



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. 14-124441-LO

Project Name/Address: Brookside Building Vegetation Management

Planner: Reilly Pittman

Phone Number: 425-452-4350/rpittman@bellevuewa.gov

Minimum Comment Period: March 20, 2014

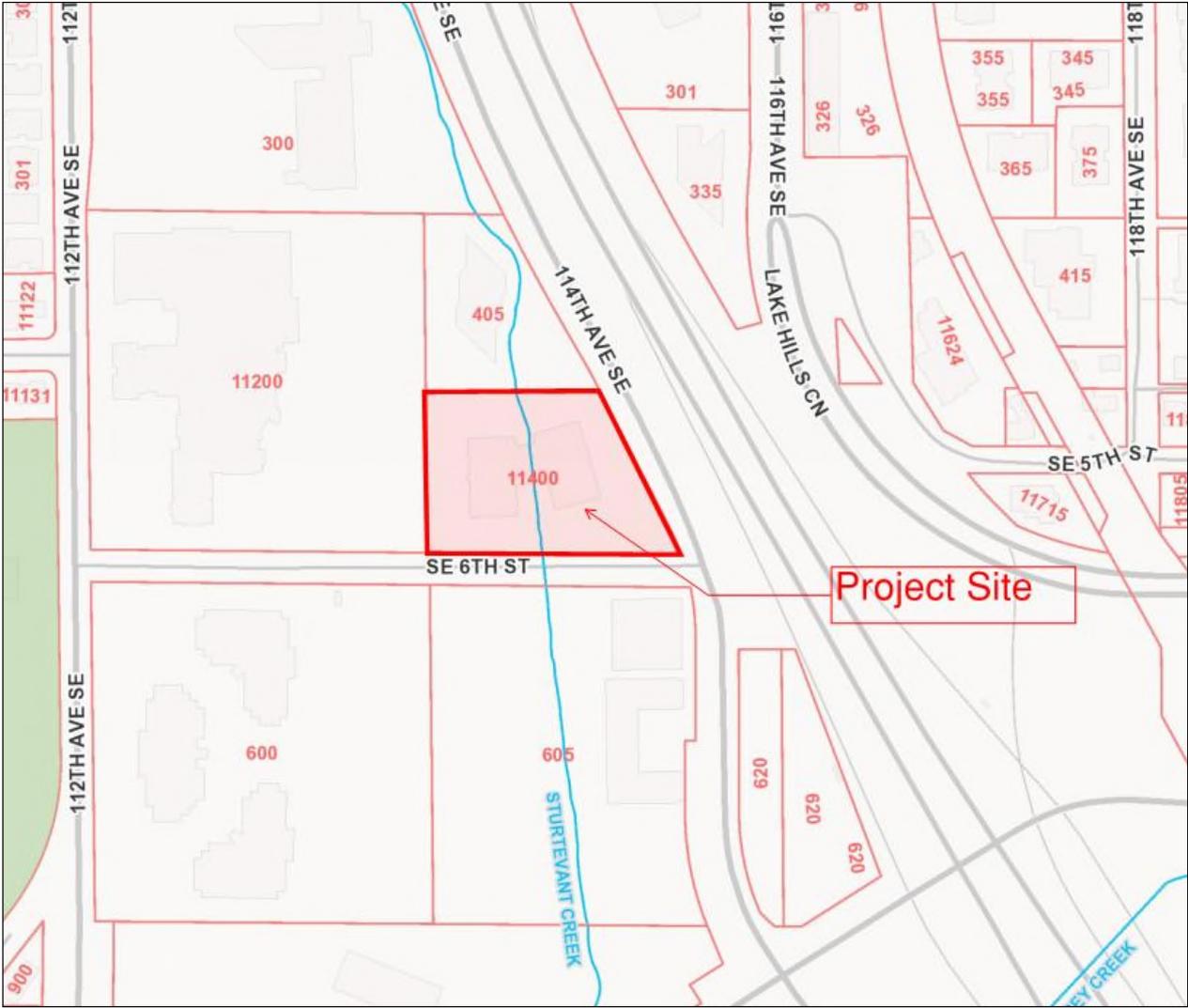
Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

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

Brookside Building Vegetation Management Vicinity Map



City of Bellevue Submittal Requirements

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ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION

Purpose of the 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 City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. 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." Giving 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 Planner in the Permit Center 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. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

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.

