DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 100th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Pam Fehrman, Bellevue Parks & Community Services Department

LOCATION OF PROPOSAL: 100 100th Ave SE (Bellevue Marina Pier 3) &
9807 – 9821 NE Lake Washington Blvd (residential piers)

NAME & DESCRIPTION OF PROPOSAL:
Bellevue Marina Repair and Maintenance and Residential Dock Removal - Letter of Shoreline Exemption to complete repair and maintenance to a portion of Pier 3 at the Meydenbauer Park and Marina and the removal of 5 former residential docks just north of the Meydenbauer Marina.

FILE NUMBER: 12-117650-WE

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 _____.

X 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 **September 27, 2012**.

☐ 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.

_____ for **September 13, 2012**
Environmental Coordinator 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 Submittal Requirements	27a

ENVIRONMENTAL CHECKLIST

4/18/02

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

BACKGROUND INFORMATION

Property Owner: City of Bellevue

Proponent: City of Bellevue

Contact Person: Ann Costanza
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 720 Olive Way, Suite 1900, Seattle, Washington 98101

Phone: 206-287-9130

Checklist revised 9-6-2012 by Pam Fehrman with Bellevue Parks. Revised checklist reviewed under Bellevue Permit # 12-117650-WE

Proposal Title: Bellevue Marina Repair and Maintenance and Residential Dock Removal Project

Proposal Location: 100 100th Ave SE (Bellevue Marina, Pier 3)
9807—9821 NE Lake Washington Boulevard (former residential piers)
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

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

1. General description: Maintenance and repair of a portion of the Meydenbauer Marina and removal of five former residential docks.
2. Acreage of site: 4,098.2
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 0
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: 0
7. Quantity of earth movement (in cubic yards): 0
8. Proposed land use: NA
9. Design features, including building height, number of stories and proposed exterior materials:
   NA
10. Other

Received
SEP 07 2012
Permit Processing

REVIEWED
By Kevin LeClair at 12:10 pm, Sep 10, 2012

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:

Bellevue Marina Transient Moorage Repair/Maintenance and Residential Dock Removal Project

2. Name of applicant:

City of Bellevue

3. Address and phone number of applicant and contact person:

Applicant: Pam Fehrman
450 110th Ave NE
Bellevue, Washington 98512
425.452.4326

Contact: Ann Costanza, Anchor QEA, LLC
720 Olive Way, Suite 1900
Seattle, Washington, 98101
206.287.9130

4. Date checklist prepared:

July 11, 2012 (*Revised September 6, 2012*)

5. Agency requesting checklist:

City of Bellevue

6. Proposed timing or schedule (including phasing, if applicable):

The project is expected to take approximately 2 months to complete, during the summer of 2013.

In-water work would be determined by regulatory fish work windows. The in-water work window currently designated for Lake Washington is July 16 to September 30, which may be modified based on input from the Washington Department of Fish and Wildlife (WDFW), U.S. Army Corps of Engineers (USACE), National Oceanic and Atmospheric Administration (NOAA) Fisheries, and U.S. Fish and Wildlife Service (USFWS).

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

On December 13, 2010, the Bellevue City Council adopted the *Meydenbauer Bay Park and Land Use Plan* (COB 2010). This plan will incorporate a new park in Meydenbauer Bay that connects the downtown to the waterfront. When the plan is implemented in the future, the marina will be reconfigured to continue long-term moorage and also provide public access and transient moorage; the shoreline will also be restored.

The City of Bellevue purchased the Bellevue Yacht Basin (commonly referred to as Pier 3) in 1993, and the Meydenbauer Bay Marina (Piers 1 and 2) in 1998. The State, through its Boating Facility Program, provided $1 million in grants for these acquisitions, which require the City to provide at least 14 transient moorage slips to the public prior to implementation of the adopted *Meydenbauer Bay Park and Land Use Plan* (COB 2010).

In 2002 through 2004, the City of Bellevue purchased waterfront properties north of the marina with the intent of expanding the public park. Similarly, the City of Bellevue received acquisition grant funds requiring public access provisions to those properties. The homes on these properties will eventually be removed, and the property will be made available for public access.

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

The following documents were prepared for this project:

- Programmatic Endangered Species Act (ESA) Consultation Specific Project Information Form
- Critical Areas Documentation
- Cultural Resources Evaluation
- Joint Aquatic Resource Permit Application
- Shoreline Substantial Development Permit Exemption Request Letter

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No known applications are pending for governmental approvals of other proposals directly affecting the property covered by this proposal.

10. List any government approvals or permits that will be needed for your proposal, if known.

- City of Bellevue: State Environmental Policy Act (SEPA) Review
- City of Bellevue: Shoreline Substantial Development Exemption
- U.S. Army Corps of Engineers (USACE): Section 10 Nationwide Permit 3 for Maintenance and Repair

- Washington State Department of Ecology (Ecology): Clean Water Act Section 401 Water Quality Certification (if necessary pending USACE review of the project)
- Ecology: Coastal Zone Management Act Consistency
- WDFW: Hydraulic Project Approval

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The City of Bellevue proposes to complete maintenance and repair to a portion (Pier 3) of the Meydenbauer Bay Park and Marina and the removal of five former residential docks just north of the marina in Meydenbauer Bay in Bellevue, Washington (Figure 1).

