



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE, P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: City of Bellevue, Parks & Community Services Department, Kevin Huseman

LOCATION OF PROPOSAL: 4400 Lake Washington Blvd SE, Newcastle Beach Park

DESCRIPTION OF PROPOSAL: Construction of a boardwalk in the location of the existing bark path and maintenance activities including the restoration of previously disturbed areas, invasive vegetation removal, and installation of native plantings in the area surrounding trail improvements. The site contains a wetland, is adjacent to a shoreline of statewide significance, and is therefore subject to the provision of the Shoreline Overlay district

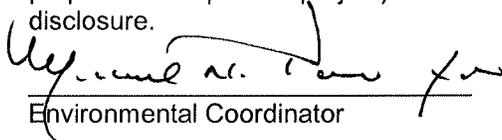
File Number: 12-118225-WG

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.

- This DNS is issued after using the optional DNS process in WAC 197-11-355. The public and agency comment period was provided with the notice of application.
- 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 _____.

Appeals of the environmental determination and/or Shoreline Substantial Development Permit can be made to the Shoreline Hearings Board. The Shoreline Hearings Board must receive written appeals within twenty-one (21) days of the date of filing of the permit with the State Department of Ecology. For information on how to appeal a proposal, contact the Shoreline Hearings Board at 360-459-6327, or visit the City of Bellevue Permit Center at City Hall or call 425-452-6800.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

Date: February 21, 2013

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife
State Department of Ecology, Shoreline Planner N.W. Region
Army Corps of Engineers
Attorney General
Mukleshoot Indian Tribe



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

Proposal Name: Newcastle Beach Park Trail Improvement

Proposal Address: 4400 Lake Washington Blvd SE

Proposal Description: The applicant requests Shoreline Development Permit approval to construct a boardwalk in the location of the existing bark path and maintenance activities including the restoration of previously disturbed areas, invasive vegetation removal, and installation of native plantings in the area surrounding trail improvements.

File Number: 12-118225-WG

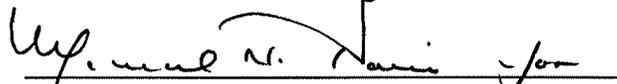
Applicant: Kevin Huseman, City of Bellevue Parks Department

Decisions Included: Shoreline Substantial Development Permit
(Process II. LUC 20.30R)

Planner: Heidi M. Bedwell

**State Environmental Policy Act
Threshold Determination:**

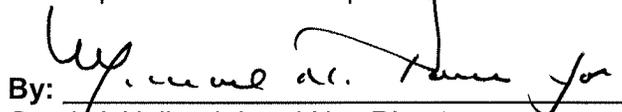
Determination of Non-Significance



Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision:

Approval with Conditions
Michael Brennan, Director
Development Services Department

By: 

Carol V. Helland, Land Use Director

Application Date: July 2, 2012
Notice of Application Publication Date: August 16, 2012
Decision Publication Date: February 21, 2013
Deadline For Appeal of Process II Administrative Decisions:
SEPA: March 7, 2013 (14 days following publication of a notice of decision)
Shoreline Substantial Development Permit: March 14, 2013 (21 days following publication of a notice of decision)

For information on how to appeal a project proposal, visit the Permit Center at City Hall or call 425-452-6800. Appeal of any Process II Administrative decision must be made by 5 p.m. on the date noted for appeal of the decision. Appeal of the SEPA Threshold Determination and/or Critical Areas Land Use Permit must be made to the City of Bellevue City Clerk's Office. Appeal of the Shoreline Substantial Development Permit must be made to the Washington State Shoreline Hearings Board (contact the project planner for more information on how to file an appeal with the Shoreline Hearings Board)

CONTENTS

I. Proposal Description	1
II. Site Description, Zoning, Land Use	1
III. Consistency with Land Use Code Requirements:.....	3
IV. Public Notice and Comment.....	6
V. Summary of Technical Reviews	5
VI. State Environmental Policy Act (SEPA).....	6
VII. Changes to proposal as a result of City review.....	6
VIII. Decision Criteria.....	7
IX. Conclusion and Decision.....	8
X. Conditions of Approval	8

I. Proposal Description

The proposed project is for the construction of 86 linear feet of boardwalk trail, over and within the footprint of an existing trail within the Newcastle Beach Park Nature Loop Trail. The objective of the project is to maintain the trail so it passable throughout the year including the winter months. In addition to the trail maintenance, the project includes the clearing of invasive vegetation, restoration with native plantings and installation of coir logs to stabilize the shoreline area. The maintenance is permitted per the critical area ordinance because the area of permanent disturbance will not be expanded with this proposal.

The proposed project is subject to the Shoreline Substantial Development Permit and SEPA requirements because the proposed work is within a wetland, adjacent to a shoreline of statewide significance. The provisions of the Shoreline Overlay District apply.

II. Site Description, Zoning, and Land Use

A. Site Description



The project is located at Newcastle Beach Park (Park) located at 4400 Lake Washington Boulevard SE. Newcastle Beach Park is approximately 42 acres in size, including the associated second class shorelands in Lake Washington. The park site includes both developed and natural features. The developed portion of park site covers approximately 8.5 acres and includes a 300-foot dock, swimming beach with lifeguard station, a children's play area, picnic facilities and paved parking for approximately 76 cars. There is also a gravel, overflow parking area for another 40 cars. There is also a private, caretaker's residence within the developed portion of the

park. The other 33.5 acres of the site are in natural condition and contain forested, shoreline wetlands, and upland deciduous forest. The forests consists mostly of mature cottonwood trees and typical understory plants with a mixture of native and exotic species. There is a 1,700-foot soft-surface, nature trail loop in the shoreline wetland area. The Park is one of Bellevue Parks and Community Services Department's most popular destinations during the summer months. The project is located within the Park Nature Loop a three quarters of a mile long trail that winds through a forested area along Lake Washington's eastern shoreline.



B. Zoning

The property is zoned R-2.5 and is within the Shoreline and Critical Areas Overlay Districts. Single-Family Residential Districts provide for residential areas of low to moderate densities (2.5, 3.5, 4, 5 and 7.5 dwellings per acre), and permit compatible, related activities. A City park is permitted in this zoning district through a prior Conditional Use approval.

C. Land Use Context

The Park is bounded by single-family residential development on both the north and south. The residential development to the north is buffered by an approximate 100-foot wide strip of significant trees and vegetation. The residential development to the south is buffered from the Park by the shoreline wetlands and is approximately 750 feet from the nearest developed portion of the Park. The Park is border on the east by

the limited access right-of-way of Interstate-405. Lake Washington is on the west side of the Park.