Received
FEB 14 2014
Permit Processing
City of Bellevue

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

ENVIRONMENTAL CHECKLIST

4/11/2013

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

BACKGROUND INFORMATION

Property Owner: Lake Washington Partners, LLC

Proponent: Lake Washington Partners, LLC

Contact Person: Confluence Environmental Company, Attn: Kerrie McArthur
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 146 N Canal Street, Suite 111, Seattle WA 98103

Phone: 206-999-6201

Proposal Title: Brookside Building Vegetation Management Plan

Proposal Location: 11400 SE 6th Street, Bellevue, WA
(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: Vegetation management of property, including vegetation within riparian area.
2. Acreage of site: 2.8 acres
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 0
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: 0
7. Quantity of earth movement (in cubic yards): 0
8. Proposed land use: Continued vegetation management and maintenance.
9. Design features, including building height, number of stories and proposed exterior materials:
Not applicable (NA)
10. Other

Estimated date of completion of the proposal or timing of phasing:

Vegetation management activities will occur throughout the year, depending on activity. The Vegetation Management Plan (Confluence 2013), details the various activities and when they will occur. In general, vegetation maintenance could occur anytime during the calendar year.

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.

Confluence (Confluence Environmental Company). 2013. Brookside Building Vegetation Management Plan. Prepared for Lake Washington Partners, Issaquah, WA by Confluence Environmental Company, Seattle, WA.

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.

City of Bellevue -Clearing and Grading Permit
City of Bellevue - Critical Areas Land Use

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)?
less than 3%
- 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.
Sandy loam and sandy soils are present in vegetated areas. Most of the site is currently impervious surface

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

No

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

Minimal grading would occur associated with removing invasive species or planting native vegetation.

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

There is little potential for erosion during vegetation removal activities.

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

Same as current conditions.

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

Replanting with native vegetation.

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.

Gas powered equipment, such as weed wackers or lawn mowers may be used. However, these types of equipment are already used on site during routine landscaping maintenance.

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:

None

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, Sturtevant Creeks runs through the property. Sturtevant Creek, a Type F stream, flows south through the property. Sturtevant Creek is a tributary to 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, vegetation maintenance and management would primarily occur within 200 feet of the creek. The Vegetation Management Plan (Confluence 2013) details the methods to be used.

- (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.

Not applicable, the proposed project will not generate runoff

- (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:

None

4. Plants

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

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

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

Invasive species

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

None

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

Native plants will be planted where invasive species are removed.

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:

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

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

None

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

Coho salmon are known to use the lower portion of Sturtevant Creek.

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

Plant native species in the riparian area

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.

NA

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

NA

- 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:

NA

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 toxic chemicals required for the proposed project. Gas-powered equipment may be used by landscaping crews to remove invasive species. A vacuum truck will be used to remove sediment from the stream.

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

None

- (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)?

Existing audible noise includes sources typical of a city environment, including noise from the existing buildings and traffic along 114th Avenue SE and I-405. The proposed project would not be affected by these existing noise sources.

- (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.

Noise sources associated with the proposed project include activity typical of clearing activities using gas-powered equipment. Equipment such as weed whackers would create audible but short-term noise at the site and at adjacent properties.

Noise regulated by BCC 91.8

- (3) Proposed measures to reduce or control noise impacts, if any:
None

8. Land and Shoreline Use

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

Commercial businesses

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

No

- c. Describe any structures on the site.

A 2-story building used for commercial business is located on the site

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

No

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

Office (OLB)

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

OLB

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

NA

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

Sturtevant Creek

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

None

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

None

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

None

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

None

9. Housing

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

None

- 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?

NA

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

None

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

None

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?
Sidewalks along 114th Ave SE and DE 6th Street
- 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.
The property is accessed from SE 6th Street. The proposed activity will not alter the existing access.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes - King County Metro
- c. How many parking spaces would be completed project have? How many would the project eliminate?
NA
- 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.

None

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 2/5/14

Brookside Building

VEGETATION MANAGEMENT PLAN

Prepared for:

J&J Brookside, LLC
22833 SE Black Nugget Road
Issaquah, WA 98029

Attn: Chase Dannen

Authored by:

Kerrie McArthur
Confluence Environmental Company

December 23, 2013

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BROOKSIDE BUILDING VEGETATION MANAGEMENT PLAN

1.0 INTRODUCTION

Lake Washington Partners, LLC (Lake Washington Partners) manages the property along Sturtevant Creek located at 11400 SE 6th Street, Bellevue, Washington (Figure 1). Currently there is a two-story commercial building and associated parking lot on the property. The remainder is landscaped or lawn. In order to maintain their property, Lake Washington Partners must manage the vegetation. Sturtevant Creek, a Type F tributary to Lake Washington, flows south through the property. No other critical areas were identified on the property. Some of the vegetated area on the property that needs maintenance is located within the 50-foot critical area buffer of Sturtevant Creek.