The maintenance work at the marina is being conducted per provisions of grant funds that supported the purchase of the marina and the waterfront properties. The proposed project consists of replacing five existing timber decked finger piers with four new finger piers, all with grated decks, demolishing five finger slips, and removing a portion of existing roof over two slips at the marina. (Figures 2 and 4).

The residential docks are being removed because they are in disrepair and unsafe for use; their removal will support the City's goal of providing public access to the shoreline in this area. Furthermore, the dock removals will enhance nearshore habitat for foraging and migrating fish species in Lake Washington.

Please see Attachment 1 – Project Description for more detail on the proposed project and Attachment 2 for figures for the project.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Pier 3 repair and maintenance portion of the project is located at 100 100th Ave SE in Bellevue, Washington 98004, in Meydenbauer Bay in Lake Washington.

The residential dock removal portion of the project is located at 1 99th Ave NE, 9821 NE Lake Washington Blvd, 9817 Lake Washington Blvd NE, and 9807 NE Lake Washington Blvd in Bellevue, Washington 98004, in Meydenbauer Bay in Lake Washington.

The project site is located at:
Section 17, Township 25 North, Range 5 East
Approximately 47.609658 North latitude / -122.209297 West longitude

Tax parcels: 4389200347, 4389200500, 4389200462, 4389200463, and 4389200450

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

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

The upland area of the site is flat, separated from Lake Washington by a steep sloped armored shoreline.

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

The steepest slope on the site is the existing vertical seawall/bulkhead (90 percent slope) that separates the marina from the parking lot, which will not be affected by the proposal. The upland area is less than 3 percent slope.

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

There is a soft layer of silt on top of a denser layer of till.

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

No.

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

There will be no filling or grading associated with this project.

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

No erosion is anticipated because the work will occur primarily within water. If equipment is used from the shore to access the site, it will be from a paved area.

Sedimentation and will be minimized through the use of in-water sediment controls required by BCC 23.76. i.e. sediment curtain around work area.

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

No new impervious surface is proposed.

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

Because no erosion is anticipated, no erosion control measures are proposed.

2. Air

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

The project will result in short-term emissions from the equipment used to complete the proposed maintenance activities. No increases in long-term air emissions will result from the completed project.

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

There are no off-site sources of emissions or odor that may affect the proposed project.

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

The project will adhere to applicable regulations for the reduction or control of emissions.

3. **Water**

a. Surface:

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

The project is in Meydenbauer Bay of Lake Washington.

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

The project will require in water work; see Attachment 1 for more information.

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

There will be no fill or dredged material placed or removed from the site.

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

No surface water withdrawals or diversions are planned as part of this project.

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

The proposed project does not lie within the 100-year floodplain (COB 2012d).

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

The project does not propose the discharge of waste materials to surface waters.

b. Ground:

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

No groundwater will be withdrawn and no water will be discharged to groundwater.

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

No waste material is proposed to be discharged into the ground.

c. Water runoff (including stormwater):

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

The project would not alter current runoff patterns. No runoff is expected to be generated by the project.

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

BMPs will be used to minimize the potential for waste material from entering ground or surface waters.

It is unlikely that waste materials would enter surface waters from the site, although there is a chance that a minor fuel spill could occur during repair and maintenance activities. Waste materials will not enter groundwater.

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

Impacts to surface, ground, and runoff water are not anticipated as part of the project. However, a Spill Prevention Containment and Control plan will be prepared as necessary to ensure minor fuel spills do not impact surface waters.

4. **Plants**

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

——— deciduous tree: alder, maple, aspen, other
——— evergreen tree: fir, cedar, pine, other
——— shrubs
——— grass
——— pasture
——— crop or grain
——— wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
——— water plants: water lily, eelgrass, milfoil, other macroalgae
——— other types of vegetation:

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

Miliform in the area may be disturbed when the piles are removed or replaced.

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

No threatened or endangered plant species are known to be on or near the project site.

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

No plantings are proposed as part of this project.

5. **Animals**

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

birds: hawk, heron, bald eagle, songbirds,
other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, , herring, shellfish, other: steelhead, bull trout,etc.

The WDFW Priority Habitats and Species (PHS) online maps show that osprey may be located within the project area (WDFW 2012).

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

The following species listed under the ESA may be present in the vicinity of the Project:

- Chinook salmon (*O. tshawytscha*)
- Steelhead (*O. mykiss*)
- Bull trout (*Salvelinus confluentus*)
- Marbled murrelet (*Brachyramphus marmoratus*)

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

Bellevue lies along the Pacific Flyway for migrating waterfowl, so during the migratory season, the Project site could conceivably be frequented by migrating waterfowl.

Lake Washington is a migration corridor for anadromous salmon species.

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

The Pier 3 repair and replacement effort at the marina reduces the overwater coverage by 165.5 square feet and number of piles by nine (19 existing piles replaced with 10 piles). The repair and maintenance work would also replace existing timber decking with grated decking. These design features were designed to avoid effects to fish species in the lake and improve habitat over existing conditions.

Revised by project applicant.
See note below.

The residential dock removal effort will ~~permanently~~ enhance shallow water salmon habitat by removing overwater structure and reducing impediments to salmon migration through the removal of 3,935.7 square feet of overwater shading and 112 piles.

6. **Energy and natural resources**

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

This project is intended to provide repairs in order to maintain existing operations. No new sources of energy will be required once the project is complete. Power for existing lights will be from the existing source.

The removal of the residential piers is not considered mitigation for any current or future action at these properties. Any future development proposal at these properties will be evaluated based on the current condition at the time of the subsequent development proposal.