D. Critical Area Functions

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. Habitat Associated with Species of Local Importance

The increase in human settlement density and associated intensification of land use known as urbanization has a profound and lasting effect on the natural environment and wildlife habitat (McKinney 2002, Blair 2004, Marzluff 2005, Munns 2006), is a major cause of native species local extinctions (Czech et al 2000), and is likely to become the primary cause of extinctions in the coming century (Marzluff et al. 2001a). Cities are typically located along rivers, on coastlines, or near large bodies of water. The associated floodplains and riparian systems make up a relatively small percentage of land cover in the western United States, yet they provide habitat for rich wildlife communities (Knopf et al. 1988), which in turn provide a source for urban habitat patches or reserves. Consequently, urban areas can support rich wildlife communities. In fact, species richness peaks for some groups, including songbirds, at an intermediate level of development (Blair 1999, Marzluff 2005). Protected wild areas alone cannot be depended on to conserve wildlife species. Impacts from catastrophic events, environmental changes, and evolutionary processes (genetic drift, inbreeding, colonization) can be magnified when a taxonomic group or unit is confined to a specific area, and no one area or group of areas is likely to support the biological processes necessary to maintain biodiversity over a range of geographic scales (Shaughnessy and O'Neil 2001). As well, typological approaches to taxonomy or the use of indicators present the risk that evolutionary potential will be lost when depending on reserves for preservation (Rojas 2007). Urban habitat is a vital link in the process of wildlife conservation in the U.S.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The site is located in the R-2.5 zoning district. No structures are proposed for

development – therefore the dimensional standards for the district do not apply.

B. Critical Areas Requirements LUC 20.25H: Standards found in Section 20.25H.055.B:

1. Repair and Maintenance and/or Construction Staging.
 - a. Work shall be consistent with all applicable City of Bellevue codes and standards;
 - b. Removal of significant trees is prohibited; and
 - c. Areas of temporary disturbance associated with the work shall be restored to pre-project conditions, pursuant to a restoration plan meeting the requirements of LUC [20.25H.210](#).

The proposed work is considered a maintenance activity per this section. Work is consistent with applicable codes and standards, no significant trees will be removed, and areas of temporary disturbance will be restored per the restoration plan (Attachment #)

C. Shoreline Requirements LUC 20.25E

General Regulations Applicable to All Land Use Districts and Activities.

1. Where applicable, all federal and state water quality and effluent standards shall be met.

The project will be constructed and operated consistent with applicable federal state and local regulations regarding water quality and effluent standards.

2. If a property extends into the Shoreline Overlay District, the Shoreline Master Program Policies and these use regulations shall apply only to that portion of the property lying within the Shoreline Overlay District.

The entire project is within Lake Washington and therefore, is entirely within the Shoreline Overlay District.

3. All development within the Shoreline Overlay District shall be accompanied by a plan indicating methods of preserving shoreline vegetation and for control of erosion during and following construction in accordance with Part [20.25H](#) LUC, City of Bellevue Clearing and Grading regulations, Chapter [23.76](#) BCC, and the Comprehensive Plan.

The applicant will be required to prepare a Construction Stormwater Pollution Prevention Plan and a Temporary Erosion Sediment Control Plan to mitigate potential erosion during construction.

4. Special care shall be exercised to preserve vegetation in wetland, shoreline and stream corridor bank areas in order to prevent soil erosion. Removal of vegetation from or disturbance of shoreline critical areas and shoreline critical area buffers, and from other critical area and critical area buffers shall be prohibited, except in conformance with Part [20.25H](#) LUC and the specific performance standards of this section.

The project includes the removal of invasive species only. All areas of disturbance will be restored with native vegetation. Areas which contain existing erosion will also be stabilized with the installation of coir logs secured with wood stakes and planted with live stakes.

5. Maximum height limitation for any proposed structure within the Shoreline Overlay District shall be 35 feet, except in land use districts with more restrictive height limitations. The method of measuring the maximum height is described in WAC [173-14-030](#)(6). Variances to this height limitation may be granted pursuant to Part [20.30H](#) LUC.

No structures are proposed as part of this application therefore this standard does not apply.

6. The Bellevue Shoreline Master Program, in conjunction with existing Bellevue land use ordinances and Comprehensive Plan policies, shall guide all land use decisions in the Shoreline Overlay District.

The project will be constructed and operated consistent with applicable local, state and federal regulations.

7. Any development within the Shoreline Overlay District shall comply with all applicable Bellevue ordinances, including but not limited to the Bellevue Land Use Code, Sign Code, and clearing and grading regulations.

The project will be constructed and operated consistent with applicable local, state and federal regulations.

8. The dead storage of watercraft seaward of the ordinary high water mark of the shoreline is prohibited.

The project includes no elements regarding the storage of watercraft, therefore, this standard does not apply.

9. Where applicable, state and federal standards for the use of herbicides, pesticides and/or fertilizers shall be met, unless superseded by City of Bellevue ordinances. Use of such substances in the shoreline critical area and shoreline critical area buffer shall comply with the City's "Environmental Best Management Practices."

The project is not anticipated to include the use of herbicides or pesticides. The use of any such substances would be consistent with applicable local, state and federal regulations and the City's Parks Department Environmental Best Management Practices.

10. Adequate storm drainage and sewer facilities must be operational prior to construction of new development within the Shoreline Overlay District. Storm drainage facilities shall be separated from sewage disposal systems.

The project will not involve the use of storm drainage or sewer facilities, therefore this

standard does not apply.

IV. Public Notice and Comment

Application Date:	July 24, 2012
Public Notice (500 feet):	August 16, 2012
Minimum Comment Period:	July 26, 2012

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on July 24, 2012. It was mailed to property owners within 500 feet of the project site. One set of comments was received from the Karen Walter, with the Muckleshoot Indian Tribe Fisheries Division, on July 25, 2012 and included a recommendation to include native willow species in the planting plan. The applicant's plan includes meets City of Bellevue planting standards by providing native vegetation and is not required to include the native willow plantings.

V. Summary of Technical Reviews

Clearing and Grading:

The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development.

VI. Changes to Proposal Due to Staff Review

No changes were proposed by staff for this proposal.

VII. State Environmental Policy Act (SEPA)

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

A. Earth and Water

The project purpose is to stabilize eroding areas and permit access to the open space trail during the winter months. In addition to the boardwalk construction, areas that contain existing erosion will also be stabilized with the installation of coir logs secured with wood stakes and planted with live stakes. The applicant will be required to prepare a Construction Stormwater Pollution Prevention Plan and a Temporary Erosion Sediment Control Plan to mitigate potential erosion during construction. The applicant will also be required to submit information regarding the use of pesticides,

insecticides, and fertilizers to avoid impacts to water resources. See Section X for a related condition of approval.

B. Animals

The project site is located within a wetland adjacent to a significant lake water body- Lake Washington. The lake and wetland are home to a variety of animal wildlife. Adult and juvenile chinook salmon and steelhead trout (listed as Threatened under the Federal Endangered Species Act) migrate through Lake Washington. Lake Washington also contains coho salmon (Species of Concern under the Federal Endangered Species Act). Lake Washington potentially contains bull trout, a salmonid listed as Threatened under the Federal Endangered Species Act. The nearest nesting bald eagle pair, a State Threatened species, is located more than one mile from the site. Bald eagles commonly forage in Lake Washington.

Newcastle Beach Park provides large patches of structurally diverse wildlife habitat on the Lake Washington shoreline. The shoreline of Newcastle Beach Park shoreline-associated wetland and stream that overlap a forest patch, allowing for a diverse habitat stand potentially able to support small mammals, herptiles, and numerous bird species. The proposed project will enhance wildlife habitat with the removal of invasive species and installation of native vegetation.