Confluence Environmental Company (Confluence), has prepared this Vegetation Management Plan on behalf of Lake Washington Partners, per Bellevue City Code (BCC) 20.25H.055.C.3(i). This report documents Lake Washington Partner's approach to managing vegetation within their property.

1.1 *Site History*

The Brookside Building is a two-story building that was constructed in 1981. In 2005, a metal culvert was replaced with a concrete box culvert on the property. The metal culvert was replaced because the culvert did not provide sufficient conveyance capacity, which resulted in repeated flooding of the building from Sturtevant Creek during periods of heavy rainfall. The streambank disturbed by the culvert replacement was revegetated and is now a mitigation area. During monitoring of the mitigation area, it was recommended that invasive species on the adjacent property, also owned by Lake Washington Partners be removed to eliminate seed sources of invasive species from establishing in the mitigation area. As a result, a vegetation management plan for the neighboring Cordova Building (AMEC 2009) was submitted and approved by the City of Bellevue (City). The Vegetation Management Plan for the Cordova Building addresses routine maintenance and invasive species removal. This vegetation plan mimics the Vegetation Management Plan (AMEC 2009) for the Cordova Building.

1.2 *Existing Conditions*

Within the property, Sturtevant Creek is a low-gradient, single-channel stream averaging 6 to 8 feet wide and 2 to 16 inches deep. The stream is a riffle without pools or large woody debris. Throughout the reach, the dominant substrate is sand. Small areas of gravel and cobble exist in the riffles, but are highly embedded. Coho salmon and peamouth chub are known to use Sturtevant Creek. Other small mammals, such as raccoon, and birds typically found in urban areas likely use the property as well.

The stream is well shaded by the existing building, as the stream runs under the building. Dominant vegetation includes trees along SE 6th Street and 114th Ave SE, landscaping vegetation, lawn, and reed

canarygrass (*Phalaris arundinacea*) (Figure 2). The exception to this is near the northern end of the property, where an existing mitigation area exists immediately upstream of the box culvert. This mitigation area consists of native vegetation such as willows (*Salix* spp.), sword fern (*Polystichum munitum*), and Oregon grape (*Mahonia* spp.). Monitoring of the mitigation ended in 2011, per the permit requirements. While overall habitat conditions in the creek and riparian areas are poor, the property provides some of the better habitat along the creek, as much of the stream is contained by culverts upstream of the property, east of Interstate 405.

2.0 VEGETATION MANAGEMENT

Routine maintenance of existing legally established landscaping and landscape features developed prior to August 1, 2006, in the critical area or critical area buffer may be continued in accordance with BCC 20.25H.055.C.3(h). Current vegetative conditions have been in existence since 2005, thus according to BCC 20.25H.055.C.3(h), routine maintenance is allowed on this property.

According to BCC 20.25H.055.C.3(h), "routine maintenance" includes mowing, pruning, weeding, planting annuals, perennials, fruits and vegetables, and other activities associated with maintaining a legally established ornamental or garden landscape and landscape features and "landscape features" refers to fences, trellises, rockeries and retaining walls, pathways, arbors, patios, play areas and other similar improvements. To be considered routine maintenance, activities shall have been consistently carried out so that the ornamental species predominate over native or invasive species. Maintenance shall be performed with hand tools or light equipment only, and no significant trees may be removed, except in accordance with a Vegetation Management Plan under subsection C.3.i of this section. Use of fertilizers, insecticides and pesticides is prohibited unless performed in accordance with the City of Bellevue's "Environmental Best Management Practices" now or as hereafter amended."

According to BCC 20.25.055.C.3(i), modification of vegetation in a critical area or critical area buffer that is not considered routine maintenance under BCC 20.25H.C.3(h) may be allowed if it meets the requirements of BCC 20.25.055.C.3(i). In addition, Critical Areas Land Use Permit and/or a Clearing and Grading Permit may also be required. By following this plan, the requirements of BCC 20.25.055.C.3(i) would be met.

Invasive species, such as reed canary grass is prevalent along the stream corridor within the site. Removal of these invasive species and other noxious weeds is a priority for King County (King County, 2009) and allowable under BCC 20.25H.055.C.3(i). In addition to King County's priority to control invasive species such as those on the property, the plants are interfering with the professional appearance of the property. In an effort to control invasive species, replace limited lost functions that the invasive species provide, and improve the appearance of the property, Lake Washington Properties plans to manage invasive species and replace them with native vegetation as opportunities arise. While the removal of invasive species and replanting with native species will be targeted within the riparian area of Sturtevant Creek, removal of invasive species and the replanting of native species may occur across the site to limit seed sources as much as possible.

