



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Harish Naidu, Property Owner

LOCATION OF PROPOSAL: 905 Shoreland Drive SE

DESCRIPTION OF PROPOSAL: Approval of Shoreline Substantial Development Permit and Critical Areas Land Use Permit for the installation of a cable lift tram traversing a steep slope critical area and shoreline buffer with shoreline jurisdiction. Mitigation is proposed for the future loss of approximately 730 square feet of native trees and large shrubs in the shoreline buffer and on the steep slope.

FILE NUMBERS: 13-115540-WG and 13-115538-LO **PLANNER:** David Pyle

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

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 21-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 **8/15/2013**
- 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 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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

8/1/2013
Date

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- Attorney General ecyolyef@atg.wa.gov
- Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



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

Proposal Name: Naidu Cable Lift Tram

Proposal Address: 905 Shoreland Drive SE

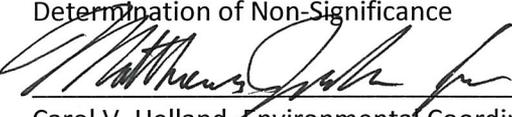
Proposal Description: Approval of Shoreline Substantial Development Permit and Critical Areas Land Use Permit for the installation of a cable lift tram traversing a steep slope critical area and shoreline buffer with shoreline jurisdiction. Mitigation is proposed for the future loss of approximately 730 square feet of native trees and large shrubs in the shoreline buffer and on the steep slope.

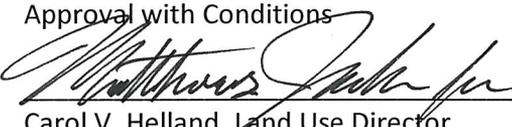
File Number: 13-115540 WG; 13-115538 LO

Applicant: Harish Naidu, Property Owner

Decisions Included: Shoreline Substantial Development Permit
(Process II - LUC 20.30R)
Critical Areas Land Use Permit
(Process II - LUC 20.30P)

Planner: David Pyle, Land Use Planner

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

Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision: Approval with Conditions

Carol V. Helland, Land Use Director
Development Services Department

Application Date: May 22, 2013
Notice of Application Publication Date: June 6, 2013
Decision Publication Date: August 1, 2013
SEPA Appeal Deadline: August 15, 2013 (14 Day Appeal Period)
Project SSDP Appeal Deadline: August 22, 2013 (21 Day Appeal Period)

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

CONTENTS

I.	Proposal Description.....	1
II.	Site Description, Zoning, Land Use and Critical Areas	1
III.	Consistency with Land Use Code Requirements:	5
IV.	Public Notice and Comment	6
V.	Summary of Technical Reviews	6
VI.	State Environmental Policy Act (SEPA)	6
VII.	Decision Criteria.....	7
VIII.	Conclusion and Decision	10
IX.	Conditions of Approval	11

Attachments

1. Environmental Checklist
2. Naidu Critical Areas and Shoreline Report
3. Geotechnical Engineering Study
4. Reduced scale plan set

I. Proposal Description

Applicant is requesting Shoreline Development Permit and Critical Areas Land Use Permit approval for the installation of a cable lift tram traversing a large steep slope critical area and disturbing a shoreline buffer at 905 Shoreland Drive SE. The cable lift system is suspended from fixed points at the top and toe of the slope of the slope resulting in negligible impact on the steep slope critical area although future growth of trees and large shrubs will be precluded along the 97-foot pathway. Because such cable lifts require landings and substantial anchors, there will be modest impacts to the shoreline and steep slope buffers; development of the tram will foreclose approximately 64 square feet of future tree and shrub growth in the shoreline buffer. A similarly sized take-off area at the top is long and narrow and is cantilevered over the slope causing modest impact to slope vegetation.

Because the project involves development in the shoreline and the cost exceeds the minimum threshold for permitting under shoreline rules, a Shoreline Substantial Development Permit is required. Similarly, the land use code specifies that if a proposal causes disturbance or modification of a critical area or critical area buffer, then the proposal shall require critical areas land use permit approval and critical areas report unless otherwise exempted. Because this proposal involves disturbance within steep slope and shoreline buffers, a critical areas land use permit is required. To gain approval, the applicant must gain compliance with the critical areas land use permit decision criteria, performance standards specific to the use, and performance standards specific to the applicable critical area.

The project is supported by SEPA analysis (Attachment 1), a project critical areas report/analysis (Attachment 2), a geotechnical analysis (Attachment 3), and project plans (Attachment 4). **Project conditions of approval are on found in section IX of this report.**

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

A. Site Description

The site is located at 905 Shoreland Drive SE and consists of a single parcel shoreline parcel of 29,347 square feet abutting Lake Washington. The lot slopes sharply down to the west to a relatively flat area abutting the shoreline. The residence sits at the top of a steep slope with an average slope of 69 percent. Existing access to the water is by steep staircase and trail.

The proposed cable lift will traverse the slope near the southeast property line. The cable span stretches 96 feet and consists of two 5/8 inch cables. The cable is anchored top and bottom and an open gondola travels between the two anchors suspended from the cable. The upper landing consists of a concrete anchor with a bunker for mechanical equipment and wood deck supported by cantilevered steel beams. The loading deck extends over the slope. The bottom landing consists of large concrete anchor and lower cable stay. Both the loading deck and the landing are located within critical area buffers.



Figure 1: 905 Shoreline Dr. SE

B. Zoning and Land Use Context

The site is zoned R-2.5 and the area is developed with large residences on large lots. Chism Beach Park is located to the south and east. The project site includes a large home located at the top of a steep slope. Currently access to the shoreline and dock is provided by way of footpath and staircase. This is a proposal to improve the sites access to the shoreline and dock by tram. No change in use is proposed, the site will remain as a single family residence.

C. Critical Areas Functions and Values

i. Geologic Hazard Areas

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

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

The critical area buffer on the site is currently degraded by permitted anthropogenic development. There is a moderate assemblage of large to moderate sized trees along the

north property line, and two moderate sized trees growing approx. 6 feet landward of the bulkhead, but the majority of the bluff slope is vegetated with non- native ground cover and shrubs, plus weeds and grasses.

ii. Shorelines

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.

The project area is within Lake Washington. Lake Washington is known to contain migrating adult and juvenile Chinook salmon (listed as Threatened under the Federal Endangered Species Act). Lake Washington also contains Coho salmon (listed as Species of Concern under the Federal Endangered Species Act). The Lake is also potential habitat for bull trout, a salmonid listed as Threatened under the Federal Endangered Species Act.

The City of Bellevue commissioned a report entitled, "A Summary of the Effects of Bulkheads, Piers and other Artificial Structures and Shorezone Development on ESA-listed Salmonids in Lakes", to analyze the effects of bulkheads, piers and other artificial structures, and shoreline development on salmonids and other species listed as threatened, endangered, or as candidate species under the Endangered Species Act (ESA).

Impacts to shoreline resources are limited. No work is proposed in water and disturbance is limited to that required for the installation of a tram footing and mitigation plantings. The applicants are entitled to access the waterfront at the site, so it is not possible to avoid the impact.

iii. Habitat Associated with Species of Local Importance

Urbanization, the increase in human settlement density and associated intensification of land use, 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.

While it is probable that species on the City of Bellevue's species of local importance list utilize the aquatic and shoreline habitat (waterward of the OHWM) in the area or are transient visitors to the site's terrestrial habitat, it seems unlikely that the project site's degraded habitat supports any resident species. Project installation is expected to result in improved habitat conditions at the site from the addition of native trees and shrubs that are currently absent.

iv. Proposed Impacts and Mitigation:

The existing SFR is located approx. 150' from the shoreline of Lake Washington. An electric tram is proposed, encompassing a narrow (approx. 6'), above ground, linear corridor running approx. 97' from the bluff edge to the bottom of the slope, to an approximately 10 to 15' level, grassy area directly landward of an existing bulkhead. The upslope landing area will occupy an approx. 25' x 6' footprint, which will result in the loss of an existing moderate sized deciduous tree. Additionally, the tram's 6' x 97' pathway will preclude the growth of large shrubs and trees.

Because the slope is currently vegetated with vinca major (periwinkle, an ornamental ground cover), bindweed (morning glory), Himalayan blackberries (an invasive non-native shrub), and various grasses, it is unlikely that native trees and shrubs will become heavily established in a timely manner without human intervention. Himalayan blackberries are particularly invasive and shade out native species. An existing Pacific madrona growing on the slope, as well as any other native shrubs, will be left undisturbed.

The tram's pathway will result in the future loss of approx. 732 square feet of native trees and large shrubs to the shoreline buffer. Project mitigation will result in approx. 3100 square feet of the bluff slope planted in native shrubs and trees. The tram pathway of approx. 732 square feet will be planted with small native shrubs, as well as native ground where there is currently no ground cover. In addition, Himalayan blackberries shall be removed (see attached mitigation plan).

Indirect effects of the project on the buffer and Lake Washington include slope stabilization that is expected to result in less turbidity and siltation as runoff is intercepted by the native vegetation planted on the bluff slope. A more heavily planted slope will also have an increased capacity for nutrient uptake, resulting in fewer dissolved organic and inorganic compounds (i.e. pollutants such as nitrates, phosphates, heavy metals, etc.) entering Lake Washington. If the mitigation plan is properly implemented and maintained, the project's cumulative impacts are expected to be beneficial.