C. Plants

Mitigation for temporary disturbance will be approved pursuant to an approved re-vegetation and monitoring plan. The final construction plan shall document the area to be disturbed and specify native plant restoration for these areas of disturbance. Project plans also See Section X for related conditions of approval.

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. If work outside of these hours is needed due to the located of the project with the public right-of-way, adjacent residents will be notified in advance. See Section X for a related condition of approval.

VIII. Decision Criteria

The proposal as submitted by the applicant and discussed in this report, meets the applicable Shoreline Substantial Development Permit regulations listed in Land Use Code Section 20.30R.155.

1. The applicant has carried the burden of proof and produced evidence sufficient to support the conclusion that the application merits approval or approval with modifications; and

Finding: The applicant has carried the burden of proof and provided evidence sufficient to approve the project.

2. The applicant has demonstrated that the proposal complies with the applicable

decision criteria of the Bellevue City Code; and

Finding: As identified in Section III of this report the applicant has submitted project plans that demonstrate the proposal's compliance with the applicable City of Bellevue Codes and Standards.

3. The applicant has demonstrated that the proposal is consistent with the policies and procedures of the Shoreline Management Act and the provisions of Chapter 173-14 WAC and the Master Program.

Finding: The applicant's proposal is consistent with the following policies and had demonstrated compliance with the applicable procedures through this application.

POLICY SH-17. Protect and restore shoreline areas which have historical, cultural, educational, or scientific value.

POLICY SH-29. Encourage opportunities for passive forms of recreation and open space.

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 proposal to construct a boardwalk trail, remove invasive species and install native plants, and establish shoreline stabilization.

Note- Expiration of Approval: In accordance with LUC 20.30R.175, a Shoreline Substantial Development Permit automatically expires and is void if the applicant fails to file for a clearing and grading permit and fails to make substantial progress towards completion of the project within two years of the effective date of the Shoreline Substantial Development Permit unless the applicant has received an extension for the Shoreline Substantial Development Permit pursuant to LUC 20.30R.180.

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	Tom McFarlane, 425-452-5207
Land Use Code- BCC 20.25H	Heidi Bedwell, 425-452-4862
Noise Control- BCC 9.18	Heidi Bedwell, 425-452-4862

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

1. Restoration Plan for Areas of Temporary Disturbance: A final mitigation and restoration plan for all areas of temporary and permanent disturbance is required to be submitted for review and approval by the City of Bellevue prior to the issuance of the Clearing and Grading Permit. The plan shall include documentation of existing site conditions and shall comply with the proposed plan in Attachment B.

Authority: Land Use Code 20.25H.220
Reviewer: Heidi Bedwell, Land Use

2. Monitoring Plan: The restoration plan shall also provide for three-years of monitoring of the restoration effort. The monitoring shall report on the restoration effort's success at meeting the following minimum performance standards:

- Year 1 – 100% survival of all installed plants and 0% encroachment by non-native invasives.
- Year 2 – 90% survival of all installed plants and <10% encroachment by non-native invasives.
- Year 3 – 50 percent areal coverage of native plants, including naturally established plants and <10% encroachment by non-native invasives.

Authority: Land Use Code 20.25H.220
Reviewer: Heidi Bedwell, Land Use

3. Rainy Season restrictions: Due to the proximity to Lake Washington and the associated wetland, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,
Reviewer: Tom McFarlane, Clearing and Grading

4. Pesticides, Insecticides, and Fertilizers: The applicant must submit as part of the required Clearing and Grading Permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices".

Authority: Land Use Code 20.25H.220
Reviewer: Heidi Bedwell, Land Use

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: Heidi Bedwell, Land Use

6. Land Use Inspection Required: Inspection of the shoreline restoration must be completed by the Land Use Planner as part of the building permit inspection process. A Land Use inspection will be added to the clearing and grading permit.

Authority: Land Use Code 20.25H.210
Reviewer: Heidi Bedwell, Land Use

7. Federal And State Permits: Federal and state water quality standards shall be met. All required federal and state permits and approvals must be received by the applicant and presented to the City prior to commencement of any work on those areas covered.

Authority: Land Use Code 20.25E.080
Reviewer: Heidi Bedwell, Land Use

Attachments:

- A. Environmental Checklist**
- B. Proposed Boardwalk and restoration plans**

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

Beach Park Boardwalk

2. Name of applicant:

City of Bellevue

Department of Parks & Community Services

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

Kevin Huseman, Project Manager

16023 NE 8th Street, Bellevue, WA 98008

PO Box 90012, Bellevue, WA 98009-9012

Office: 425.452.4154

John Barker, Principal Landscape Architect

Barker Landscape Architects, P.S.

1514 NW 52nd Street, Seattle, WA 9810

t: 206-783-2870

f: 206-783-3212

e: john@barkerla.com

Received
JUL 24 2012
Permit Processing

4. Date checklist prepared: July 11, 2012
5. Agency requesting checklist: **City of Bellevue**
6. Proposed timing or schedule (including phasing, if applicable):

**The preferred construction schedule for this project is for work to be complete in the fall of 2012.
However, all construction will adhere to timing restrictions set by permits and approvals.**

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

No, this project is a maintenance effort for an existing trail located within Newcastle Beach Park in Bellevue, WA. There are no future additions, expansions or future activity connected to this proposal.

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

JARPA

Prepared by Barker Landscape Architects
July 2012

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.

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

Army Corps of Engineers

WDFW Hydraulic Project Approval

City of Bellevue

- **Shoreline Substantial Development Permit, Building Permit**
- **Clearing and Grading Permit.**

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.)

Newcastle Beach Park Nature Loop is a ¾ of a mile trail that winds through a forested area along Lake Washington's eastern shoreline. Owned and maintained by the City of Bellevue's Parks and Community Services Department, the trail is located within Newcastle Beach Park, which is commonly used for picnicking, swimming and dog walking. Trail users include walkers and light hikers, occasional runners and dog-walkers.

The park is adjacent to Lake Washington, and bounded to the north and south by a residential neighborhoods. A railroad corridor runs along the eastern border of the site, and is parallel to the I-405 alignment immediately to the east.

This project proposes construction of 86 lf of boardwalk, including ramps, over and within the footprint of the existing trail. This project serves as a maintenance upgrade to make the trail more passable during winter. The project also proposes the installation of coir logs secured with wood stakes and planted with live stakes, along the shoreline, to stabilize an area

impacted by erosion. Included with this trail maintenance effort is the clearing of invasive vegetation and restoration with native plantings.

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.

Newcastle Beach Park is located at 4400 Lake Washington Blvd SE, Bellevue, WA 98106, southeast of the I-90 intersection with 1-405. The loop trail is located in the southern section of the park, and the trail head is accessible from the bus turn-around area adjacent to the parking lot.

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

- a. General description of the site (circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other
- b. What is the steepest slope on the site (approximate percent slope)?