The revegetation from invasive species to native species is expected to occur as opportunities arise and will likely occur over several years. Ideally, Lake Washington Properties would like the total percent cover of invasive species to be less than 20 percent across the site. Because no large-scale earthmoving activities are proposed as part of the vegetation management activities, a separate temporary erosion control plan is not proposed. Exposed soils will be covered with mulch or erosion control blankets (e.g., jute matting) to prevent erosion. No other erosion control measures are proposed.

2.1 General

On-site vegetation management activities will change throughout the duration of the management period, as invasive species are removed and replaced with native vegetation. These activities will be concentrated immediately after vegetation removal and replacement, and continue through the first and second year’s post-installation as the vegetation survives and grows. As the native vegetation continues to grow, the level of effort needed to control invasive species should reduce.

2.2 Invasive Species Removal

Invasive species removal may occur throughout the property, including within the critical area buffer. Each year, King County updates the noxious weed list, which includes invasive species. Any species listed on the King County noxious weed list may be removed under this plan. While not inclusive of all invasive species, Table 1 summarizes the invasive species currently known to be on site that may be removed. All vegetation removed will be disposed of at an approved yard waste recycling facility.

Depending on the size of area to be cleared of invasive species and the specific species to be removed, different clearing methods may be employed. The use of earthmoving equipment, such as backhoes or bobcats, or chemicals will not be used to remove invasive species. Vegetation will be cut at ground level and efforts will be taken to minimize soil disturbance. Any soils exposed or loosened during removal of vegetation will be covered with mulch or soil erosion fabric (e.g., jute matting) the same day to prevent erosion until native vegetation has established. The clearing methods are described below.

Table 1 Invasive Species Found on the Site and Adjacent Property

Common Name	Scientific Name
English ivy	Hedera helix
Himalayan blackberry	Rubus armeniacus
Reed canarygrass	Phalaris arundinacea
Scotch broom	Cytisus scoparius

2.2.1 Large-Scale Removal

Landscape crews will use the large-scale invasive species removal methods when clearing any contiguous patch of invasive species that is 400-square-feet or more. During large-scale removal, gas-powered equipment may be used. Because gas-powered equipment has the potential to impact water quality in Sturtevant Creek, the following limitations are set for large-scale removal:

- Invasive species removal will not occur below ordinary high water;
- Timing will be limited to the allowable in-water work window stipulated by the U.S. Army Corps of Engineers (currently set from July 1 through August 31); and
- Oil absorbent pads and boom will be located on site.

Implementation of the above limitations will reduce potential impacts to juvenile salmonids in Sturtevant Creek should the equipment leak petroleum products. Once the invasive species have been removed, the area will be planted with native vegetation. Section 2.4 describes the planting methods.

English Ivy

Removal of English ivy from trees will be a priority before removing ivy from the ground. Removal of ivy from trees will be accomplished by the use of pruning or lopping shears or pruning saws. Depending on the thickness of the ivy vines, either loppers or a pruning saw will be used to cut through each vine at shoulder height and at ankle height. Extra care will be taken to not damage the bark of the tree when cutting the ivy vines. The ivy will be stripped away from the tree between the two cuts (some vines may be so big that they will need to be pried away from the tree), being careful not to damage the bark. Next, as much ivy as possible will be removed from around the base of the tree, until ivy is removed from at least 6 feet all the way around from the tree's base.

Large-scale removal of English ivy on the ground will follow the "ivy log" method, which is an excellent removal method for areas where there is few if any native vegetation. The idea is to create a log by pulling up and rolling the ivy into a log, and is best accomplished by two or three people. To create the ivy log, follow these steps:

1. Designate the area to be log rolled (not too large or you won't be able to lift the log).
2. Form a line, shoulder-to-shoulder, facing away from the ivy mat.
3. Pull the edge up and toward you and begin to roll the matted vines as you pull.
4. As you fold over the first pull, reach down and pull again, keeping the ivy rolling toward you in an even greater log.
5. Keep the length of the roll manageable, lopping the edges as you go.
6. After a few rolls, some of the pullers can move to the other side to push it.
7. When the log is big enough so that it no longer rolls easily, lop the ends and then move over to an area that has been pulled.
8. Repeat steps 1 to 8.