A habitat assessment is not required. Habitat at the site has been severely altered by previous development. Project mitigation in the form of a native planting plan is expected to significantly improve degraded habitat at the site. The bluff slope is under-vegetated; therefore, the planting of native trees and shrubs is expected to have a beneficial impact on the buffer.

Restoration shall consist of the planting of native trees, shrubs, and ground cover in the proposed buffer planting area, which is approx. 3100 square feet. Plants shall be installed that area native to the Pacific Northwest with an emphasis on species that are attractive, hardy, and will not grow to heights that eventually block the applicant's view. Prior to installing new plants, invasive Himalayan blackberries (*Rubus procerus*) shall be aggressively removed by hand (with hand tools) or cut back from the buffer area. Due to the close proximity to Lake Washington, no herbicides shall be used. A single, existing madrona tree located in the buffer area will be left in place, along with any other existing native shrubs. Existing Vinca major ground cover on the upper slope will also remain in place. One gallon or two gallon potted plants will be installed during the fall of 2013. Organic mulch or bark shall be used to mulch the newly installed plants and minimize runoff from topsoil. A wildlife habitat consultant or native plant specialist will provide planting guidelines, on site, prior to installation. Plants shall be installed using best management practices. Plants will be installed randomly or in irregular patterns to mimic natural conditions.

The following native trees are proposed for installation at 10-feet on-center, randomly throughout the buffer area: Shore pine, mountain hemlock, vine maple, sitka willow, scouler willow, and Pacific dogwood.

The following native shrubs are proposed for installation at 5-feet on-center, randomly throughout the buffer area: red-osier dogwood, evergreen huckleberry, Indian plum, and Pacific Rhododendron.

The following native shrubs and ground cover are proposed for installation at 2-feet on-center, randomly throughout the buffer area: salal, Oregon-grape, sword fern, and kinnikinnick.

Additional species approved by the City of Bellevue may be used to supplement recommended species. Plants chosen from the above listed plants at the applicant's discretion will be planted in the buffer area. After installation is complete, documentation in the form of a monitoring report (as-built), which includes photos of the planted buffer area, number of plants installed, and species of plants installed, shall be submitted to the City of Bellevue.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The site is located in R-2.5 zoning district. The proposed cable lift is considered a structure and is appropriately located outside the side yard setback.

B. Critical Areas Requirements LUC 20.25H:

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer or structure setback from a critical area or buffer. The applicant has provided a critical areas report that demonstrates compliance with critical areas requirements. The critical areas report is included as **Attachment 2** to this staff report.

IV. Public Notice and Comment

Application Date: May 22, 2013
Public Notice (500 feet): June 6, 2013
Minimum Comment Period: July 8, 2013

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on June 6, 2013. It was mailed to property owners within 500 feet of the project site. No comments have been received on the proposed project.

V. Summary of Technical Reviews

i. 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. 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

A temporary erosion and sedimentation control plan is included in the project plans, and addresses all requirements for restoring the site to its current condition as well as erosion and sedimentation management practices. Erosion and sediment control best management practices include the installation of silt fencing around the work area and covering exposed soils to prevent migration of soils to the adjacent wetland. 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 IX for a related condition of approval.

B. Animals

A habitat assessment is not required. Habitat at the site has been severely altered by previous development. Project mitigation in the form of a native planting plan is expected to significantly improve degraded habitat at the site. The bluff slope is under-vegetated; therefore, the planting of native trees and shrubs is expected to have a beneficial impact on the buffer. See Section IX for related conditions of approval.

C. Plants

Mitigation for temporary and permanent disturbance will be approved pursuant to an approved re-vegetation and monitoring plan. See Section IX 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. See Section IX for a related condition of approval.

VII. Decision Criteria

A. 20.25H.145 Critical Areas Report

Modifications to geologic hazard critical areas and critical area buffers shall only be approved if the Director determines that the modification:

- i. Will not increase the threat of the geological hazard to adjacent properties over conditions that would exist if the provisions of this part were not modified;**

Slope stability and risk is discussed on page 3 in the Geotechnical Engineering Study for Proposed Cable Lift (Report) prepared by GEO Group Northwest for this proposal. Based on review of the area geologic map, subsurface investigation, and site reconnaissance, the geotechnical engineer that signed the report believe installation and operation of the cable life will present "minimal" risk to the stability of the slope.

- ii. Will not adversely impact other critical areas;**

As outlined elsewhere in the Report, the cable lift is designed to avoid impacting the steep slope. The brunt of the impact is confined to small areas at the top and bottom of the slope.

- iii. Is designed so that the hazard to the project is eliminated or mitigated to a level equal to or less than would exist if the provisions of this part were not modified;**

Provided the applicant follows the proposed construction recommendations outlined in the Report on pages 4 and 5, any hazard associated with future slope stability should be mitigated to a level equal or less than would exist absent the proposed modification.

- iv. Is certified as safe as designed and under anticipated conditions by a qualified engineer or geologist, licensed in the state of Washington;**

As outlined in the Report on page 3, the installation will present a minimal risk to the stability of the slope.

- v. The applicant provides a geotechnical report prepared by a qualified professional demonstrating that modification of the critical area or critical area buffer will have no adverse impacts on stability of any adjacent slopes, and will not impact stability of any existing structures. Geotechnical reporting standards shall comply with requirements developed by the Director in City of Bellevue Submittal Requirements Sheet 25, Geotechnical Report and Stability Analysis Requirements, now or as hereafter amended;**

A geotechnical investigation and report was provided as part of the application material.

- vi. Any modification complies with recommendations of the geotechnical support with respect to best management practices, construction techniques or other recommendations; and**

The recommendations included in the report to reduce potential hazard and ensure safe construction and operation comply with best management practices for work installations of this type. Note especially the recommendations on pages 3-5 regarding pin pile construction, anchor block installation, and helical anchors.

- vii. The proposed modification to the critical area or critical area buffer with any associated mitigation does not significantly impact habitat associated with species of local importance, or such habitat that could reasonably be expected to exist during the anticipated life of the development proposal if the area were regulated under this part.**

Due to degraded conditions on the steep slope and in the shoreline buffer, impact to the habitat of species with local importance is minimal.

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

The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site where the applicant demonstrates:

- i. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;**

The proposed mitigation plan, as modified, demonstrates a net gain in overall critical area or buffer functions.

- ii. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;**

The mitigation plan involves restoration of the steep slope critical area and planting of approximately 3100 square feet of previously disturbed area with native trees and shrubs. Native trees include shore pine, mountain hemlock, vine maple, sitka willow, scouler willow, and Pacific dogwood. Native shrubs include red-osier dogwood, evergreen huckleberry, indian plum, and Pacific Rhododendron.

- iii. The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;**

There is a negligible change to the existing stormwater quality on the site as a result of the proposal. Only minor disruptions of critical area buffers are proposed.

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

All proposed elements of this project will be verified by Land Use inspection as part of the

required building permit. See Conditions of Approval in Section IX of this report.

- v. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and**

The modifications and performance measures in this proposal are not detrimental to the functions and values of the shoreline.

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

The project is a compatible use with the surrounding uses.

C. 20.30P Critical Area Land Use Permit Decision Criteria – Decision Criteria

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

- i. The proposal obtains all other permits required by the Land Use Code;**

Finding: The applicant must obtain a building permit or other development permits before beginning any work. The project must obtain any Federal and State Permits required and a copy of these approvals shall be submitted to the City to building permit issuance. See Conditions of Approval in Section IX of this report.

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

Finding: The project uses the best available construction techniques and results in a reduction of the impact on the shoreline.

- iii. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;**

Finding: As discussed in this report, the performance standards of LUC 20.25E are being met.

- iv. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**

Finding: The proposed activity does not impact public services or facilities and has been conditioned by the Utility Department to protect the sewer lake line.

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

Finding: The applicant has submitted a conceptual mitigation plan that meets critical areas report requirements as discussed earlier in this report.

vi. The proposal complies with other applicable requirements of this code.

Finding: As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

D. LUC 20.30R.155.B Shoreline Substantial Development Permit – Decision Criteria

The Director may approve, or approve with modifications if:

- i. 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;**

The proposal as proposed or conditioned is in conformance with required performance standards in the Land Use Code and has obtained approval of a Critical Areas Land Use permit for elements that are not in conformance with the requirements for development in the shoreline.

- ii. The applicant has demonstrated that the proposal complies with the applicable decision criteria of the Bellevue City Code;**

As discussed in this staff report, the proposal complies with all applicable decision criteria.

- iii. 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.**

The proposal complies with the policies of the Shoreline Management Act and Chapter 173-14 WAC of the Master Program.

VIII. 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 Critical Areas Land Use Permit and Shoreline Substantial Development Permit to construct an aerial cable tram connecting the existing residence with the shoreline over a steep slope. **Approval of these land use permits does not constitute a permit for construction. A building permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

Note - Expiration of Critical Area Permit Approval: In accordance with LUC 20.30P.150, a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a building permit or other necessary development permits within one year of the effective date of the approval.

Note - Expiration of Shoreline Substantial Development Permit: In accordance with LUC 20.30R.175, the Shoreline Substantial Development Permit automatically expires and is void if the applicant fails to file for a building permit or other necessary development 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.