REVIEWED
By Kevin LeClair at 11:59 am, Sep 10, 2012

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

No.

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

This project is not expected the affect energy usage; therefore, no reduction measures are proposed.

7. **Environmental health**

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

There is a potential for the risk of spills (e.g., spills of fuel from contractor work equipment) from construction activities. However, there are no additional environmental health hazards that would occur as a result of this proposal.

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

The project will comply with all applicable regulations related to emergency services. No special emergency services are anticipated to be needed for the project.

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

The project will comply with all applicable regulations related to environmental health.

b. **Noise**

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

The project site is surrounded by residential neighborhoods. The noise of the surrounding environment will not impact the project.

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

Short-term increases in noise may occur from repair and maintenance activities. The most significant noise will be noise resulting from vibratory pile driving, but this will be short-term, and during daylight hours only. Long-term noise levels at the site will remain similar to existing levels after project completion.

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

Repair and maintenance activities will be performed in accordance with local noise ordinances per Bellevue Health and Safety Code 9.18.

8. Land and shoreline use

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

The property is currently used as a marina. The adjacent properties are residential, consisting of houses and landscaped yards.

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

There is no documentation of agricultural use at the site.

c. Describe any structures on the site.

The marina consists of three piers: two (Pier 1 and Pier 2) that have been rebuilt following partial roof collapses from heavy snow and rain in 1996 (Figure 1); and one (Pier 3) that has never been significantly modified since it was built in 1959.

The residential parcels north of the marina have been acquired by the City. When the master plan is implemented, the park, marina, and the parcels will be combined to create a larger park and provide additional shoreline access. The five residential piers on these properties range in size from 55 to 116 feet in length, and 6 to 19.3 feet in width, for a total of 3,935.7 square feet. All of the piers are timber decked and supported with timber piles.

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

Five former residential piers will be removed, along with several finger piers at the marina location. (Figures 2 and 3).

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

The upland portion of the property is currently zoned Multifamily Residential and Suburban Residential (COB 2012a).

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

The comprehensive plan designation for the upland portion of the property is also Multifamily (COB 2012b).

g. If applicable, what is the current shoreline master program designation of the site?

The project is located within the City of Bellevue's shoreline designation of Marina Civic and Urban Conservancy (COB 2012c).

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Yes, the project is within the shoreline zone. The City of Bellevue critical areas ordinance lists a portion of adjacent uplands as steep slopes (greater than 40%; COB 2012e). Based on review of WDFW PHS data, an osprey nest has been recorded (WDFW 2012).

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

The completed project would not add any additional workers or residents.

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

Due to the nature of the repair and maintenance activities, no people are expected to be displaced.

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

No displacements are expected to result from this project; therefore, no measures are proposed to avoid or reduce displacements.

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

All moorage slips (58) at Pier 3 have been available for month-to-month rental and/or transient moorage since the marina was built, until recently. Although purchased in 1993, the City took over management of Pier 3 in 1998. Recognizing the need for redevelopment and maintenance in 2007, the City began allowing attrition of moorage to slowly and temporarily reduce Pier 3 moorage. Currently, 34 of the 58 slips (Slip 4 through Slip 38 behind a security gate) on Pier 3 are leased on a monthly basis, generating revenue to support marina operations. The remaining 24 slips are used as summer short-term rentals and as informal transient moorage until maintenance can occur.

After reviewing the existing marina configuration, the City prepared a range of concepts for transient moorage. These options were presented during a public meeting in February 2012. Using feedback from the community, the City selected a preferred concept for maintenance. The City is now prepared to obtain regulatory permits for maintenance work at the marina that would provide the public with 14 transient moorage slips, including one that will be compliant with Americans with Disabilities Act guidelines for accessibility.

The residential parcels north of the marina have been acquired by the City. The City has developed a master plan whereby the park, marina, and the parcels will be combined to create a larger park and provide additional shoreline access.

9. **Housing**

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

No housing units would be constructed as part of this project.

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

No housing units would be eliminated as part of this project.

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

No measures are proposed to control housing impacts.

10. **Aesthetics**

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

Repairs made to existing piers will not alter their current heights. The wooden decking will be replaced with grated fiberglass decking.

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

Views in the immediate vicinity of the site will not be obstructed or altered as a result of the project.

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

Since the project will not alter existing views, no measures are proposed to reduce effects.

11. **Light and glare**

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

Directional, pedestal-mounted lighting for safe use of the marina will be installed as part of the project.

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

Light and glare from the project is not expected to be a safety hazard or interfere with views. The directional, pedestal-mounted lights are being installed to enhance safety at the marina at night.

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

No existing off-site sources of light or glare are expected to affect the project.

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

The pedestal-mounted lights will be installed directionally to reduce light penetration into the water.

12. **Recreation**

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

Recreational boating and fishing opportunities exist in the project area.

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

The proposed project is not expected to displace any existing recreational use.

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

The project is not expected to affect recreational uses; therefore, no measures are proposed to reduce effects.

13. **Historic and cultural preservation**

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

There are no known cultural resources listed on, or proposed for, national, state, or local preservation registers in the vicinity of the project.

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

The project must comply with Section 106 of the National Historic Preservation Act, led by USACE. The Section 106 process is currently underway. The cultural resources report prepared for the project documents that no archaeological, historic, or cultural resources have been identified in the project area.

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

No impacts to archaeological, historic, or cultural resources are expected.