Himalayan Blackberry

Large-scale removal of Himalayan blackberry will require the use of gas-powered hedge trimmers, weed whackers, or similar equipment. If the area is dominated by shorter canes, a lawn mower may be used to cut the canes to ground level. Vegetation will be cut at ground level and the canes removed from the property. Cutting back the canes continually, especially in the spring, will eventually kill the plant, although it may take some time. Because of the proximity to the creek, this method is preferred over other methods as it creates the least ground disturbance and no chemicals are used.

Reed Canarygrass

Large-scale removal of reed canarygrass will require the use of weed whackers or lawn mowers. Vegetation will be cut at ground level and removed from the property. Mowing reed canarygrass before seed heads mature will be an important step in controlling reed canarygrass. Similar to English ivy, this method is preferred over other methods as it creates the least ground disturbance and no chemicals are used. A large area of reed canary grass is located along the creek in the southern half of the property. This area is more than 400 square feet, therefore maintenance of this area would fall under the large scale removal methods of mowing.

2.2.2 Small-Scale Removal

Landscape crews will use the small-scale invasive species removal methods when clearing any contiguous patch of invasive species 399-square-foot or less. During small-scale removal, only hand tools (e.g., pruning shears, rakes, hoes, etc.) will be used. No gas- or electric-powered equipment will be used. As long as the landscaping crew remains above the ordinary high water mark of Sturtevant Creek, small-scale removal can occur throughout the year with no limitations. Once the invasive species have been removed, the area will be planted with native vegetation. Section 2.4 describes the planting methods.

English Ivy

Small-scale removal of English ivy will likely be more of a maintenance activity rather than an initial removal activity. Small-scale removal will likely occur around native vegetation. To protect native plantings, the ivy will be cut around the plants using pruning shears before the ivy is pulled from the ground. If the ivy log method is used for removal, the log will be rolled up to the edge of the native plant and shears will be used to cut ivy vines to separate the ivy log from the ground.

Himalayan Blackberry

Small-scale removal of Himalayan blackberry may require the use of pruning or lopping shears. If the area is dominated by younger, shorter canes, pulling by hand may be a more efficient method of removal. Vegetation will be cut at ground level and the canes removed from the property. Cutting back the canes continually, especially in the spring, will eventually kill the plant, although it may take some

time. Because of the proximity to the creek, this method is preferred over other methods as it creates the least ground disturbance and no chemicals are used.

Reed Canarygrass

Small-scale removal of reed canarygrass may require the use of pruning or lopping shears. Vegetation will be cut at ground level and removed from the property. Reed canarygrass will be pulled away from native vegetation by at least 3 feet. Cutting reed canarygrass before seed heads mature will be an important step in controlling reed canarygrass. If the timing is well planned, good results can be obtained in controlling reed canarygrass within 5 to 7 growing seasons.

2.3 Native Vegetation Planting

Native vegetation planting will occur throughout the critical area buffer. The following sections describe the installation and maintenance protocols for native plantings. Native species chosen for replanting are identical to those described in the Vegetation Maintenance Plan for the Cordova Building (AMEC 2009) and are shown in Table 2 and on Figures 3a, 3b and 3c. These species were chosen because their growth habits conform to the general landscaping look of the property and other plants existing on the site. For example, the native vegetation chosen has lower-growth habits than other native plants that would also be appropriate for planting. These lower-growing plants were chosen to maintain a view of the creek, which is an important amenity of the building. The lower-growth habits will also require less maintenance on the plants themselves (i.e., trimming). While continued removal of invasive species would occur until the plants have established themselves, there will be no need to trim the native plants to maintain the view of the creek.

When areas of invasive species are removed, the area will be replanted with native shrubs identified in Table 2. Native species will be planted within 7 days after removal of invasive species. Dead trees or trees that need to be removed because they have been declared hazardous by a certified arborist will be replaced with a native tree. Native trees that may be used are identified in Table 2. Native trees will be planted within 2 days after tree removal.

Table 2 Native Plants to be Used On-Site

Common Name	Scientific Name	Placement	Container Size	Spacing (On-center)
Trees				
Bigleaf maple	<i>Acer macrophyllum</i>	Riparian area; as needed when existing tree dies or is removed	1 gallon	9 feet
Western red cedar	<i>Thuja plicata</i>	Riparian area; as needed when existing tree dies or is removed	1 gallon	9 feet
Shrubs				
California black	<i>Ribes</i>	Riparian area;	1 gallon	4 feet