The steepest section of the site is the edge of the shoreline, which drops down to the observed winter water level at about 40%. However, due to fluxuating water levels in Lake Washington, this slope is only seasonally exposed. The remainder of the site relatively, with the trail sloping down to a slight belly in the center at about 1.5%.

- 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.

Specific soil classifications on-site have not been determined. Saturated soils and seasonal standing water are present in the wet area east of the trail.

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

No unstable soils have been identified at the site. Erosion is evident along the shoreline due to wave action.

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

Approximately 5.39 CY of clean, locally sourced spawning gravel fill will be used behind 240 lf of coir log, where the existing shoreline has eroded away. This fill will help stabilize the shoreline, and provide a base for the coir logs, which will be planted with live stakes.

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

Erosion could occur as a result on temporary construction activities, such as clearing of areas overrun with invasive plants.

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

No new impervious surfaces are proposed for this project.

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

This project has been designed to prevent alleviate erosion hazards along the shoreline and protect the site from foot traffic. The boardwalk will not only protect the existing trail, but will also discourage users from creating side paths. Soils in areas where invasive plants are removed will be covered, and these areas replanted as soon as the invasive plants have been eradicated. TESC measures will be in place during construction, to control against siltation of surrounding waters.

a. **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.

Temporary construction dust, emissions from small construction equipment

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

Vehicle emissions from nearby roadway and exhaust from boats and other motorized

watercraft, however these will not affect the proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Construction practices to reduce and contain dust will be used.

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.
Yes - Lake Washington and a small stream that flows through the northern section of Newcastle Beach Park.

- 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.
Construction of 86 LF boardwalk will be within 200 feet of the Lake Washington shoreline. Construction of 240 lf of coir log will be installed along the Lake Washington shoreline, a section of which will be below Ordinary High Water.

- 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.
The wetland area will not be filled or dredged as a part of this project. Very limited excavation within the existing trailhead will be required to tied the new boardwalk into the existing grades. The total amount is expected to be under 1 CY.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.
No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
Not Applicable.

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.

Surface runoff from existing open space will remain largely unchanged, as the boardwalk construction will be within the footprint of the existing trail. New restoration plantings may improve the quality of surface runoff to the lake in areas previously overrun with invasives.

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

No. The project will not generate waste materials. Surface water will continue to infiltrate in-place over most of the site.

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

None.

4. Plants

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

deciduous tree: **alder**, maple, aspen, **other (Cottonwood, Willow)**

evergreen tree: fir, cedar, pine, other

shrubs (Salmonberry, Snowberry, Indian Plum, Himalayan Blackberry and Japanese Knotweed.)

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, **other (Horsetail)**

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

4,000 SF of invasive Himalayan blackberry, English Ivy and Japanese Knotweed will be removed from the site.

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

None are known

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

Native plants will be used for all restoration plantings. The coir logs placed along the shoreline will be planted with live stakes, to create a more gradual shoreline edge, and encourage vegetation growth along the shoreline.

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, **eagle**, songbirds, other:

mammals: deer, bear, elk, **beaver**, other:

fish: bass, **salmon**, **trout**, herring, shellfish, other:

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

The shores of Lake Washington are known to be a significant rearing habitat for juvenile Chinook salmon. Bull trout and steelhead are also present in the Lake Washington system.

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

A number of salmonid species migrate through Lake Washington and may use shoreline areas.

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

The purpose of this project is to maintain the existing trail while protecting areas adjacent to the trail from unplanned foot-traffic. In addition, coir log and live stake installation along the shoreline have been designed to prevent erosion and create a softer shoreline profile. Removal of invasive plants and restoration with native species will further protect against erosion hazards, and increase biodiversity, thus enhancing ecological conditions.

Any in-water construction will be timed to avoid sensitive periods for salmonids in Lake Washington based on permits and authorizations received for the project.

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.

A generator will be used on-site during construction to operate small power tools. No on-going energy uses are included with this project.

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:

Sustainable environmental design goals will be employed for all new construction.

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 are no environmental health hazards associated with this trail construction and shoreline restoration action.

1) Describe special emergency services that might be required.

Standard needs of a community open space (fire, police, emergency medical facilities)

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

CPTED (Crime prevention through environmental design) principles will be employed in design to reduce safety and problems.

b. Noise

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

Most noise on-site is generated by motorized watercraft on Lake Washington, or by park users.

- 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.

Some minimal, temporary noise will be generated during construction. This will occur during approved work hours. Once installed, the space will generate minimal noise (eg. voices in conversation or at play.) Noise levels are expected to be in-keeping with current levels at the site.

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

There is a rail corridor that runs along the eastern boundary of the site. The project will not impact this corridor.

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

No anticipated changes.

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

None.

15. Public services

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

No.

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

Not applicable.

16. Utilities

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

No known utilities are in the area.

- 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.

Not applicable.

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.

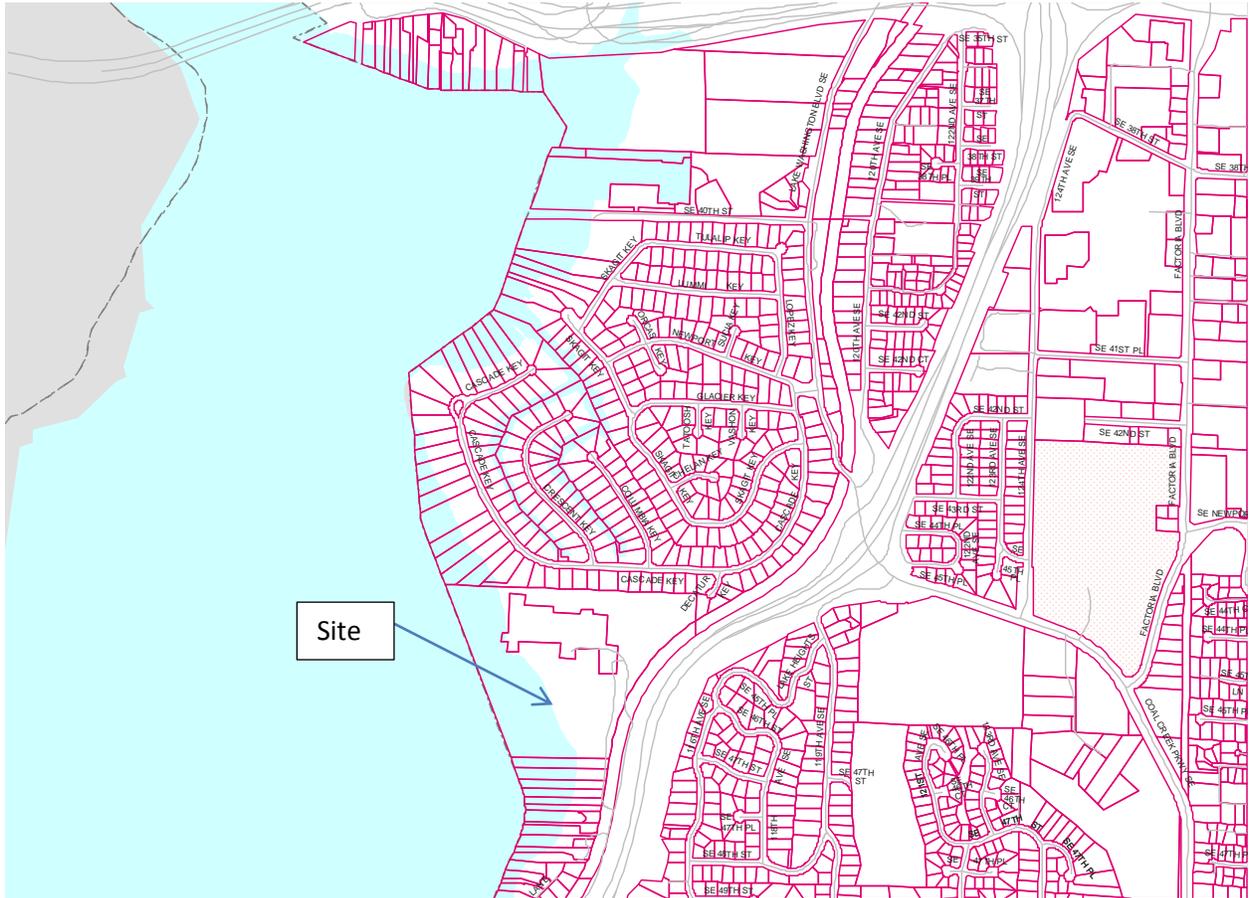
Signature: 