Permit authorization expires finally, despite substantial progress, five years after the effective date of the Shoreline Substantial Development Permit unless the applicant has received an extension pursuant to LUC 20.30R.180

IX. Conditions of Approval

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Janney Gwo, 425-452-6190
Land Use Code- BCC 20.25H	David Pyle, 425-452-2973
Noise Control- BCC 9.18	David Pyle, 425-452-2973

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

- 1. Restoration for Areas of Temporary Disturbance:** A restoration plan for all areas of temporary disturbance is required to be submitted for review and approval by the City of Bellevue prior to the issuance of the building permit. The plan shall include documentation of existing site conditions and shall identify the restoration measures to return the site to its existing conditions per LUC 20.25H.220.H.

Authority: Land Use Code 20.25H.220.H
 Reviewer: David Pyle, Land Use

- 2. Mitigation for Areas of New Permanent Disturbance:** A final mitigation plan (minimum size 18 by 24 inches) for all areas of permanent new disturbance must be prepared by a qualified professional and submitted for review and approval by the City of Bellevue prior to issuance of the building permit. The plan shall document the total area of permanent disturbance and area of proposed planting. The planting plan should address the 3100 square foot mitigation area and approximate the requirements of steep slope or shoreline planting for sunny sites with respect to plant composition, spacing, diversity, and density. Planting should occur in the fall and include wood chip mulch throughout and/or temporary irrigation for a minimum of the first summer season after planting.

Authority: Land Use Code 20.25H.220
 Reviewer: David Pyle, Land Use

- 3. Mitigation Installation:** Required mitigation shall be installed within one year of building permit issuance and before final inspection on the building permit.

Authority: Land Use Code 20.30P.140; Land Use Code 20.25H.220.F
 Reviewer: David Pyle, Land Use

- 4. Installation Device:** To ensure the required mitigation and restoration of areas of

temporary disturbance is completed, the applicant shall post an Installation Assurance Device prior to the building permit or clearing and grading permit issuance. The device shall be equal to 150% of the value of the approved mitigation. The device will be released when the applicant demonstrates required mitigation has successfully been installed.

Authority: Land Use Code 20.25H.125.J, 20.25H.220, and 20.40.490
Reviewer: David Pyle, Land Use

5. **Maintenance Device:** Prior to the issuance of the building permit or clearing and grading permit, the applicant shall submit a restoration / replanting maintenance plan cost estimate to be used in determining the amount of the assignment of the maintenance and monitoring financial security device that will be required prior to permit issuance. A complete assignment of savings financial security device in the amount determined by the project planner must be submitted prior to building permit or clearing and grading permit issuance. For the purpose of this permit, maintenance and monitoring shall be completed for a period of three growing seasons. Release of this assurance device is contingent upon receipt of documentation reporting successful establishment in compliance with the mitigation performance standards listed in the project mitigation plan. Land Use inspection of the planting after 3 years is required to release the surety.

Authority: Land Use Code 20.25H.125.J and 20.25H.220
Reviewer: David Pyle, Land Use

6. **Native Landscape Restoration Monitoring and Reporting:** In order to ensure the critical area or critical area buffer native landscape restoration successfully establishes, the restoration shall meet the following performance standards for a period of three years following installation:

Year 1: 100% survival of all installed plants & 0% invasive coverage
Year 2: 90% survival of all installed plants & <10% invasive coverage
Year 3: 85% survival of all installed plants, >35% native coverage & <10% invasive coverage.

A monitoring report meeting the minimum monitoring and reporting standards establish by the director shall be submitted annually to verify success. Reports are to be e-mailed to the Land Use reviewer or mailed to:

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

Authority: Land Use Code 20.25H.220.D
Reviewer: David Pyle, Land Use

7. **Rainy Season restrictions:** Due to the proximity to steep slope and shoreline critical areas, 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: Janney Gwo, Clearing and Grading

- 8. 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.H
Reviewer: David Pyle, Land Use

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

Authority: Bellevue City Code 9.18
Reviewer: David Pyle, Land Use

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

Authority: Land Use Code 20.30P.170
Reviewer: David Pyle, Development Services Department

- 11. Land Use Inspection:** Following final tram and mitigation planting installation the applicant shall contact Land Use staff for final inspection.

Authority: Land Use Code 20.30P.140
Reviewer: David Pyle, Development Services Department



City of Bellevue
 Development Services Department
 P.O. Box 90012, Bellevue, WA 98009-9012
 (425) 452-6800 Fax (425) 452-5225

**Shoreline Management Act of 1971
 Permit for Shoreline Management Substantial
 Development
 Conditional Use and/or Variance**

Application No. 13-115540-WG

Date Received 05/22/2013

Approved / Date 08/01/13
 Denied / Date _____

Type of Action:

- Substantial Development Permit
- Conditional Use Permit
- Variance Permit

Pursuant to Chapter 90.58 RCW, a permit is hereby granted to: Harish Naidu, Property Owner

To undertake the following development: Shoreline Substantial Development Permit approval for the installation of a cable lift tram traversing a steep slope critical area and shoreline buffer with shoreline jurisdiction. Mitigation is proposed for the future loss of approximately 730 square feet of native trees and large shrubs in the shoreline buffer and on the steep slope.

Upon the following property: 905 Shoreland Drive SE

adjacent to Lake Washington
 and/or its associated wetlands. The project will be located adjacent to Shorelines of Statewide
 Significance (RCW 90.58.030). The project will be located within a Shoreline Overlay District
 designation. The following master program provisions are applicable to this development:

- Land Use Code(LUC) Section 20.25E.040 Substantial Development Permit Required
- Land Use Code(LUC) Section 20.25E.080(B)General Regulations Applicable to all Land Use Districts & Activities
- Land Use Code (LUC) Section 20.30R Shoreline Substantial Development Permit

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

Applicable Codes	Contact Person
Land Use Code- BCC Title 20	David Pyle, 425-452-2973
Noise Control- BCC 9.18	David Pyle, 425-452-2973
Environmental Procedures Code – BCC 22.02	David Pyle, 425-452-2973

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

- 1. Restoration for Areas of Temporary Disturbance:** A restoration plan for all areas of temporary disturbance is required to be submitted for review and approval by the City of Bellevue prior to the issuance of the building permit. The plan shall include documentation of existing site conditions and shall identify the restoration measures to return the site to its existing conditions per LUC 20.25H.220.H.

Authority: Land Use Code 20.25H.220.H
 Reviewer: David Pyle, Land Use

- 2. Mitigation for Areas of New Permanent Disturbance:** A final mitigation plan (minimum size 18 by 24 inches) for all areas of permanent new disturbance must be prepared by a qualified professional and submitted for review and approval by the City of Bellevue prior to issuance of the building permit. The plan shall document the total area of permanent disturbance and area of proposed planting. The planting plan should address the 3100 square foot mitigation area and approximate the requirements of steep slope or shoreline planting for sunny sites with respect to plant composition, spacing, diversity, and density. Planting should occur in the fall and include wood

chip mulch throughout and/or temporary irrigation for a minimum of the first summer season after planting.

Authority: Land Use Code 20.25H.220

Reviewer: David Pyle, Land Use

- 3. Mitigation Installation:** Required mitigation shall be installed within one year of building permit issuance and before final inspection on the building permit.

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

Reviewer: David Pyle, Land Use

- 4. Installation Device:** To ensure the required mitigation and restoration of areas of temporary disturbance is completed, the applicant shall post an Installation Assurance Device prior to the building permit or clearing and grading permit issuance. The device shall be equal to 150% of the value of the approved mitigation. The device will be released when the applicant demonstrates required mitigation has successfully been installed.

Authority: Land Use Code 20.25H.125.J, 20.25H.220, and 20.40.490

Reviewer: David Pyle, Land Use

- 5. Maintenance Device:** Prior to the issuance of the building permit or clearing and grading permit, the applicant shall submit a restoration / replanting maintenance plan cost estimate to be used in determining the amount of the assignment of the maintenance and monitoring financial security device that will be required prior to permit issuance. A complete assignment of savings financial security device in the amount determined by the project planner must be submitted prior to building permit or clearing and grading permit issuance. For the purpose of this permit, maintenance and monitoring shall be completed for a period of three growing seasons. Release of this assurance device is contingent upon receipt of documentation reporting successful establishment in compliance with the mitigation performance standards listed in the project mitigation plan. Land Use inspection of the planting after 3 years is required to release the surety.

Authority: Land Use Code 20.25H.125.J and 20.25H.220

Reviewer: David Pyle, Land Use

- 6. Native Landscape Restoration Monitoring and Reporting:** In order to ensure the critical area or critical area buffer native landscape restoration successfully establishes, the restoration shall meet the following performance standards for a period of three years following installation:

Year 1: 100% survival of all installed plants & 0% invasive coverage

Year 2: 90% survival of all installed plants & <10% invasive coverage

Year 3: 85% survival of all installed plants, >35% native coverage & <10% invasive coverage.

A monitoring report meeting the minimum monitoring and reporting standards establish by the director shall be submitted annually to verify success. Reports are to be e-mailed to the Land Use reviewer or mailed to:

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

Authority: Land Use Code 20.25H.220.D

Reviewer: David Pyle, Land Use

- 7. Rainy Season restrictions:** Due to the proximity to steep slope and shoreline critical areas, 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: Janney Gwo, Clearing and Grading

- 8. 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.H
Reviewer: David Pyle, Land Use

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

Authority: Bellevue City Code 9.18
Reviewer: David Pyle, Land Use

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

Authority: Land Use Code 20.30P.170
Reviewer: David Pyle, Development Services Department

- 11. Land Use Inspection:** Following final tram and mitigation planting installation the applicant shall contact Land Use staff for final inspection.