14. **Transportation**

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site is accessed from 99th Avenue NE. No change in access is proposed as a result of this project.

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

The nearest transit stop is 0.4 mile from the project site and is located at Bellevue Way NE and Main Street.

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

The project will not alter the existing parking at the site.

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

The proposed project will not require any new roads or improvements to existing roads.

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

The project will use Lake Washington for transportation. Project-related vessels, which will include one barge and two small motor powered boats will be used for maintenance and repair activities.

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

This project will not generate additional vehicular traffic once completed. Peak volumes are expected to remain similar to current operations.

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

No measures are proposed to reduce or control traffic.

15. **Public services**

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

The proposed project is not anticipated to create an increased need for public services.

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

No measures are proposed to reduce or control impacts to public services.

16. **Utilities**

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

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

No new utilities are proposed for the project.

C. SIGNATURE

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

Signature:

Date Submitted: 7.10.12

REV 9.5.12 PJ.

REFERENCES CITED

COB (City of Bellevue), 2010. City of Bellevue, Meydenbauer Bay Park and Land Use Plan, adopted December.

COB, 2012a. City of Bellevue Interactive Maps. Accessed: May 22, 2012. Available from: http://www.bellevuewa.gov/6419.htm.

COB, 2012b. City of Bellevue Comprehensive Plan Designation Map. Accessed: May 22, 2012. Available from: http://www.ci.bellevue.wa.us/pdf/Development%20Services/03a_comp_plan_designations_Internet.pdf.

COB, 2012c. City of Bellevue Shoreline Master Program Update. Accessed: May 22, 2012. Available from: http://www.ci.bellevue.wa.us/pdf/Development%20Services/Draft_SMP.pdf.

COB, 2012d. City of Bellevue Utility Map. Accessed May 24, 2012. Available from: http://www.bellevuewa.gov/pdf/Utilities/D53033C_0652.pdf.

COB, 2012e. City of Bellevue Interactive Maps, Environment. Accessed: May 24, 2012. Available from: http://www.nwmaps.net/results.htm?addr=2%2099thave%20ne%20bellevue&rp=5,1,51&theme=environmental.

WDFW (Washington State Department of Fish and Wildlife), 2012. Priority Habitat and Species Map. Accessed: May 22, 2012. Available from: http://fortress.wa.gov/dfw/gispublic/prodphsontheweb/viewer.aspx?auth=lhgwH1Ry3GZrwZVV8cnLWrleGvI8vHv/w9F9EEjzQz+L6vDXiPAXjg==

ATTACHMENT 1
PROJECT DESCRIPTION

BELLEVUE MARINA REPAIR/ MAINTENANCE AND RESIDENTIAL DOCK REMOVAL PROJECT DESCRIPTION

Purpose

The City of Bellevue (City) proposes to complete maintenance and repair to a portion (Pier 3) of the Meydenbauer Bay Park and Marina and to remove five former residential docks just north of the marina in Meydenbauer Bay in Bellevue, Washington.

The work is being conducted per provisions of grant funds that supported the purchase of the marina and the waterfront properties. The residential docks are being removed because they are in disrepair and unsafe for use; their removal will support the City's goal of providing public access to the shoreline in this area. Furthermore, the dock removals will enhance nearshore habitat for foraging and migrating fish species in Lake Washington.

Background

The City purchased the Bellevue Yacht Basin (commonly referred to as Pier 3) in 1993, and the Meydenbauer Bay Marina (Piers 1 and 2) in 1998. The State, through its Boating Facility Program, provided $1 million in grants for these acquisitions, which require the City to provide at least 14 transient moorage slips to the public prior to implementation of the adopted *Meydenbauer Bay Park and Land Use Plan* (December 2010).

All moorage slips (58) at Pier 3 have been available for month-to-month rental and/or transient moorage since the marina was built, until recently. Although purchased in 1993, the City took over management of Pier 3 in 1998. Recognizing the need for redevelopment and maintenance in 2007, the City began allowing attrition of moorage to slowly and temporarily reduce Pier 3 moorage. Currently, 34 of the 58 slips (Slip 4 through Slip 38 behind a security gate) on Pier 3 are leased on a monthly basis, generating revenue to support marina operations. The remaining 24 slips are used as summer short-term rentals and as informal transient moorage until maintenance can occur.

After reviewing the existing marina configuration, the City prepared a range of concepts for transient moorage. These options were presented during a public meeting in February 2012. Using feedback from the community, the City selected a preferred concept for maintenance. The City is now prepared to obtain regulatory permits for maintenance work at the marina that would provide the public with 14 transient moorage slips, including one that will be compliant with Americans with Disabilities Act (ADA) guidelines for accessibility.

In 2002 through 2004, the City purchased waterfront properties north of the marina with the intent of expanding the public park. Similarly, the City received acquisition grant funds requiring public access provisions to those properties. The homes on these properties will eventually be removed, and the property will be made available for public access. The existing residential piers are in disrepair and will also need to be removed in the interest of fish habitat and public safety.

Project Setting

The marina consists of three piers: two (Pier 1 and Pier 2) that have been rebuilt following partial roof collapses from heavy snow and rain in 1996; and one (Pier 3) that has never been significantly modified since it was built in 1959.

The residential parcels north of the marina have been acquired by the City. When the master plan is implemented, the park, marina, and the parcels will be combined to create a larger park and provide additional shoreline access. The five residential piers on these properties range in size from 55 to 116 feet in length, and 6 to 19.3 feet in width, for a total of 3,935.7 square feet. All of the piers are timber decked and supported with timber piles.