Date Submitted: 7/11/12

Vicinity Map

Newcastle Beach Park Trail Improvement

4400 Lake Washington Blvd SE



Beach Park Boardwalk and Restoration

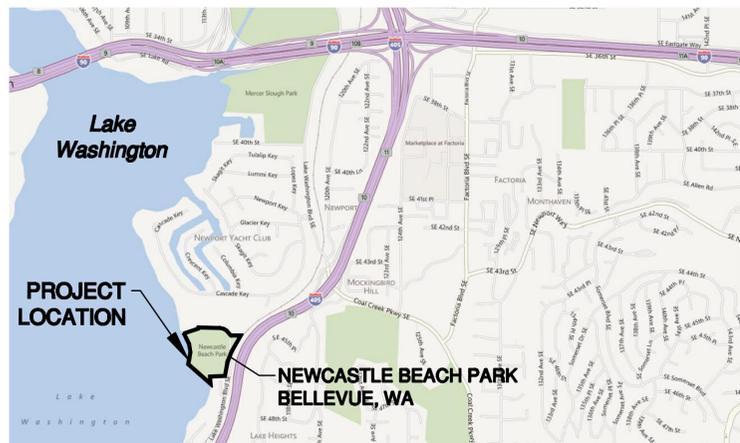
City of Bellevue, Washington



EXISTING CONDITIONS



PROPOSED BOARDWALK



VICINITY MAP
NTS

GENERAL NOTES:

1. All construction must be in accordance with the City of Bellevue's Development Standards; the City of Bellevue's Engineering and Utility Standards; the Bellevue City Code; the Uniform Building Codes; permit conditions; and all other applicable codes, ordinances, standards and policies. Applicable installation details are incorporated by reference to Bellevue's Engineering and Utilities published Standards. All applicable erosion control measures must be taken.
2. A copy of the approved plans must be on-site whenever construction is in progress.
3. The Contractor is responsible for obtaining any mechanical, electrical or other required permits prior to beginning construction.
4. All locations of existing utilities have been established by field survey or obtained from available records and should, therefore, be considered approximate only and not necessarily complete. It is the sole responsibility of the contractor (1) to independently verify the accuracy of all utility locations and (2) to discover and avoid any other utilities not shown which may be affected by the implementation of this plan.
5. Site shall be restored to better or equal condition in any areas affected by this work.
6. Scheduling: All work shall be coordinated with Owner to achieve minimal disturbance to roadway operation.
7. Contractor shall have proven experience in similar projects and be thoroughly familiar with City of Bellevue applicable standards and codes prior to commencement of work.
8. This layout is diagrammatic. Contractor shall coordinate exact location of points of connection to existing systems with Owner prior to beginning any work.
9. Prior to commencing work, the Contractor, the City's Inspectors and the Owner's Representatives shall meet on the site to review existing site conditions. Logistical items will be determined at the pre-construction meeting and subsequent construction meetings, including the specific locations and methods to be used for staging, trail closure locations and timing and fencing materials. The Contractor is to coordinate with Owner's representative on all construction logistical items not explicitly described in the drawings and specifications.

PROJECT DESCRIPTION:

Contracted work includes site preparation, environmental protection, minor earthwork, 1 segment of wooden pin pile boardwalk, restoration planting, trail construction and abandonment, and site restoration. Project is to be implemented under Critical Areas Land Use Permit # _____-LO. For technical questions, call Barker Landscape Architects, (Nic/Katy) 206-783-2870.

CONTACTS:

Client:
Bellevue Parks and Community Services
Kevin Huseman, Project Manager
16023 NE 8th Street, PO Box 90012
Bellevue, WA 98009
T. 425.452.4154

Landscape Architect:

Barker Landscape Architects
Contact: Nic Morin / Katy Saunders
1514 NW 52nd Street.
Seattle, WA 98107
T. - 206-783-2870
F. - 206-783-8312
E. - nicolas@barkerla.com / kathy@barkerla.com

LEGAL DESCRIPTION:

PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.

DRAWING INDEX:

- 1 COVER
- 2 EXISTING CONDITIONS
- 3 DEMO PLAN
- 4 LAYOUT PLAN
- 5 PLANTING / RESTORATION PLAN
- 6 BOARDWALK DETAILS
- 7 SITE DETAILS

NO.	DATE	BY	APPR.	REVISIONS
1	5/4/12	KS	JB	60% Review Set
2	7/23/12	KS	JB	Permit Set



BARKER
LANDSCAPE ARCHITECTS, P.S.
1514 NW 52ND STREET, SEATTLE, WASHINGTON 98107
PH (206) 783-2870 FX (206) 783-8212

Approved By

Department of Parks & Community Services - Natural Resources Division
Kevin Husemann, Project Manager
480 110 th Ave. NE
P.O. Box 90012
Bellevue, WA, 98009
tel: (425) 482.2740