Authority: Land Use Code 20.30P.140
Reviewer: David Pyle, Development Services Department

This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (Chapter 90.58 RCW).

This permit may be rescinded pursuant to RCW 90.58.140(8) in the event the permittee fails to comply with the terms and conditions hereof.

Activity pursuant to this permit, or substantial progress toward activity, must be undertaken within two years of the date of final approval. This permit shall expire five years from the date of local approval.

Activity pursuant to this permit will not begin or is not authorized until twenty-one (21) days from the date of filing, as defined in RCW 90.58.140(6) and WAC 173-27-130, or until all review proceedings initiated within twenty-one (21) days from the date of such filing have terminated; except as provided in RCW 90.58.140(5) (A) (B) (C).

August 1, 2013

David Pyle

Date

City of Bellevue, Land Use Division

CC: Attorney General, Department of Ecology, Northwest Region
Dept. of Fish and Wildlife, Attn: Christa Heller, 1775 12th Ave NW Suite 201, Issaquah, WA 98027
Dept. of Ecology, Attn: Joe Burcar, 3190 160th Avenue SE, Bellevue, WA 98008-5452



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

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 13-115540-WG & 13-115538-LO

Project Name/Address: Naidu Cable Lift Tram

Planner: Kevin LeClair

Phone Number and Email: 425-452-2928 kleclair@bellevuewa.gov

Minimum Comment Period: June 27, 2013

Materials included in this Notice:

- Blue Bulletin
- SEPA Checklist
- Vicinity Map
- Plans
- Other: Critical Areas Report

Proposal reviewed under
Bellevue Permits 13-115540-WG
and 13-115538-LO.
Reviewer: Kevin LeClair
Contact: 425-452-2928 or
kleclair@bellevuewa.gov

BACKGROUND INFORMATION

Property Owner: HARISH & SHALINI NAIDU

Proponent:

Contact Person: RAYMOND FREY, HALSAN FREY LLC
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 11225 NE 106TH PLACE, KIRKLAND, WA 98093

Phone: 425 466-1813

Proposal Title: NAIDU CABLE LIFT TRAM

Proposal Location: 905 SHODELAND DR SE, BELLEVUE 98004
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" 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: CONSTRUCT CABLE LIFT TRAM FROM HOUSE ON BLUFF TO WATER FRONT LANDING, WITH NO CONSTRUCTION ON SLOPE.
2. Acreage of site: .67a, 29347 SF
3. Number of dwelling units/buildings to be demolished: NONE
4. Number of dwelling units/buildings to be constructed: NONE
5. Square footage of buildings to be demolished: NONE
6. Square footage of buildings to be constructed: NONE
7. Quantity of earth movement (in cubic yards): 16 CY FOR 2 HOLES FOR CONCRETE ANCHORS
8. Proposed land use: NA
9. Design features, including building height, number of stories and proposed exterior materials:
TRAM STRUCTURE APPROX 4' TALL, CONSTRUCTED OF WOOD AND MANUFACTURED METAL COMPONENTS
10. Other

Estimated date of completion of the proposal or timing of phasing: FALL 2013 COMPLETION

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. NO.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **GEOTECHNICAL & BIOLOGICAL REPORTS TO BE PREPARED.**

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known. **NO.**

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

**SHORELINE DEVELOPMENT
CRITICAL AREA
BUILDING PERMIT**

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

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

A. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other
- b. What is the steepest slope on the site (approximate percent slope)? **86%**
- c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
SAND AND GRAVEL.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **NO.**

A geotechnical report has been prepared for the proposal.

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

NONE.

of fill.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
NO - THERE WILL BE NO CONSTRUCTION ON THE SLOPE.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
LESS THAN 1% OF ADDITIONAL LOT COVERAGE WILL BE ADDED TO EXISTING HOUSE.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
PROPER EROSION CONTROL MEASURES WILL BE OBSERVED DURING CONSTRUCTION OF UPPER & LOWER LANDINGS.

Erosion control measures complying with City of Bellevue Standards in BCC 23.76 are required and will be verified during the building permit review process.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
RELATIVELY LITTLE EMISSIONS FROM HAND OPERATED TOOLS DURING CONSTRUCTION. NO EMISSIONS AFTER CONSTRUCTION.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
NO.
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:
ALL TOOLS USED ARE EQUIPPED WITH FACTORY INSTALLED EMISSION CONTROL.

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 PROPERTY IS LOCATED ON 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.
YES.

(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. *NONE.*

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

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

NO

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

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description. *NO.*

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. *NONE.*

c. Water Runoff (Including storm water)

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. *STORM WATER WILL CONTINUE TO FLOW INTO THE LAWN AND BEACH AREA THROUGH BOTH LANDINGS, WHICH ARE CONSTRUCTED OF PERMEABLE MATERIAL.*

(2) Could waste materials enter ground or surface waters? If so, generally describe. **NO.**

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
NEWLY CONSTRUCTED TRAM LANDINGS ARE PERMEABLE.

4. Plants

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

- deciduous tree: alder, maple, aspen, other **DISEASED ORNAMENTAL TO BE REMOVED.**
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

There are no known threatened or endangered plant species in the vicinity.

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

SOME LAWN AT THE UPPER LANDING.

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

LISTED AS ENDANGERED IN PUGET SOUND: PUGET SOUND CHINOOK COHO SALMON, BULLHEAD TROUT, BUT NEVER OBSERVED IN VICINITY OF THE SITE. SPOTTED OWL LISTED AS THREATENED IN WESTERN WASHINGTON ALTHOUGH NEVER OBSERVED IN THE VICINITY.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **LANDSCAPING TO BE ADDED TO THE LOWER LANDING - NATIVE PLANTS AND LOW GROWING SHRUBS. UPPER LANDING IS LOCATED IN THE ALREADY LANDSCAPED FRONT LAWN.**

5. ANIMALS

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

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:

**Reviewed by Kevin LeClair
kleclair@bellevuewa.gov
(425) 452-2928**

Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site. *NONE KNOWN.*

c. Is the site part of a migration route? If so, explain. *NO.*

d. Proposed measures to preserve or enhance wildlife, if any. *NO.*

Puget sound chinook salmon are known to use Lake Washington for part of their life cycle. The proposal is not expected to have any adverse impact on their habitat conditions. Eagles regularly use the shoreline of Lake Washington. The proposal is not removing any trees that would serve as habitat for bald eagles.

6. Energy and Natural Resources

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

ELECTRICAL ENERGY WILL RUN THE TRAM.

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 the proposal? List other proposed measures to reduce or control energy impacts, if any:

HIGHLY EFFICIENT ELECTRIC MOTORS.

7. Environmental Health

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

NO.

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

NONE ANTICIPATED.

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

NONE.

b. Noise

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

NONE.

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site. *SOME MINOR CONSTRUCTION NOISE FROM HAND HELD TOOLS, NONE WHEN COMPLETE.*

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

CONSTRUCTION WILL TAKE PLACE DURING
NORMAL WORKHOURS.

8. Land and Shoreline Use

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

SINGLE FAMILY RESIDENTIAL

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

NO.

c. Describe any structures on the site.

ONE - 2 STORY SINGLE FAMILY HOME.

d. Will any structures be demolished? If so, what? NO.

e. What is the current zoning classification of the site? R 2.5

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

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

RESIDENTIAL

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

YES - STEEP SLOPES.

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

NONE - IT IS A TRAIL.

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

NONE.

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

NONE.

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

NONE.

9. Housing

Reviewed by Kevin LeClair
kleclair@bellevuewa.gov
(425) 452-2928

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *NA.*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *NONE.*
- c. Proposed measures to reduce or control housing impacts, if any:
NONE.

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? *TRAM CAR IS 42" TALL AND APPROXIMATELY 1-2' OFF THE GROUND.*
- b. What views in the immediate vicinity would be altered or obstructed?
SLIGHT IMPACT AT THE UPPER LANDING FROM TRAM CAR.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
LANDSCAPING AND NATIVE PLANTINGS TO BE EMPLOYED.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
NONE.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
NO.

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

NONE.

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

NONE.

12. Recreation

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

LAKE WASHINGTON WATERFRONT AND CHISM PARK IS IN THE VICINITY.

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

NO.

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

NONE.

13. Historic and Cultural Preservation

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

NO.

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

NONE.

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

NONE.

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.

LOCATED ON SHORELAND DRIVE.

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

NO. IN EXCESS OF A MILE.

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

NONE, NONE.

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

NO.

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

NO.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. NONE.

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 the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. NO.

b. Proposed measures to reduce or control direct impacts on public services, if any. NONE.

16. Utilities

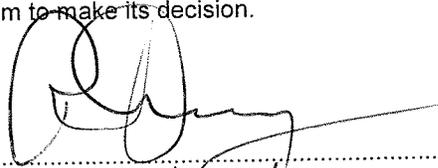
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

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.

ELECTRICITY - PSE.

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.

