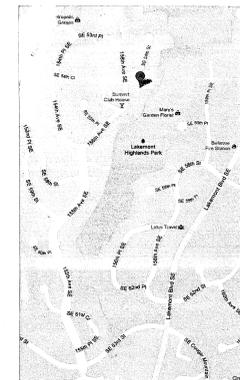
Quantity/ Symbol	Botanical Name	Common Name	Spacing	Container Size	Initial Height
54 AFF	Athyrium filix-femina	Lady Fern	30" o.c.	1 gallon	9"
223 AM	Achillea millefolium	Yarrow	24" o.c.	1 gallon	9"
137 AS	Aster subspicatus	Douglas Aster	24" o.c.	1 gallon	9"
AU	Arctostaphylos uva-ursi	Kinnikinnick	24" o.c.	4" pots	N.A.
33 BS	Blechnum spicant	Deer Fern	36" o.c.	1 gallon	9"
74 DC	Deschampsia cespitosa	Tufted Hairgrass	24" o.c.	1 gallon	6"
78 DE	Dryopteris expansa	Shield Fern	24" o.c.	1 gallon	9"
60 EG	Elymus glaucus	Blue Wildrye	24" o.c.	1 gallon	9"
69 GS	Gaultheria shallon	Saial	36" o.c.	1 gallon	9"
24 MN	Mahonia nervosa	Low Oregon Grape	30" o.c.	1 gallon	6"
40 PM	Polystichum munitum	Western Sword Fern	36" o.c.	1 gallon	9"
37 SA	Symphoricarpos albus	Snowberry	48" o.c.	2 gallon	18"

Existing Significant Trees - Legend and Abbreviations



Construction Notes:

- Phase 1 Shrub and Tree Planting: All trees and Medium to Large Shrubs to be planted in fall, 2011. (See Plant List.)
- Phase 2 Shrub Planting: All Groundcovers and Low to Medium Shrubs to be planted in fall, 2012, to allow time to perform non-toxic weed and invasives control procedures in spring/summer 2012. (See Plant List.)
- Phase 2 Ground cover: After Phase 2 shrub planting is complete, install Arctostaphylos uva-ursi (Kinnikinnick), 4" pots at 24" on center, quantities as needed to cover all bare areas on slope.
- Mulching: Entire site area to receive a 2" lift of Pacific Topsoils Screened Comp Mulch in fall, 2011.
- Soil preparation: prepare soil in planting pits only, per the planting detail and Section 02920, Soil Preparation.
- Irrigation to be an in-line drip pipe system, such as Netafim, or the Contractor may propose alternative methods.
- Top dressing mulch: install a 2" layer of Sawdust Supply "Beauti-Gro Bark" or Pacific Topsoils Screened Comp Mulch.
- Path Surfacing Option #1: (Owner's preferred option, if permissible): Install a 2" layer of 5/8" minus compacted crushed rock.
- Path Surfacing Option #2: Install a 2" layer of Sawdust Supply "Nugget Beauti-Bark" bark or approved equal, available from www.sawdustsupply.com.



Vicinity Map

King County Parcel Number: 8081010060
 Legal Description: Lot 6, The Summit, Division No. 2

REV.
 Date: OCTOBER 27, 2011

Final Landscape Plan,
 Vegetation Management Plan

Campbell Garden
 5416 156th Ave SE
 Bellevue, WA 98006

Brooks Kolb, LLC.
 LANDSCAPE ARCHITECTURE
 1101 East Pike Street
 Seattle, WA 98122
 (206) 324-0858/Fax 324-8930