Common Name	Scientific Name	Placement	Container Size	Spacing (On-center)
currant	<i>bracteosum</i>	replacing English ivy, Himalayan blackberry, or other upland invasive species		
False azalea	<i>Menziesia ferruginea</i>	Riparian area; replacing English ivy, Himalayan blackberry, or other upland invasive species	1 gallon	4 feet
Nootka rose	<i>Rosa nutkana</i>	Riparian area; replacing English ivy, Himalayan blackberry, or other upland invasive species	1 gallon	4 feet
Redflower currant	<i>Ribes sanguineum</i>	Riparian area; replacing English ivy, Himalayan blackberry, or other upland invasive species	1 gallon	4 feet
Herbs				
Sawbeak sedge	<i>Carex stipata</i>	Along streambank; replacing reed canarygrass	1 gallon	4 feet
Slough sedge	<i>Carex obnupta</i>	Along streambank; replacing reed canarygrass	1 gallon	4 feet
Soft rush	<i>Juncus effusus</i>	Along streambank; replacing reed canarygrass	1 gallon	4 feet

2.3.1 Installation

Table 2 lists the native species chosen for planting in the critical area buffer. These species were chosen for their native status, preferred growing habitats being similar to those found on site, and their ease of maintenance.

Shrubs and Trees

Typically, native shrubs and trees will be purchased in 1-gallon pots and installed at an average of 4 feet on center. That is for every 50 square feet of invasive species removed, three native plants will be installed. Because the removal of invasive species and replanting with native species will occur as opportunities arise, a typical 50-foot by 50-foot planting plan has been developed instead of a complete landscaping plan (Figures 3a-c). Should native plants be purchased in 5-gallon pots, spacing may be increased to an average of 8 feet on center. The following steps should be followed when installing the shrubs or trees (Figure 4):

1. Dig a hole as deep as the rootball and twice as wide.
2. Loosen the soil in hole.
3. Remove the container from the rootball and loosen roots, if necessary.

4. Place the plant in the hole, making sure the soil is at the same level on the tree as when the tree grew in the garden center.
5. Fill in around the rootball with soil and pack the soil with your hands and feet to make sure that there are no air pockets.
6. Place mulch over all exposed soils.
7. Make a little dam around the base of the shrub as wide as the hole with mulch to hold in the water.

If installation occurs before May 1, the plants will typically receive plenty of water during the spring season, and spring watering may not be necessary.

Herbaceous Plants

As with shrubs and trees, native herbaceous plants will be purchased in 1-gallon pots and installed at an average of 4 feet on center. That is for every 50 square feet of invasive species removed, three native plants will be installed. Herbaceous plantings will occur along the stream edge, typically where reed canarygrass is currently located. Species were chosen based on their preferred habitat and, once established, their ability to out-compete reed canarygrass. Because the removal of invasive species and replanting with native species along the stream edge will occur as opportunities arise, a typical 50-foot by 10-foot planting plan has been developed instead of a complete landscaping plan (Figure 3b). Should native plants be purchased in plugs or 4-inch pots, spacing may be decreased to an average of 1 foot on center.

If installation occurs before May 1, the plants will typically receive plenty of water during the spring season, and spring watering may not be necessary.

2.3.2 Maintenance

The following sections describe the maintenance protocols for native plantings.

Watering

Watering may be necessary depending on the date of planting and the amount of rainfall that occurs over the year. If installation occurs before May 1, in a typical year the plants will receive plenty of water during the spring season. Watering will be more crucial if the installation occurs after May 1, because the plants will not have a chance to establish themselves during the rainy season. Biweekly watering (or rainfall equivalent) may be necessary during the summer months. Monitoring of rainfall and/or soil moisture will be used to determine the need for watering during summer and early fall. Watering will be less critical if planting occurs in the fall. Watering may be necessary during the two summers following plantings to assist survival and establishment of plantings. Watering will be accomplished using a hand watering or irrigation system.

Weeding

Weeding around newly planted shrubs will be important during the summer of the first year to ensure establishment and prevent stress to the plants from competition for resources. In the first growing season following installation, weeding may occur as frequently as once per month through August. All invasive species will be removed. Although Table 1 is not all inclusive, it lists common invasive species that will need to be removed.

Weeding will also occur during the early and intermediate growing season of the second year after planting. The frequency can be gauged by necessity but should occur at least twice during the spring (ideally May and June), and then once more during the summer months (August or September).

No weed whacking will be allowed around plantings. Weeding will be done using simple hand tools, (e.g., pruning shears, rakes, hoes). No herbicide will be allowed. Removal of the highly invasive species such as Himalayan blackberry and English ivy is especially important on the property, and emphasis should be given to their removal to prevent invasion into the planted areas.