The proposed pier renovation/maintenance is all associated with Pier 3, the southernmost pier of the marina. Pier 3 is the oldest pier in the marina and has the most slips (58). Pier 3 was built in 1959, before current marina standards were developed. As a result, the main pier and all of the fingers are narrower than required by current standards; some are less than 12 inches wide. Supports for the timber roof generally land on the deck of the main pier and fingers, further reducing the effective width and limiting access. Pier 3 also has a wide range of slip sizes, with slips widths ranging from 8 feet 8 inches to 16 feet 4 inches and lengths ranging from 18 feet 2 inches to 45 feet 8 inches.

Pier 3 is partially covered on the main walkway including Slips 4 through 14; Slips 35, 36, and 38; and Slips 44 through 49. The fingers and walkway serving Slips 50 through 59 are newer than the rest of Pier 3, but the year of construction for either is not known.

The fingers serving Slips 39 through 43 are 10-inch-by-4-inch planks set on piles and are accessible only by passing through the security gate on the main Pier 3 walkway. The fingers serving Slips 45 through 49 are approximately 15 inches wide and those serving Slips 50 through 56 are approximately 23 inches wide. The recommended minimum width for slips serving recreational boats more than 20 feet in length is 36 inches and for boats less than 20 feet in length, the minimum is 30 inches (KPFF Consulting Engineers 2012).

Proposed Project

Design

The maintenance work on the moorage slips at the marina is considered temporary; these facilities will later be removed in order to accommodate the Master Plan for Meydenbauer Bay Park. As such, the City established the following guidelines for the design of the repair and maintenance work:

- Provide 14 viable transient moorage slips for recreational vessels up to 26 feet in length.
- Design for a 20-year economic service life. If cost savings can be achieved by designing for a shorter service life, those changes will be noted.
- Maintain net overwater coverage.
- Provide lighting sufficient for safe use at night.
- Provide timber, grating, or a combination decking.
- Replace damaged piles in-kind with timber piles.
- Fresh water and shore power will not be provided.

The main element of the proposed project consists of replacing five existing timber decked finger piers with four new finger piers, all with grated decks, demolishing five finger slips, and removing a portion of existing roof over two slips at the marina. Specifically, Slips 1 through 3, 39 through 43, 48, and 49 would be abandoned. The existing fingers and piles would be demolished for Slips 2, 3, 39 thru 43, 48, and 49. A portion of the roof over Slips 48 and 49 and the guide pile between Slips 48 and 49 would also be demolished. This would

result in a net decrease of eight piles and net decrease of 165.5 square feet of overwater coverage.

The 14 transient moorage slips would be provided by straightening the southern edge of slip 50 with a total length of 50 feet. The finger between Slips 51 and 52 would be extended to 25 feet in length, and the finger between Slips 53 and 54 would be extended to 75 feet. All of the fingers would be widened to 36 inches, and the walkway widths would be increased to 60 inches.

In addition to improvements to Pier 3 at the marina, the project also proposes the removal of five residential docks adjacent to Pier 3. This would result in a net decrease of 120 piles and 4,101.2 square feet of overwater coverage.

All existing decking at these locations is untreated wood planks. For all new or replaced pier decks, a fiberglass grating across the full width of the structure would be used. The grating would allow light to pass through and complies with ADA requirements that openings be less than 0.5 inch and be oriented perpendicular to the direction of travel.

No utilities, including water or power, will be provided with any element of the proposed project except directional, pedestal-mounted lighting for safe use of the marina.

Construction

Existing piles would be removed using vibratory methods or be cut off at the mud line. Existing and proposed replacement piles consist of untreated timber, 12 inches in diameter. The following best management practices will be employed:

- Treated timber will not be used
- Work to remove the existing piers, piles, and roof and to install the new piers and piles would be accomplished using divers with pneumatic chain saws as well as equipment from shore or from the water on a barge
- The project would be constructed during the in-water work window designated for Lake Washington, July 16 to September 30, or otherwise determined by Washington Department of Fish and Wildlife, U.S. Army Corps of Engineers, National Oceanic and Atmospheric Administration Fisheries, and U.S. Fish and Wildlife Service

- Coordination with the tribes will occur to ensure construction does not overlap with tribal fishing timeframes
- Floating silt curtains will be employed during pile removal
- Floating debris will be caught and disposed of at an upland site
- Timber and other materials will be reused to the extent practical
- Removed materials will be disposed at an upland facility

Construction is scheduled to occur over a 2-month period during the summer of 2013.

References

City of Bellevue, 2010. Meydenbauer Bay Park and Land Use Plan, adopted December.

KPFF Consulting Engineers, 2012. Bellevue Marina: Transient Moorage Improvements, Concept Design and Strategies. January.