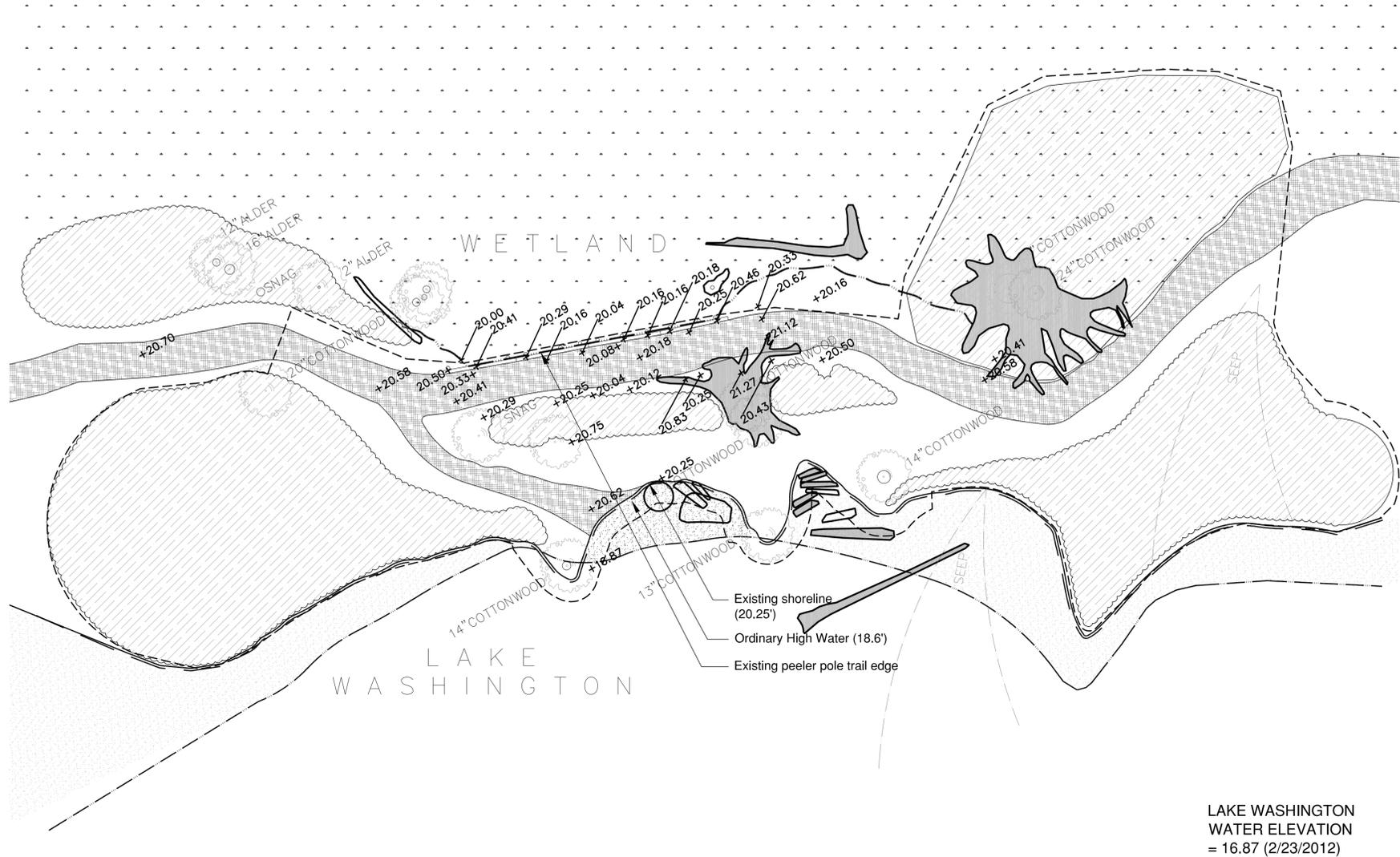


NM/JS DESIGNED BY 7/23/12 DATE
ES/KS DRAWN BY 7/23/12 DATE
NMA/JS CHECKED BY 7/23/12 DATE

City of Bellevue
Beach Park Boardwalk & Shoreline Restoration

Cover Sheet



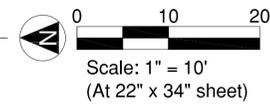


NOTES:

- Information depicted in this existing conditions map is not exact, and does not constitute a survey by a licensed surveyor. It is meant to convey general site conditions. The contractor shall be responsible for verifying existing conditions on site and making field adjustments as necessary to fit actual site conditions.

EXISTING CONDITIONS

LAKE WASHINGTON
WATER ELEVATION
= 16.87 (2/23/2012)



LEGEND			
	SPOT ELEVATIONS		WOOD CHIP TRAIL
	SURFACE ROOT EXTENTS		WETLAND
	PEELER POLE RETAINING WALL		WETLAND WATER LEVEL
	EXISTING TREE		LAKE WASHINGTON
			SAND @ LAKE SHORE
			NATIVE UNDERSTORY WITH SOME INVASIVES - BLACKBERRY, IVY
			LOW SHORE BLUFF (4' OR LESS)
			LIMIT OF WORK
			ORDINARY HIGH WATER

NO.	DATE	BY	APPR.	REVISIONS
1	5/4/12	KS	JB	60% Review Set
2	7/23/12	KS	JB	Permit Set



BARKER
LANDSCAPE ARCHITECTS, P.S.
1514 NW 52ND STREET, SEATTLE, WASHINGTON 98107
PH (206) 783-2870 FX (206) 783-3212

Approved By

Department of Parks & Community Services - Natural Resource Division
Kevin Husemann, Project Manager
450 110 th Ave, NE
P.O. Box 90012
Bellevue, WA 98009
Tel: (425) 452.2740



NM/JB	7/23/12
DESIGNED BY	DATE
ES/KS	7/23/12
DRAWN BY	DATE
NM/JB	7/23/12
CHECKED BY	DATE

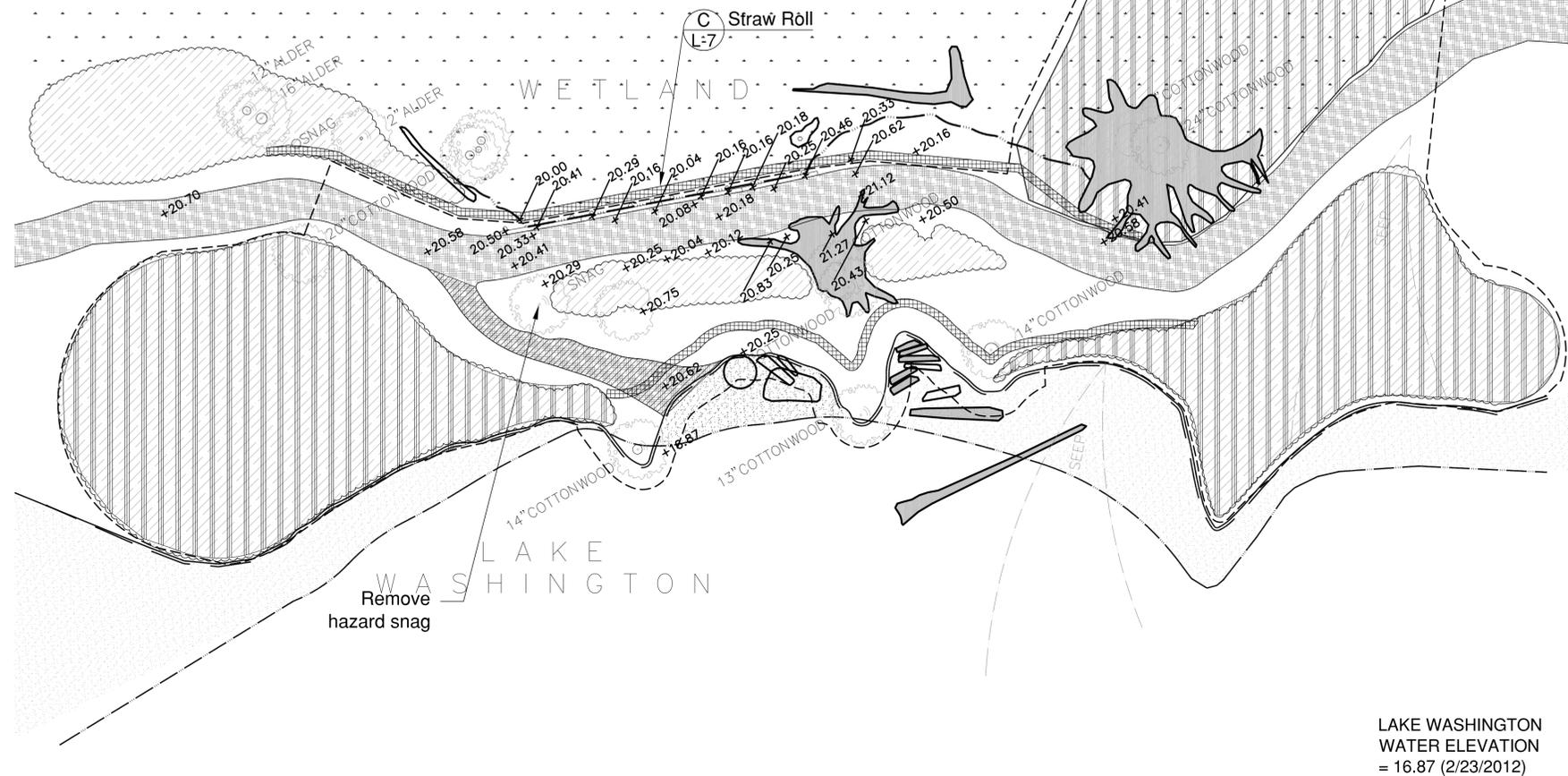
City of Bellevue
Beach Park Boardwalk & Shoreline Restoration