Dead Plant Removal

Dead plant material, including downed woody material, such as branches and limbs, will be removed during routine maintenance activities or as needed. Dead shrubs within the stream buffer will be replaced with native species, as described above. Records of dead shrub removal and native planting replacement will be documented in a maintenance log.

Dead, dying, or other trees identified as hazardous by a certified arborist will be removed as needed.

Mowing

Mowing will continue as necessary within the critical area buffer where lawn currently exists. Although the lawn will not be expanded within the critical area buffer, dead or unhealthy lawn may be replaced as needed. Mowing should not occur more than biweekly and preferably once a month unless rainfall is heavy and growth luxuriant.

3.0 MAINTENANCE LOG

Maintenance activities that occur in Sturtevant Creek and its buffer will be recorded in a maintenance log. For each maintenance activity (invasive species removal and native plant installation) the following will be recorded:

- Date of activity
- Type of activity (invasive species removal, native plant installation, etc.)
- Location where activities occurred
- Size of area where activities occurred

- Identification of invasive species removed
- Removal methods
- Identification and quantification of native species installed
- Other relevant information

The maintenance log will be kept up to date and will be available to the City of Bellevue for review, as requested.

4.0 REFERENCES

AMEC (AMEC Geomatrix, Inc.) 2009. Revised Vegetation Management Plan, Cordova Building.
Prepared for J&J Bellevue, LLC, Issaquah, WA by AMEC Geomatrix, Inc. Lynnwood, WA.

Esri, Inc. 2013. World_Imagery (Map Server). Esri, Inc. Redlands, CA.
http://services.arcgisonline.com/ArcGIS/rest/services/World_Imagery/MapServer (accessed via Global Mapper December 23, 2013).

Figures



FIGURE 1
Site Vicinity

**BROOKSIDE OFFICE BUILDING
VEGETATION MANAGEMENT PLAN**
Bellevue, WA
for Lake Washington Partners, LLC

Prepared on:12/23/2013
Prepared by:KAM
Map/Data Source:Esri, Inc. 2013



FIGURE 2

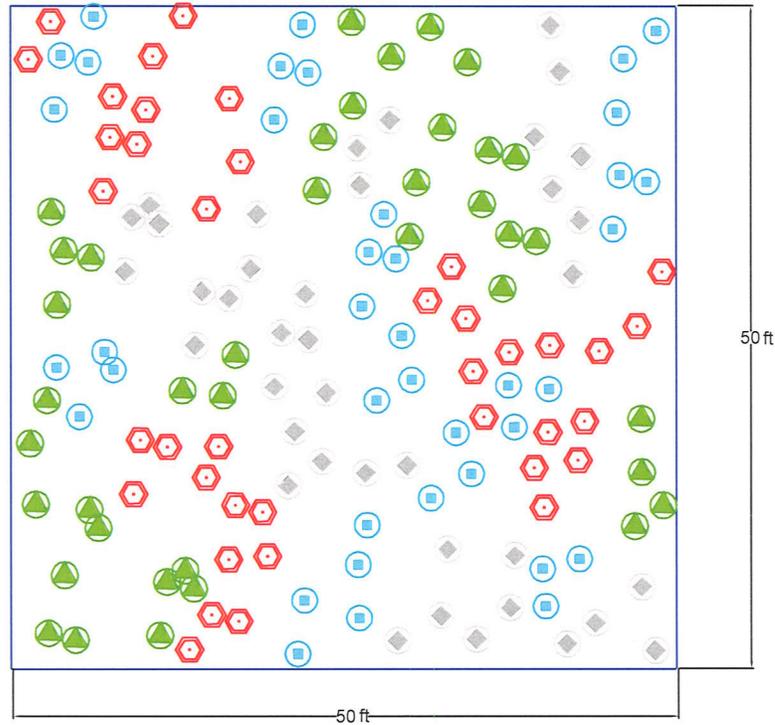
Vegetation Management Area and Invasive Species Presence