ATTACHMENT 2
FIGURES

Project Location

Figure 1
Vicinity Map
Bellevue Marina Repair/Maintenance
Residential Pier Removal

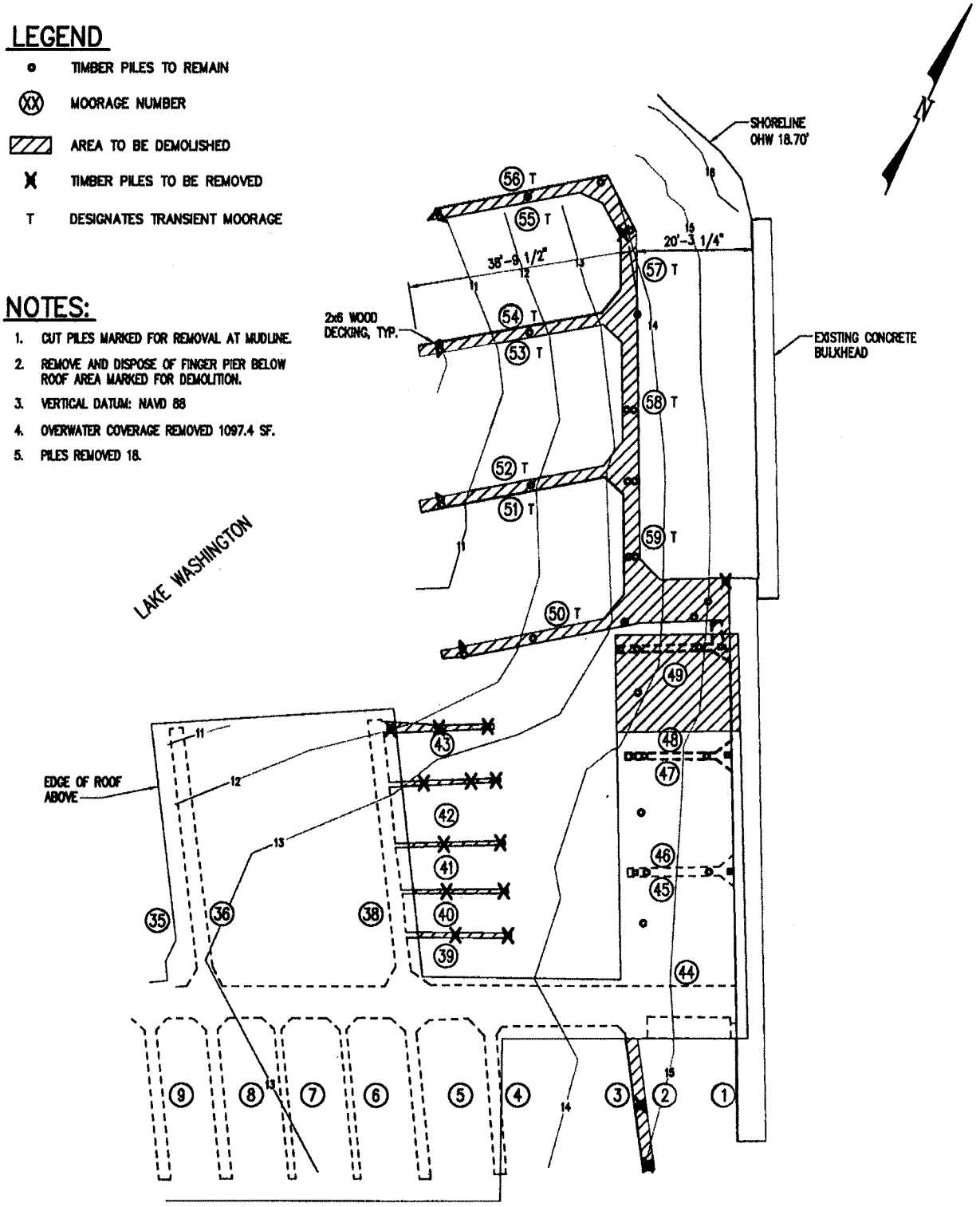


Figure 2
Bellevue Marina Existing Configuration
Bellevue Marina Repair/Maintenance
Residential Pier Removal