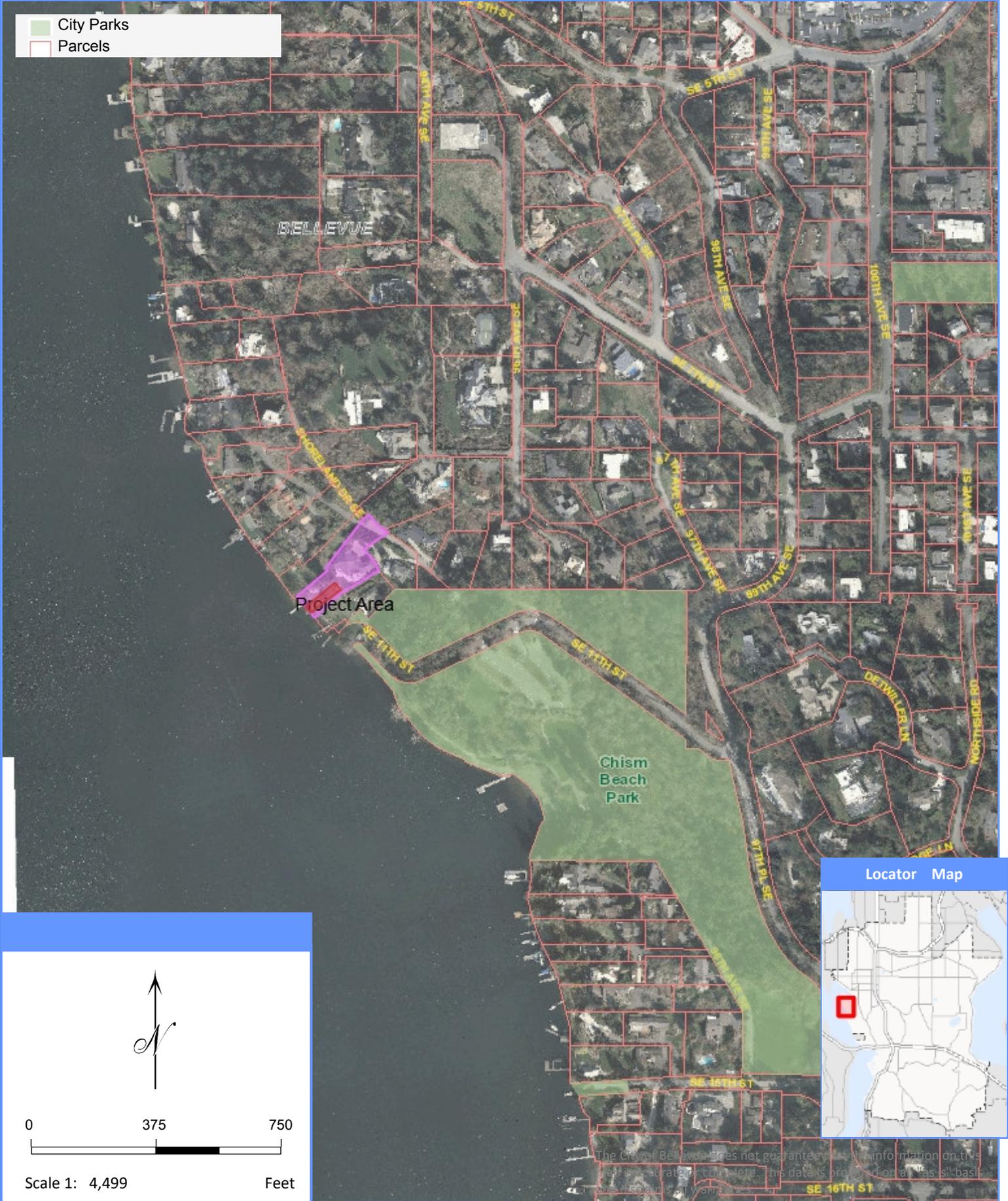
Signature.....

Date Submitted.....5/17/13

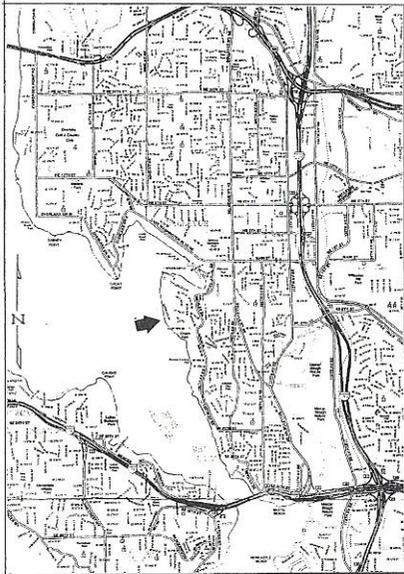
Vicinity Map - Naidu Tram



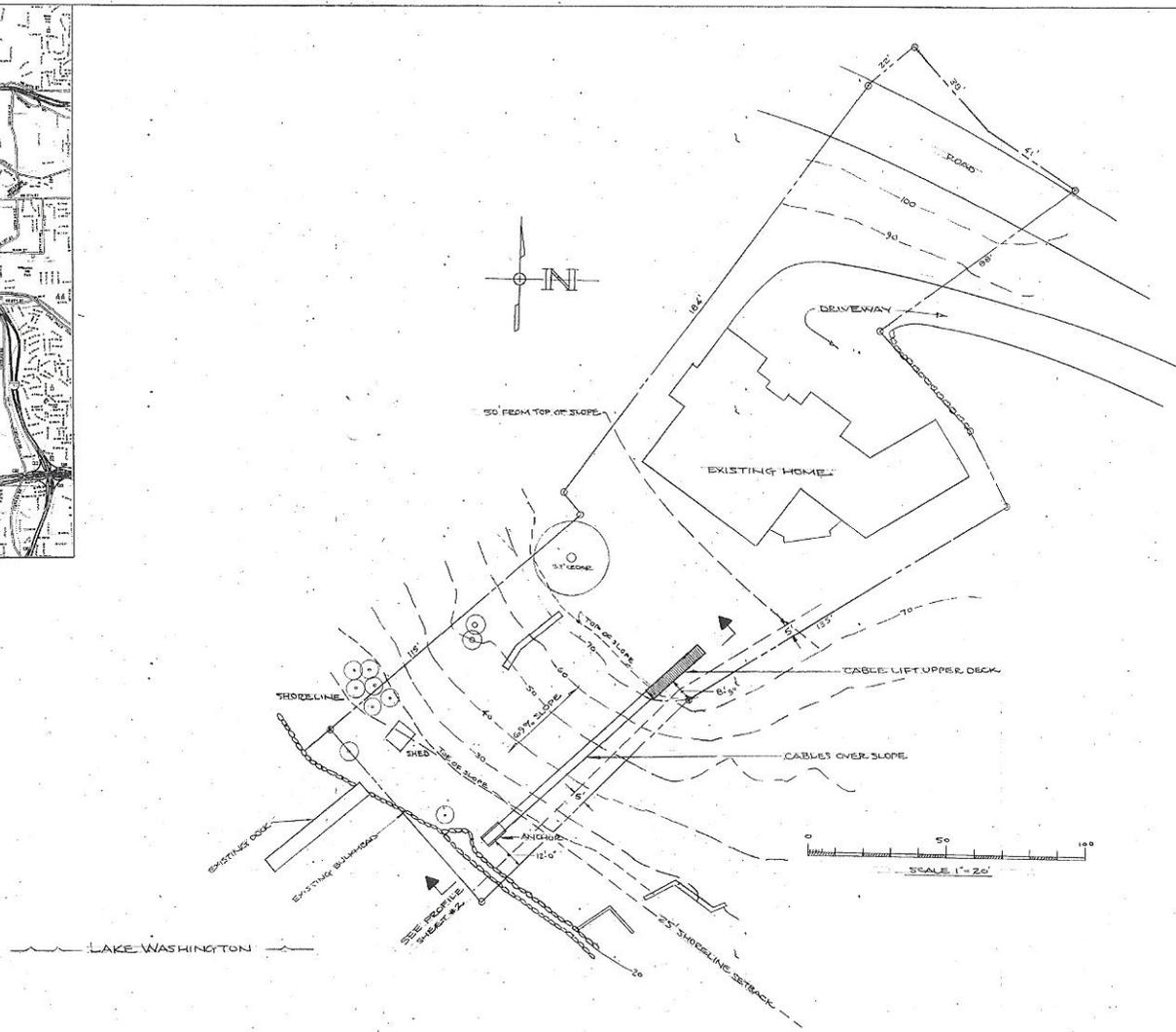
- City Parks
- Parcels



The City of Bellevue does not guarantee the information on this map is accurate or complete. This data is provided on an "as is" basis. The City of Bellevue makes no warranty.