Existing Conditions

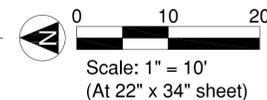
2

2 OF 7 SHEETS





LAKE WASHINGTON
WATER ELEVATION
= 16.87 (2/23/2012)



DEMO PLAN

LEGEND

	SPOT ELEVATIONS		WOOD CHIP TRAIL		SAND @ LAKE SHORE		INVASIVE REMOVAL
	SURFACE ROOT EXTENTS		WETLAND		NATIVE UNDERSTORY WITH INVASIVES - BLACKBERRY, KNOTWEED, IVY)		TRAIL AREA REMOVED
	PEELER POLE RETAINING WALL		WETLAND WATER LEVEL		LOW SHORE BLUFF (4' OR LESS)		STRAW ROLL
	EXISTING TREE		LAKE WASHINGTON		LIMIT OF WORK		
			ORDINARY HIGH WATER				

NOTES:

- Information depicted in this existing conditions map is not exact, and does not constitute a survey by a licensed surveyor. It is meant to convey general site conditions. The contractor shall be responsible for verifying existing conditions on site and making field adjustments as necessary to fit actual site conditions.
- All clearing & grading construction must be in accordance with City of Bellevue (COB) Clearing & Grading Code; Clearing & Grading Erosion Control Standard Details (EC-1 through EC-23); Development Standards; Land Use Code; Uniform Building Code; permit conditions; and all other applicable codes, ordinances, and standards. The design elements within these plans have been reviewed according to these requirements. Any variance from adopted erosion control standards is not allowed unless specifically approved by the City of Bellevue Department of Planning & Community Development (PCD) prior to construction.
- A copy of the approved plans must be on-site during construction. The applicant is responsible for obtaining any other required or related permits prior to beginning construction.
- All locations of existing utilities have been established by field survey or obtained from available records and should, therefore, be considered only approximate and not necessarily complete. It is the sole responsibility of the contractor to independently verify the accuracy of all utility locations and to discover and avoid any other utilities not shown which may be affected by the implementation of this plan.
- The area to be cleared and graded must be flagged by the contractor and approved by the clearing & grading inspector prior to beginning any work on the site.
- A reinforced silt fence or straw roll must be installed in accordance with COB EC-5 and located as shown on the approved plans or per the clearing & grading inspector, along slope contours and down slope from the building site.
- Clearing will be limited to the areas within the approved disturbance limits. Exposed soils must be covered at the end of each working day when working from October 1st through April 30th. From May 1st through September 30th, exposed soils must be covered at the end of each construction week and also at the threat of rain.
- Any excavated material removed from the construction site and deposited on property within the City Limits must be done in compliance with a valid clearing & grading permit. Locations for the mobilization area and stockpiled material must be approved by the clearing & grading inspector at least 24 hours in advance of any stockpiling.
- To reduce the potential for erosion of exposed soils, or when rainy season construction is permitted, the following Best Management Practices (BMPs) are required: Preserve natural vegetation for as long as possible or as required by the clearing & grading inspector. Protect exposed soil using plastic (EC-14), erosion control blankets, straw or mulch (COB Guide to Mulch Materials, Rates, and Use Chart), or as directed by the clearing & grading inspector. Install catch basin inserts as required by the clearing & grading inspector or permit conditions of approval. Install a temporary sediment pond, a series of sedimentation tanks, temporary filter vaults, or other sediment control facilities. Installation of exposed aggregate surfaces requires a separate effluent collection pond on-site.
- Final site grading must direct drainage away from all building structures at a minimum 2% slope, per the Uniform Building Code.
- The contractor must maintain a sweeper on-site during earthwork and immediately remove soil that has been tracked onto paved areas as result of construction.
- A public information sign listing 24-hour emergency phone numbers for the city and the contractor may be provided to the applicant at the time the clearing & grading permit is issued. The applicant must post the sign at the project site in full view of the public and the contractors, and it must remain posted until final sign-off by the clearing & grading inspector.
- Turbidity monitoring may be required as a condition of clearing & grading permit approval. If required, turbidity monitoring must be performed in accordance with the approved turbidity monitoring plan and as directed by the clearing & grading inspector. Monitoring must continue during site (earthwork) construction until the final sign-off by the clearing & grading inspector.
- Any project that is subject to Rainy Season Restrictions will not be allowed to perform clearing & grading activities without written approval from the PCD director. The rainy season extends from November 1st through April 30th, as defined in section 23.76.093A of the Clearing & Grading Code.
- Limit negative impacts such as soil compaction, erosion, and sedimentation as required in the Western Washington Stormwater Manual.
- The Washington State Department of Natural Resources requires all cleared trees measuring 6" D.B.H. or larger to be retained on site.

TRAIL REMOVAL NOTES:

- Assume existing foot paths shown to be obliterated are an average of 2' in width.
- Existing Trail Obliteration: Scarify trail soil to a 4" depth before placing forest duff, cut soil, and plants. Do not scarify where tree roots greater than 1/2" diameter occur. Scarify only where new plantings are proposed. The Contractor shall employ hand tools (forks, hoe-dads, and pulaski) to scarify soil. Scarification shall begin at the point where the user foot path departs the edge of the proposed trail shoulder.
- Install all plants at the same depth they were dug.