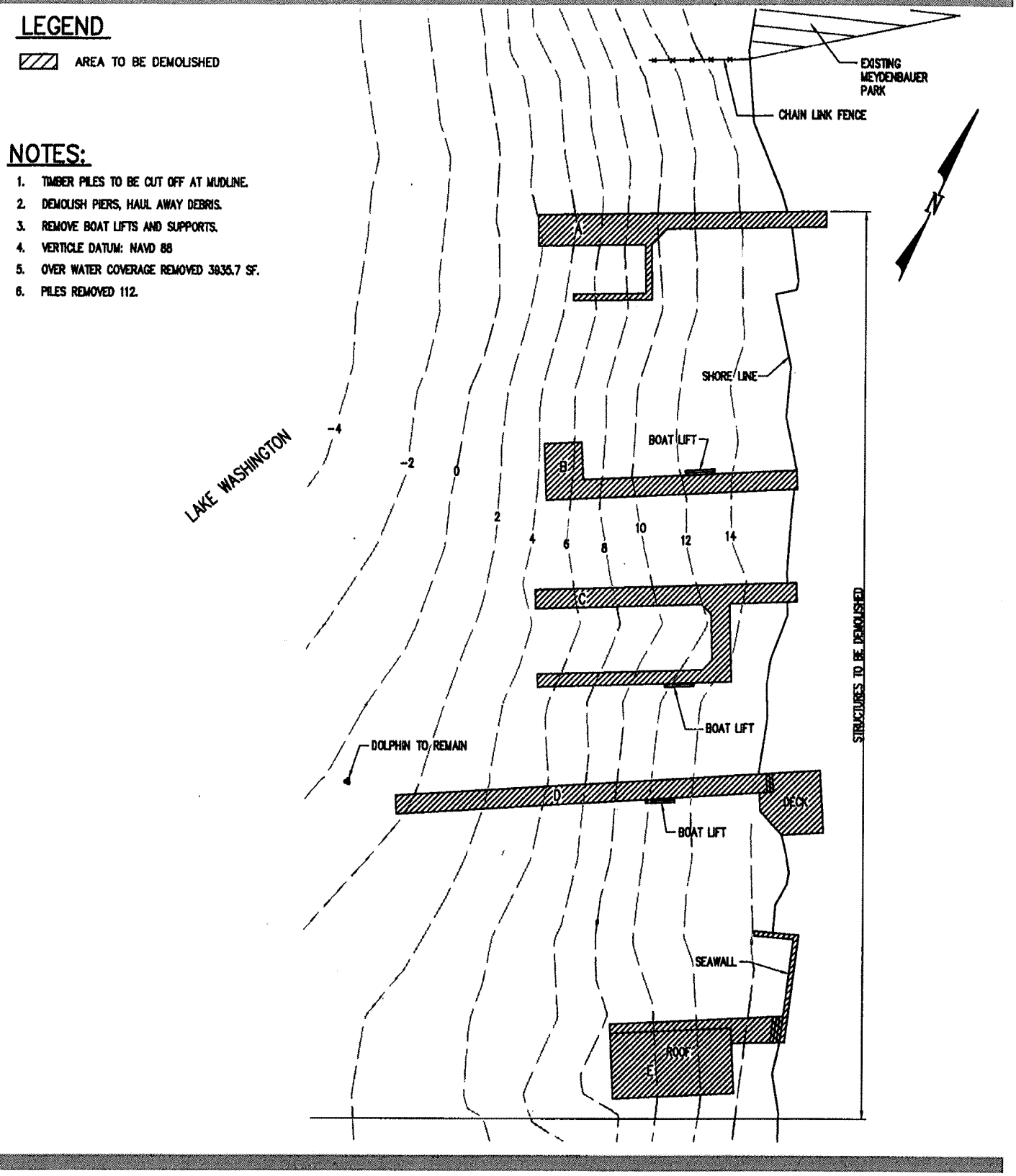


Figure 3
Residential Pier Existing Configuration
Bellevue Marina Repair/Maintenance
Residential Pier Removal