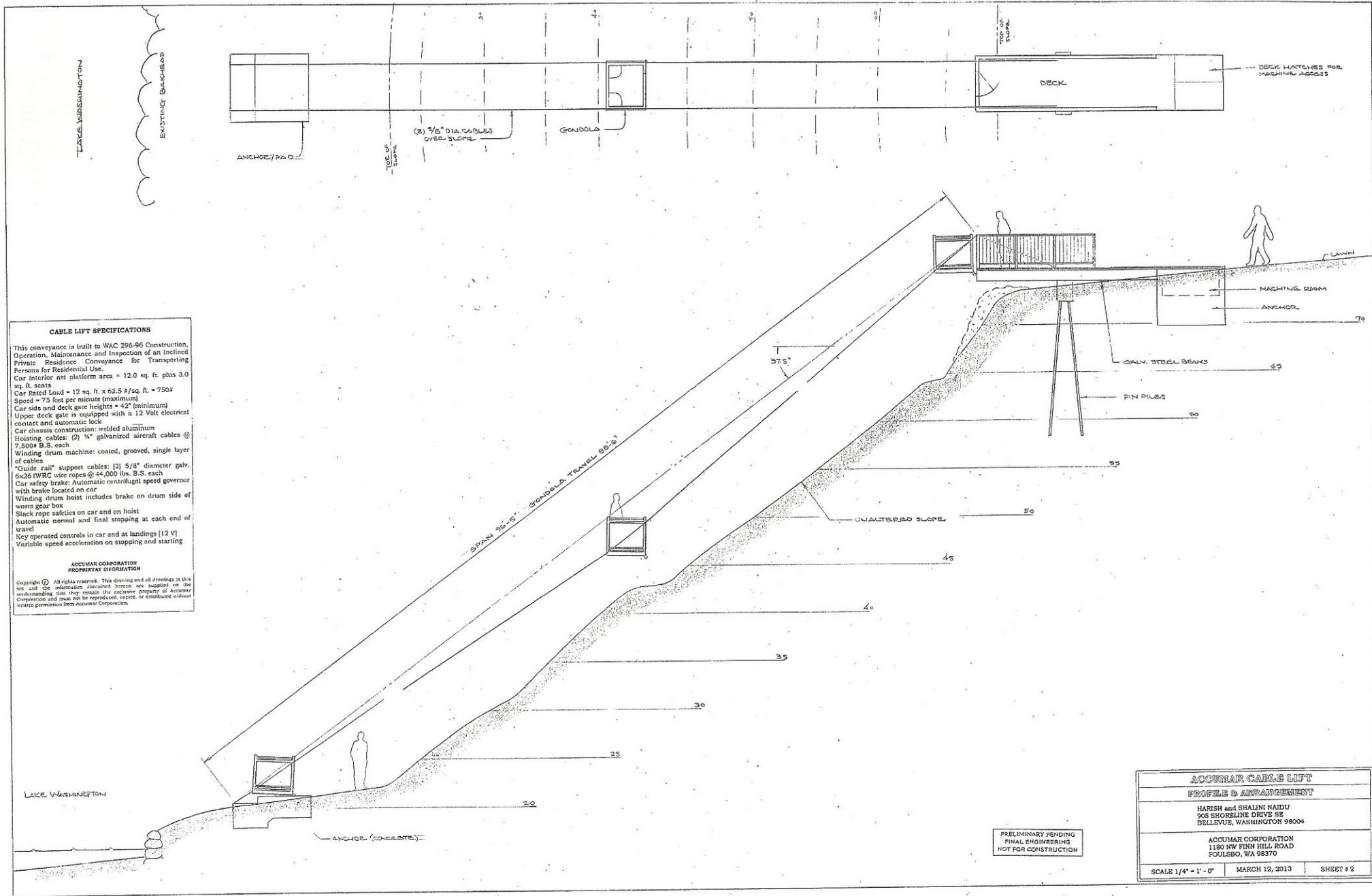
VICINITY MAP
 905 SHORELAND DRIVE SE
 BELLEVUE, WA 98004



5/23-13	UPDATED PROPERTY LINE
4/24-13	ADDED VICINITY MAP SETBACKS, & UPDATED PER SURVEY
DATE:	REVISION/ADDITIONS

ELEMINARY PENDING FINAL ENGINEERING
 NOT FOR CONSTRUCTION

ACCUMAR CABLE LIFT		
SITE PLAN		
SHALINI & HARISH NAIDU RESIDENCE 905 SHORELAND DRIVE SE BELLEVUE, WA 98004		
ACCUMAR CORPORATION 1180 NW TWIN HILL ROAD FOLSOMO, WA 98370		
SCALE 1" = 20'	MARCH 12, 2013	SHEET # 1



CABLE LIFT SPECIFICATIONS

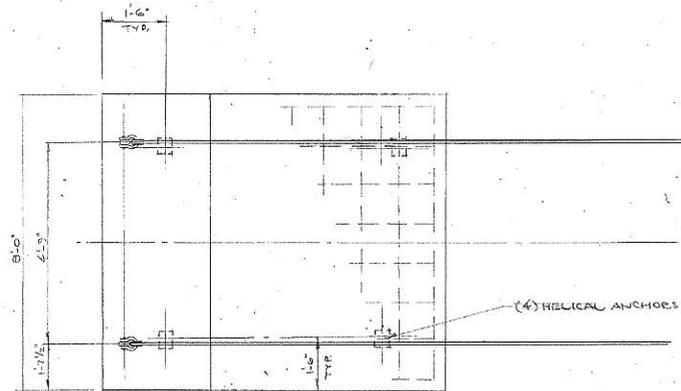
This conveyance is built to WAC 296-96 Construction, Operation, Maintenance and Inspection of an Inclined Private Residence Conveyance for Transporting Persons for Residential Use.
 Car Interior net platform area = 12.0 sq. ft. plus 3.0 sq. ft. seats
 Car Rated Load = 12 sq. ft. x 62.5 #/sq. ft. = 750#
 Speed = 75 feet per minute (maximum)
 Car side and deck gate heights = 42" (minimum)
 Upper deck gate is equipped with a 12 Volt electrical contact and automatic lock
 Car chassis construction: welded aluminum
 Hoisting cables: (2) 1/4" galvanized aircraft cables @ 7,500# B.S. each
 Winding drum machine: coated, grooved, single layer of cables
 "Guide rail" support cables: (2) 5/8" diameter galv. 6x36 IWRC wire ropes @ 44,000 lbs. B.S. each
 Car safety brake: Automatic centrifugal speed governor with brake located on car
 Winding drum hoist includes brake on drum side of worm gear box
 Slack rope safeties on car and on hoist
 Automatic normal and final stopping at each end of travel
 Key operated controls in car and at landings [12 V]
 Variable speed acceleration on stopping and starting

**ACCUMAR CORPORATION
 PROPRIETARY INFORMATION**

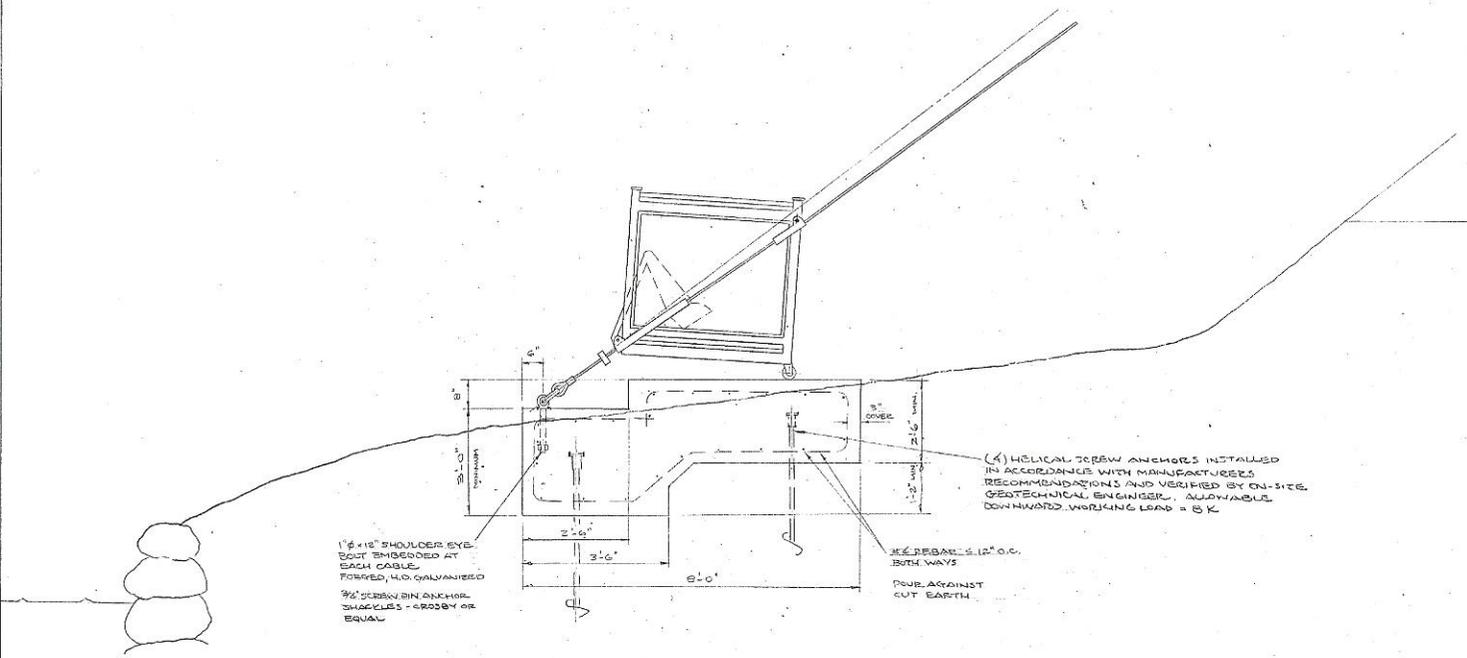
Copyright © All rights reserved. This drawing and all drawings in this set and the information contained herein are supplied on the understanding that they remain the exclusive property of Accumar Corporation and may not be reproduced, copied, or distributed without written permission from Accumar Corporation.