NO.	DATE	BY	APPR.	REVISIONS
1	5/4/12	KS	JB	60% Review Set
2	7/23/12	KS	JB	Permit Set



BARKER
LANDSCAPE ARCHITECTS, P.S.
1514 NW 52ND STREET, SEATTLE, WASHINGTON 98107
PH (206) 783-2870 FX (206) 783-3212

Approved By

Department of Parks & Community Services - Natural Resource Division

Kevin Husemann, Project Manager
450 110th Ave, NE
P.O. Box 90012
Bellevue, WA, 98009
tel: (425) 452-2740

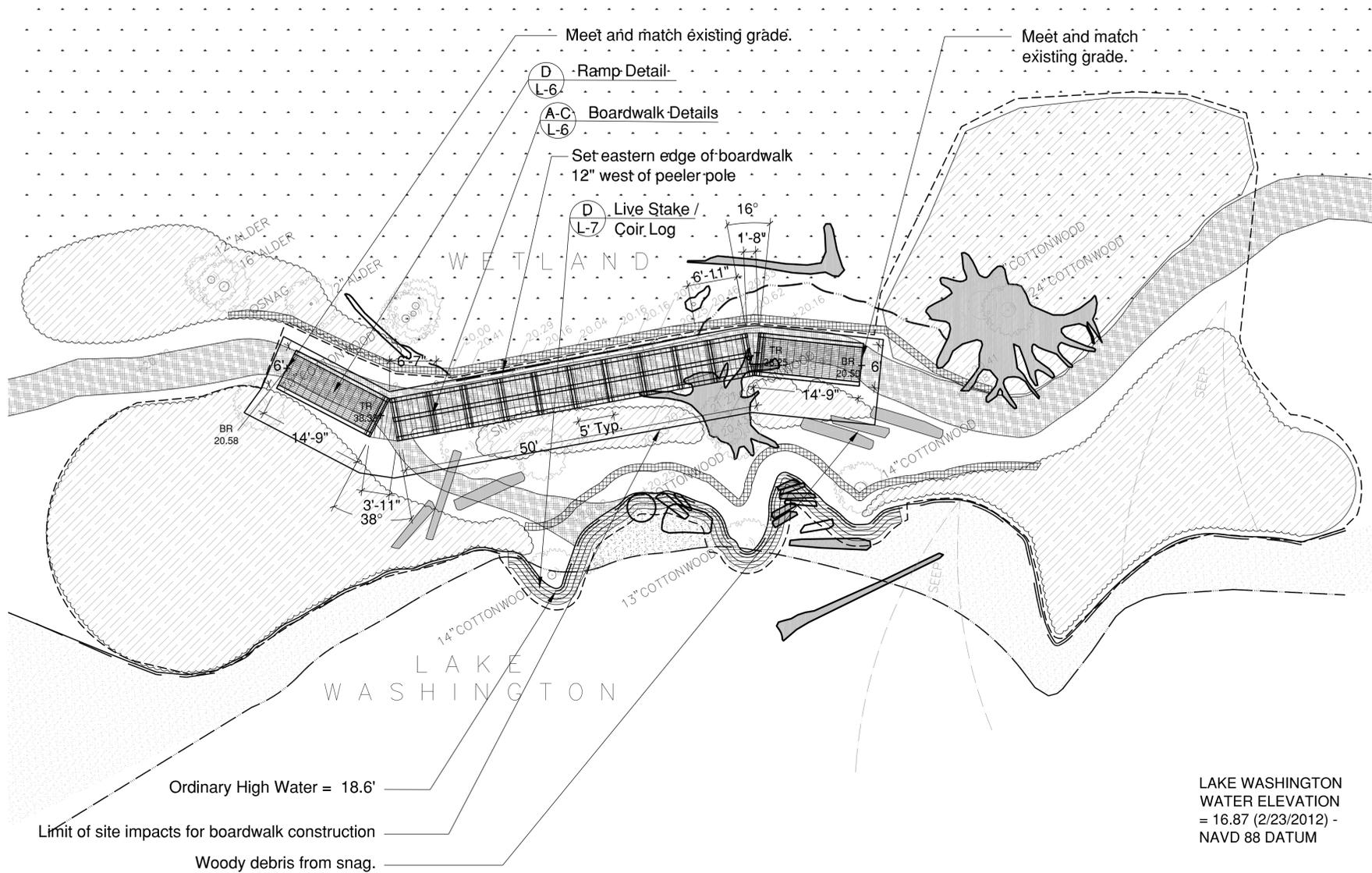


NM:JB	7/23/12
DESIGNED BY	DATE
ES:KS	7/23/12
DRAWN BY	DATE
NM:JB	7/23/12
CHECKED BY	DATE

City of Bellevue
Beach Park Boardwalk & Shoreline Restoration

TESC/Demo Plan

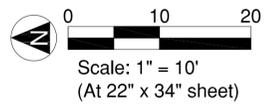




NOTES:

1. Information depicted in this existing conditions map is not exact, and does not constitute a survey by a licensed surveyor. It is meant to convey general site conditions. The contractor shall be responsible for verifying existing conditions on site and making field adjustments as necessary to fit actual site conditions.
2. An equipment staging area will be located off-site, near the trailhead adjacent to the bus turnaround. All equipment and treated materials must be contained and stored safely, so as to minimize risk of spills, etc.
3. Existing trees along the trail to be preserved.
4. Boardwalk to be construction within the footprint of the existing pathway. No net increase in impervious surface as a result of project.

LAYOUT PLAN



LEGEND			
	SPOT ELEVATIONS		EXISTING WOOD CHIP TRAIL
	SURFACE ROOT EXTENTS		WETLAND
	PEELER POLE RETAINING WALL		WETLAND WATER LEVEL
	EXISTING TREE		LAKE WASHINGTON
			SAND @ LAKE SHORE
			NATIVE UNDERSTORY WITH SOME INVASIVES - BLACKBERRY, IVY
			LOW SHORE BLUFF (4' OR LESS)
			LIMIT OF WORK
			ORDINARY HIGH WATER
			COIR LOG W/ LIVE STAKES
			STRAW ROLL
			LIMIT OF SITE IMPACTS (BOARDWALK CONSTRUCTION)

NO.	DATE	BY	APPR.	REVISIONS
1	5/4/12	KS	JB	60% Review Set
2	7/23/12	KS	JB	Permit Set



BARKER
LANDSCAPE ARCHITECTS, P.S.
 1514 NW 52ND STREET, SEATTLE, WASHINGTON 98107
 PH (206) 783-2870 FX (206) 783-3212

Approved By

Department of Parks & Community Services - Natural Resource Division
 Kevin Husemann, Project Manager
 450 110 th Ave. NE
 P.O. Box 90012
 Bellevue, WA, 98009
 tel: (425) 452.2740



NM/JB	7/23/12
DESIGNED BY	DATE
ES/KS	7/23/12
DRAWN BY	DATE
NM/JB	7/23/12
CHECKED BY	DATE

City of Bellevue
Beach Park Boardwalk & Shoreline Restoration

Layout Plan