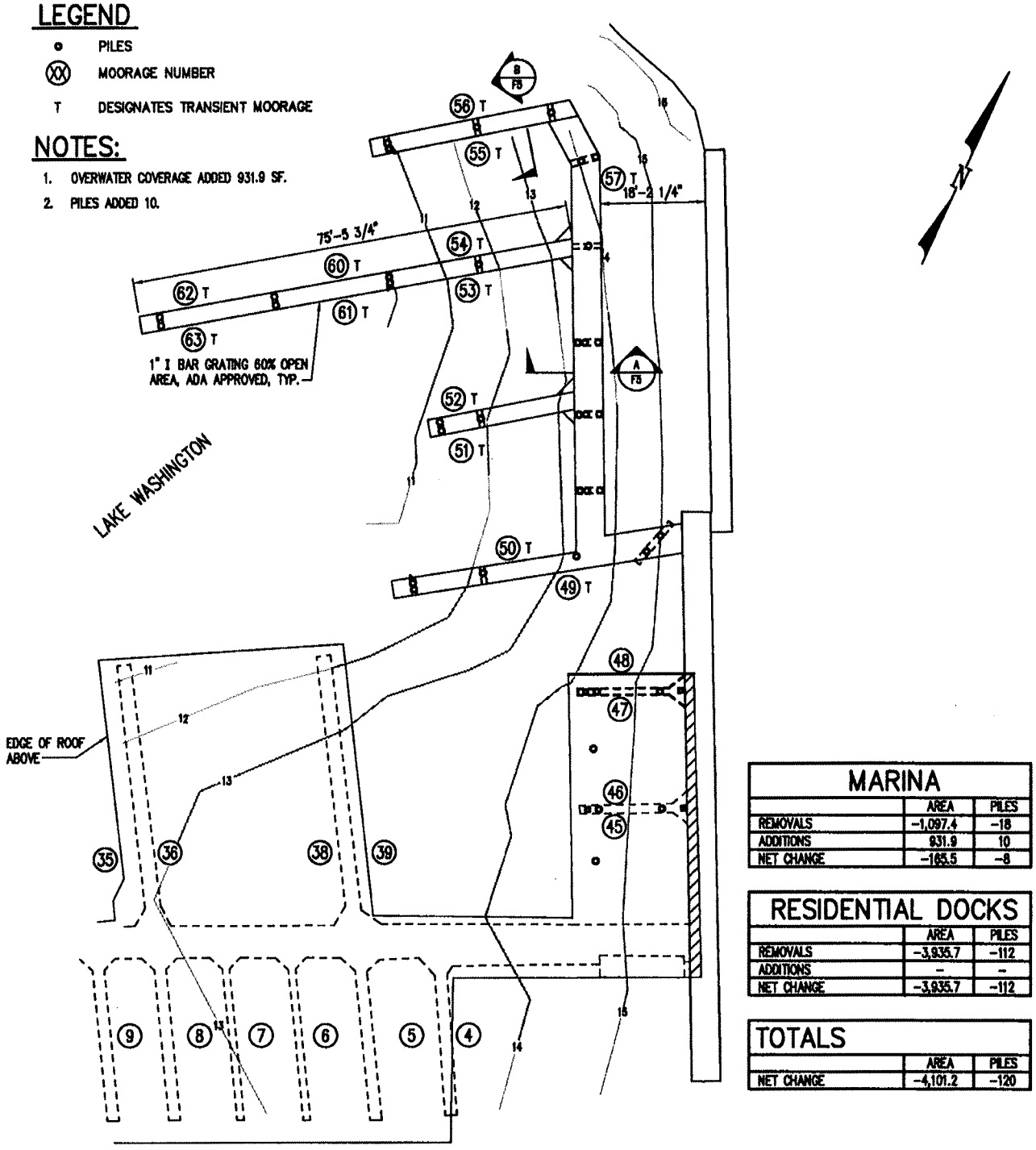
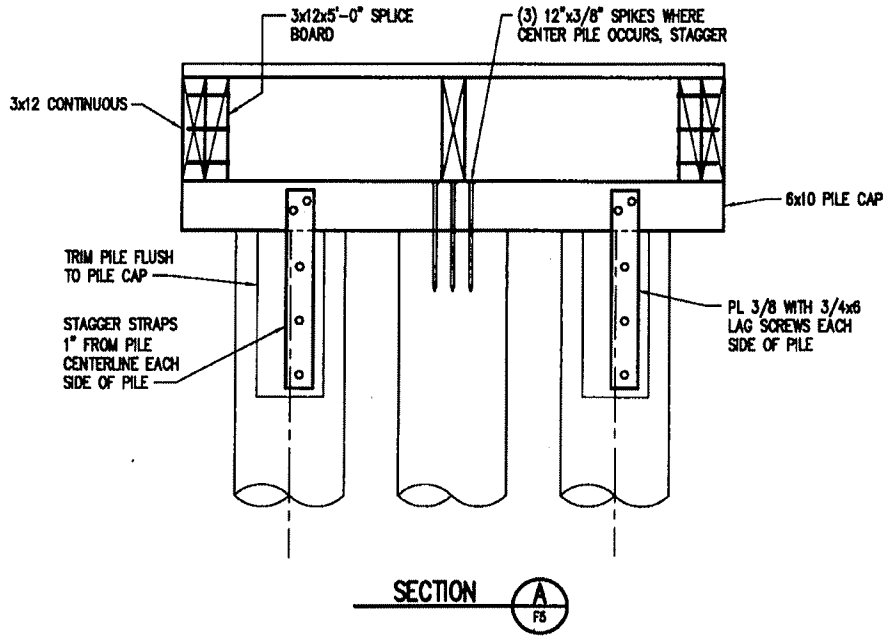
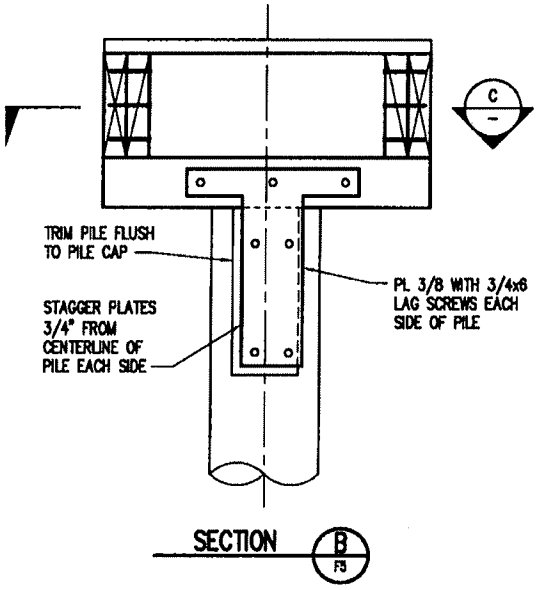
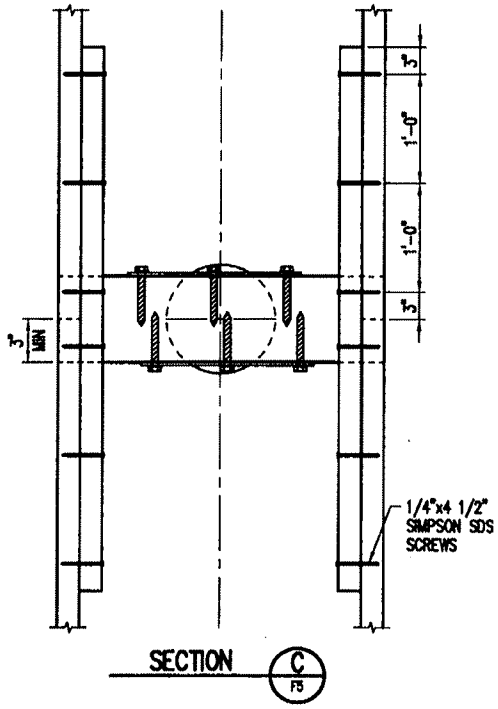


Figure 4
Bellevue Marina Proposed Configuration
Bellevue Marina Repair/Maintenance
Residential Pier Removal







NOTES:

1. ALL TIMBER DF #2 UNTREATED.
2. ALL PLATE AND FASTENERS TO BE GALVANIZED.

Figure 5
Typical Sections
Bellevue Marina Repair/Maintenance
Residential Pier Removal

ATTACHMENT 3
SITE PHOTOS

Photo 1. Portion of Pier 3, including the roof, to be removed; looking south

Photo 2. Portion of Pier 3 to be removed; looking south

Photo 3. Example of former residential docks to be removed in the project; looking north