PRELIMINARY PENDING
 FINAL ENGINEERING
 NOT FOR CONSTRUCTION

ACCUMAR CABLE LIFT		
PROFILE & ARRANGEMENT		
HARISH and SHALINI NAIDU 905 SEASIDE DRIVE SE BELLEVUE, WASHINGTON 98004		
ACCUMAR CORPORATION 1180 NW FINN HILL ROAD POULSBORO, WA 98370		
SCALE 1/4" = 1'-0"	MARCH 12, 2013	SHEET # 2



8'



ACCUMAR CABLE LIFT		
BOTTOM LANDING		
SHALINI & HARISH MADU RESIDENCE 905 SHORELAND DRIVE SE BELLEVUE, WA 98004		
ACCUMAR CORPORATION 1180 NW FINN HILL ROAD POULSBORO, WA 98370		
SCALE 3/4" = 1'-0"	MARCH 12, 2013	SHEET # 4

PRELIMINARY TENDING; FINAL ENGINEERING
NOT FOR CONSTRUCTION

Naidu Tram Critical Areas and Shoreline Report

For: Harish & Shalini Naidu

Property Location: 905 Shoreland Drive SE, Bellevue WA 98004

Parcel #: 562730-0100

By: BioResources, LLC

Kim Schaumburg, Fisheries Biologist, University of Washington 1981

10112 Bayview Road KPN, Vaughn WA 98394

253.884.5776 Kimberly035@centurytel.net

This report has been submitted on behalf of Harish and Shalini Naidu to facilitate approval for the construction of an electric tram that will provide beach access at their Lake Washington property. As per the City of Bellevue's request, performance standards and decision criteria of the Critical Areas Ordinance and the Shoreline code will be addressed in this report.

20.25H.250 Critical areas report – Submittal requirements

A. Specific Proposal Required.

A critical areas report must be submitted as part of an application for a specific development proposal. In addition to the requirements of this section, additional information may be required for the permit applicable to the development proposal.

B. Minimum Report Requirements.

The critical areas report shall be prepared by a qualified professional and shall at minimum include the content identified in this section. The Director may waive any of the report requirements where, in the Director's discretion, the information is not necessary to assess the impacts of the proposal and the level of protection of critical area function and value accomplished. At a minimum, the report shall contain the following:

1. Identification and classification of all critical areas and critical area buffers on the site;

The site is located on Lake Washington and supports two critical areas, a type S shoreline critical area with a 100' buffer and a steep slope critical area.

2. Identification and characterization of all critical areas and critical area buffers on those properties immediately adjacent to the site;

Adjacent sites are also located on the shoreline or in the shoreline overlay area.

3. Identification of each regulation or standard of this code proposed to be modified;

The applicants are requesting a shoreline substantial development permit.

4. A habitat assessment consistent with the requirements of LUC 20.25H.165;

The City of Bellevue is not requiring a habitat assessment. Habitat at the site has been severely altered by previous development. Project mitigation in the form of a native planting plan is expected to significantly improve degraded habitat at the site.

5. An assessment of the probable cumulative impacts to critical areas resulting from development of the site and the proposed development;

The existing SFR is located approx. 150' from the shoreline of Lake Washington. An electric tram is proposed, encompassing a narrow (approx. 6'), above ground, linear corridor running approx. 97' from the bluff edge to the bottom of the slope, to an approx. 10 to 15' level, grassy area directly landward of an existing bulkhead. The upslope landing area will occupy an approx. 25' x 6' footprint, which will result in the loss of an existing moderate sized deciduous tree. Additionally, the tram's 6' x 97' pathway will preclude the growth of large shrubs and trees.

Because the slope is currently vegetated with vinca major (periwinkle, an ornamental ground cover), bindweed (morning glory), Himalayan blackberries (an invasive non-native shrub), and various grasses, it is unlikely that native trees and shrubs will become heavily established in a timely manner without human intervention. Himalayan blackberries are particularly invasive and shade out native species. An existing Pacific madrona growing on the slope, as well as any other native shrubs, will be left undisturbed.

The tram's pathway will result in the future loss of approx. 732 square feet of native trees and large shrubs to the shoreline buffer. Project mitigation will result in approx. 3100 square feet of the bluff slope planted in native shrubs and trees. The tram pathway of approx. 732 square feet will be planted with small native shrubs, as well as native ground where there is currently no ground cover. In addition, Himalayan blackberries shall be removed (see attached mitigation plan).

Indirect effects of the project on the buffer and Lake Washington include slope stabilization that is expected to result in less turbidity and siltation as runoff is intercepted by the native vegetation planted on the bluff slope. A more heavily planted slope will also have an increased capacity for nutrient uptake, resulting in fewer dissolved organic and inorganic compounds (i.e. pollutants such as nitrates, phosphates, heavy metals, etc.) entering Lake Washington. If the mitigation plan is properly implemented and maintained, the project's cumulative impacts are expected to be beneficial.

6. An analysis of the level of protection of critical area functions and values provided by the regulations or standards of this code, compared with the level of protection provided by the proposal. The analysis shall include:

a. A discussion of the functions and values currently provided by the critical area and critical area buffer on the site and their relative importance to the ecosystem in which they exist;

The critical area buffer on the site is currently degraded by permitted anthropogenic development. There is a moderate assemblage of large to moderate sized trees along the north property line, and two moderate sized trees growing approx. 6 feet landward of the bulkhead, but the majority of the bluff slope is vegetated with non-native ground cover and shrubs, plus weeds and grasses.

b. A discussion of the functions and values likely to be provided by the critical area and critical area buffer on the site through application of the regulations and standards of this Code over the anticipated life of the proposed development; and

See number 5.

c. A discussion of the functions and values likely to be provided by the critical area and critical area buffer on the site through the modifications and performance standards included in the proposal over the anticipated life of the proposed development;

The bluff slope is under-vegetated; therefore, the planting of native trees and shrubs is expected to have a beneficial impact on the buffer (see 5.).

7. A discussion of the performance standards applicable to the critical area and proposed activity pursuant to LUC 20.25H.160, and recommendation for additional or modified performance standards, if any;

While it is probable that species on the City of Bellevue's species of local importance list utilize the aquatic and shoreline habitat (waterward of the OHWM) in the area or are transient visitors to the site's terrestrial habitat, it seems unlikely that the project site's degraded habitat supports any resident species. Project installation is expected to result in improved habitat conditions at the site from the addition of native trees and shrubs that are currently absent.

8. A discussion of the mitigation requirements applicable to the proposal pursuant to LUC 20.25H.210, and a recommendation for additional or modified mitigation, if any; and
- a. Avoiding the impact altogether by not taking a certain action or parts of an action;

The applicants are entitled to access the waterfront at the site, so it is not possible to avoid the impact.

- b. B. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps, such as project redesign, relocation, or timing, to avoid or reduce impacts;

The tram will be suspended above the critical area, allowing native ground cover and small shrubs to be planted on the narrow tram pathway. The upslope and downslope landings are currently vegetated with grass, with the exception of one moderate sized deciduous tree, which will be removed. The location of the proposed tram pathway and landings will result in the least loss or disturbance to existing large vegetation at the site.

- c. C. Performing the following types of mitigation (listed in order of preference):
 - d. 1. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;

The bluff slope at the site will be restored to a more natural condition.

- e. 2. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; or

Recommended native trees and shrubs will be chosen carefully to help ensure that the plants are appreciated and maintained. Plants that are less likely to eventually block the resident's view and that are attractive and hardy will take precedence over species indigenous to the local shoreline.

9. Any additional information required for the specific critical area as specified in the sections of this part addressing that critical area.

C. Additional Report Submittal Requirements.

Mitigation Plan

Implementation

Restoration shall consist of the planting of native trees, shrubs, and ground cover in the proposed buffer planting area, which is approx. 3100 square feet. Plants shall be installed that area native to the Pacific Northwest with an emphasis on species that are attractive, hardy, and will not grow to heights that eventually block the applicant's view. Prior to installing new plants, invasive Himalayan blackberries (*Rubus procerus*) shall be aggressively removed by hand (with hand tools) or cut back from the buffer area. Due to the close proximity to Lake Washington, no herbicides shall be used. A single, existing madrona tree located in the buffer area will be left in place, along with any other existing native shrubs. Existing *Vinca major* ground cover on the

upper slope will also remain in place. One gallon or two gallon potted plants will be installed during the fall of 2013. Organic mulch or bark shall be used to mulch the newly installed plants and minimize runoff from topsoil. A wildlife habitat consultant or native plant specialist will provide planting guidelines, on site, prior to installation. Plants shall be installed using best management practices. Plants will be installed randomly or in irregular patterns to mimic natural conditions.

The following native trees are proposed for installation at 10-feet on-center, randomly throughout the buffer area: Shore pine, mountain hemlock, vine maple, sitka willow, scouler willow, and Pacific dogwood.

The following native shrubs are proposed for installation at 5-feet on-center, randomly throughout the buffer area: red-osier dogwood, evergreen huckleberry, Indian plum, and Pacific Rhododendron.

The following native shrubs and ground cover are proposed for installation at 2-feet on-center, randomly throughout the buffer area: salal, Oregon-grape, sword fern, and kinnikinnick.

Additional species approved by the City of Bellevue may be used to supplement recommended species. Plants chosen from the above listed plants at the applicant's discretion will be planted in the buffer area. After installation is complete, documentation in the form of a monitoring report (as-built), which includes photos of the planted buffer area, number of plants installed, and species of plants installed, shall be submitted to the City of Bellevue, if requested.

Please see attached site plan.

Monitoring

Follow-up monitoring is proposed, as per the City of Bellevue's Critical Areas Ordinance.

Contingency Plan

In the event that the buffer restoration is inadequate or fails, the cause of the inadequacy or failure shall be determined, then appropriate corrective measure shall be implemented. Any dead plants shall be replaced throughout the monitoring period. If mortality is due to too much or too little water, replacement plants will be chosen that are more tolerant of the existing conditions. Himalayan blackberries, however, are expected to be an ongoing problem, and they shall be removed or cut back on a bi-yearly basis, along with any other invasive or non-native plants that are detrimental to the restoration project.

20.25H.255 Critical areas report – Decision criteria

B. Decision Criteria – Proposals to Reduce Regulated Critical Area Buffer.

The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site where the applicant demonstrates:

1. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;

Yes, the proposed mitigation plan will result in a net gain of the critical area's buffer functions (see number 5, above).

2. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;

Yes.

3. The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;

Yes, the proposed plantings will intercept runoff, resulting in less turbidity and dissolved organic and inorganic compounds ending up in Lake Washington.

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

The property is currently listed for sale at a high price, so it is likely that the applicants can afford the proposed mitigation and subsequent monitoring.

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

The installation of the proposed project will have a beneficial impact on the degraded critical area buffer at the site, providing the mitigation plan is properly implemented and monitored.

6. The resulting development is compatible with other uses and development in the same land use district. (Ord. 5680, 6-26-06, § 3)

Yes, beach access structures are common to single family waterfront residences in the area.

20.30R.155 Shoreline Substantial Development Permit--Director's decision

B. Criteria.

The Director of the Development Services Department may approve or approve with modifications if:

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

See above.

2. The applicant has demonstrated that the proposal complies with the applicable decision criteria of the Bellevue City Code; and

See above.

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.

Shoreline Goals and Policies (from Comprehensive Plan)

Goals:

1. To protect and enhance the natural and developed shorelines of the city.

Yes, the proposed project will improve the degraded shoreline at the site.

2. To ensure that the city's shorelines are planned for optimal use of this limited resource, to provide amenities to protect the natural environment, and to enhance the aesthetic quality of the shoreline.

The tram will allow beach access to the property owners, including handicapped individuals that may or may not occupy or visit the residence. The proposed mitigation plan will protect the natural environment with the addition of trees and shrubs, which will also enhance the aesthetic quality of the shoreline.

3. To protect, preserve, and enhance the natural resources and amenities of the city's shorelines for use and enjoyment by present and future generations.

See number 2.

4. To increase public, physical, and visual access to and along the city's shoreline areas.

Physical access to the site will be increased. Visual access from the site will remain excellent, while visual access of the shoreline will be improved as the proposed plantings grow and mature.

5. To encourage and increase water-related recreational activities for the public on the

city's shorelines when appropriate and consistent with the public interest.

The proposed tram will allow the property owners to access their waterfront dock and enjoy water-related activities.

6. To recognize existing residential uses and to regulate new residential construction within the intent of shoreline policies.

Beach access structures are common to single family waterfront residences in the area.

VINE MAPLE, SITKA WILLOW, SCOLLER WILLOW,
PACIFIC DOGWOOD (5' ON CENTER), ONE OR TWO
GALLON PLANTS.

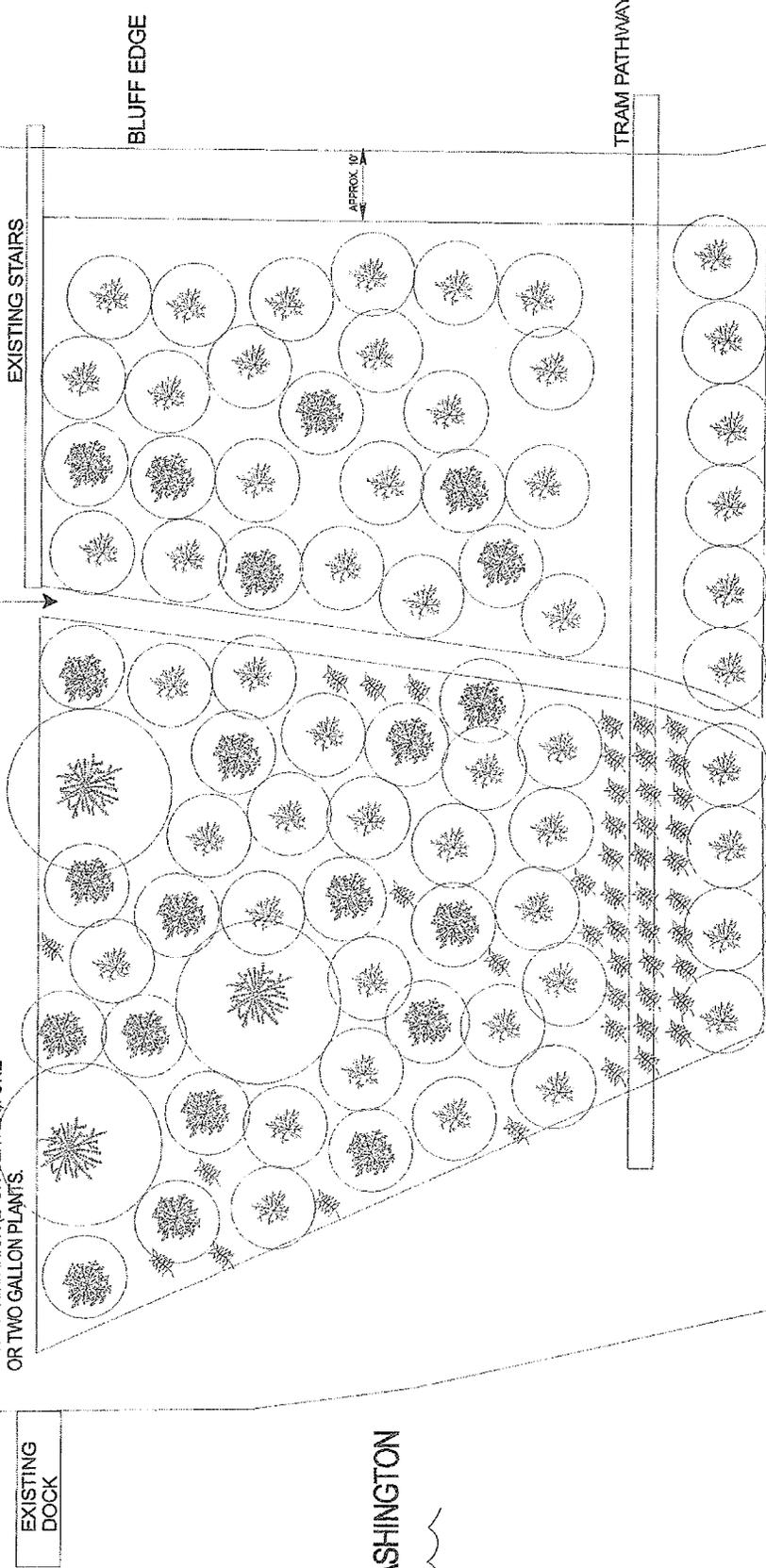
MOUNTAIN HEMLOCK AND
SHORE PINE (10' ON CENTER),
TWO GALLON PLANTS.

INDIAN PLUM, PACIFIC RHODODENDRON,
RED-OSIER DOGWOOD, EVERGREEN
HUCKLEBERRY (5' ON CENTER), ONE OR TWO
GALLON PLANTS.

SALAL, OREGON GRAPE, SWORD FERN,
AND KINKIKINICK (2' ON CENTER), ONE
OR TWO GALLON PLANTS.

APPROX. 3132 SQUARE FEET OF DISTURBED AREA ON THE
UPPER AND LOWER BLUFF SLOPES TO BE PLANTED WITH
NATIVE VEGETATION. EXISTING NON-NATIVE INVASIVE HIMALAYAN
BLACKBERRY ON LOWER SLOPE TO BE CUT BACK BY HAND. ANY
EXISTING NATIVE VEGETATION IN PROJECT AREA TO REMAIN,
INCLUDING A MADRONA TREE. EXISTING VINCA MAJOR (PERIWINKLE)
GROUND COVER ON UPPER SLOPE TO REMAIN.

ALL PROPOSED PLANT LOCATIONS
AND NUMBERS ARE APPROXIMATE.



LAKE WASHINGTON

PARCEL #562730-0100

PROJECT NAME: **NAIDU TRAM PLANTING PLAN**

PROJECT ADDRESS: 905 SHORELAND DR
BELLEVUE, WA 98004



DRAWING SCALE: NTS



ALL SITE DIMENSIONS ARE APPROXIMATE

FILE: NAIDU TRAM
BY: KLS
DATE: 4-22-13