**BROOKSIDE OFFICE BUILDING
VEGETATION MANAGEMENT PLAN**

Bellevue, WA
for Lake Washington Partners, LLC

Prepared on: 12/23/2013
Prepared by: KAM
Map/Data Source: Esri, Inc. 2013

PLANTING PLAN



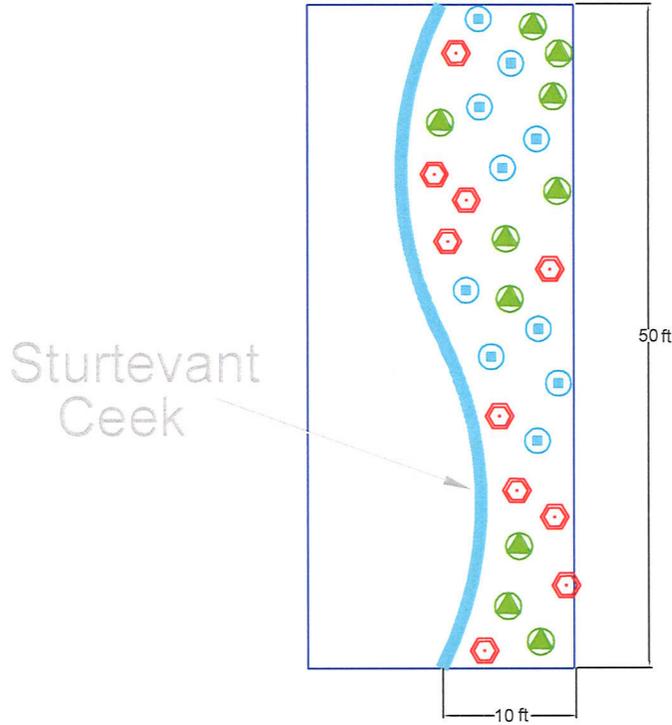
CANDIDATE LIST OF PLANT SPECIES

Scientific Name	Common Name	Container Size	Spacing (On Center)
 — Ribes bracteosum	CALIFORNIA BLACK CURRANT	1 gal	4 ft
 — Menziesia ferruginea	FALSE AZALEA	1 gal	4 ft
 — Rosa nutkana	NOOTKA ROSE	1 gal	4 ft
 — Ribes sanguineum	REDFLOWER CURRANT	1 gal	4 ft

Plot Date: 09/10/09 - 3:43pm - Plotted by: gary.maxwell
Drawing Path: P:\SanMar Corp\10111-002 Cordova Riparian\17000 CAD\ Drawing Name: Cordova Planting Plan.dwg

TYPICAL SHRUB PLANTING PLAN Brookside Office Building Bellevue WA		
By: GSM	Date: 9/10/09	Project No. 10111.002
AMEC Geomatrix		Figure 3a

PLANTING PLAN



CANDIDATE LIST OF PLANT SPECIES

Scientific Name	Common Name	Container Size	Spacing (On Center)
 Carex obnupta	SLOUGH SEDGE	1 gal	4 ft
 Carex stipata	SAWBEAK SEDGE	1 gal	4 ft
 Juncus effusus	SOFT RUSH	1 gal	4 ft

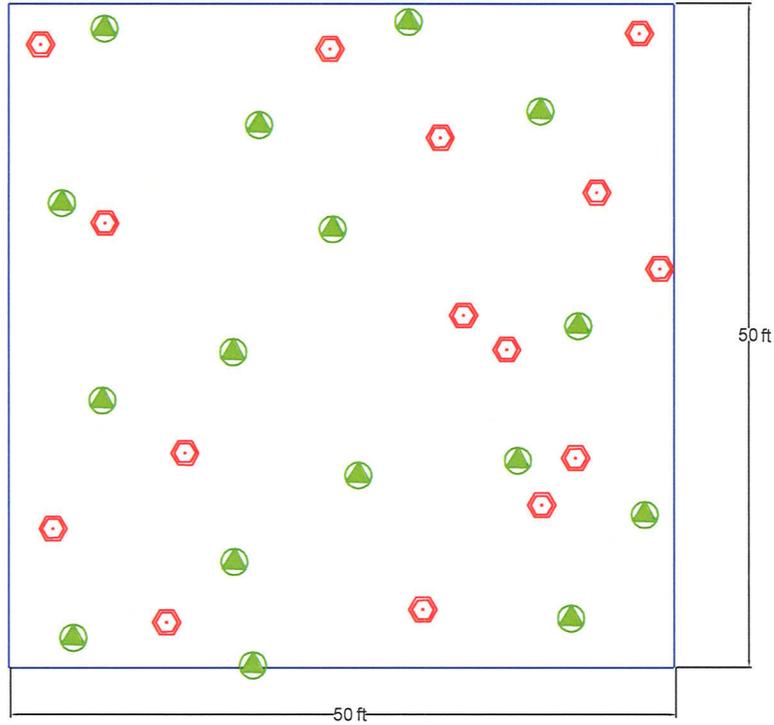
TYPICAL HERBACEOUS
PLANTING PLAN
Brookside Office Building
Bellevue WA

By: GSM | Date: 9/10/09 | Project No. 10111.002

AMEC Geomatrix

Figure 3b

PLANTING PLAN

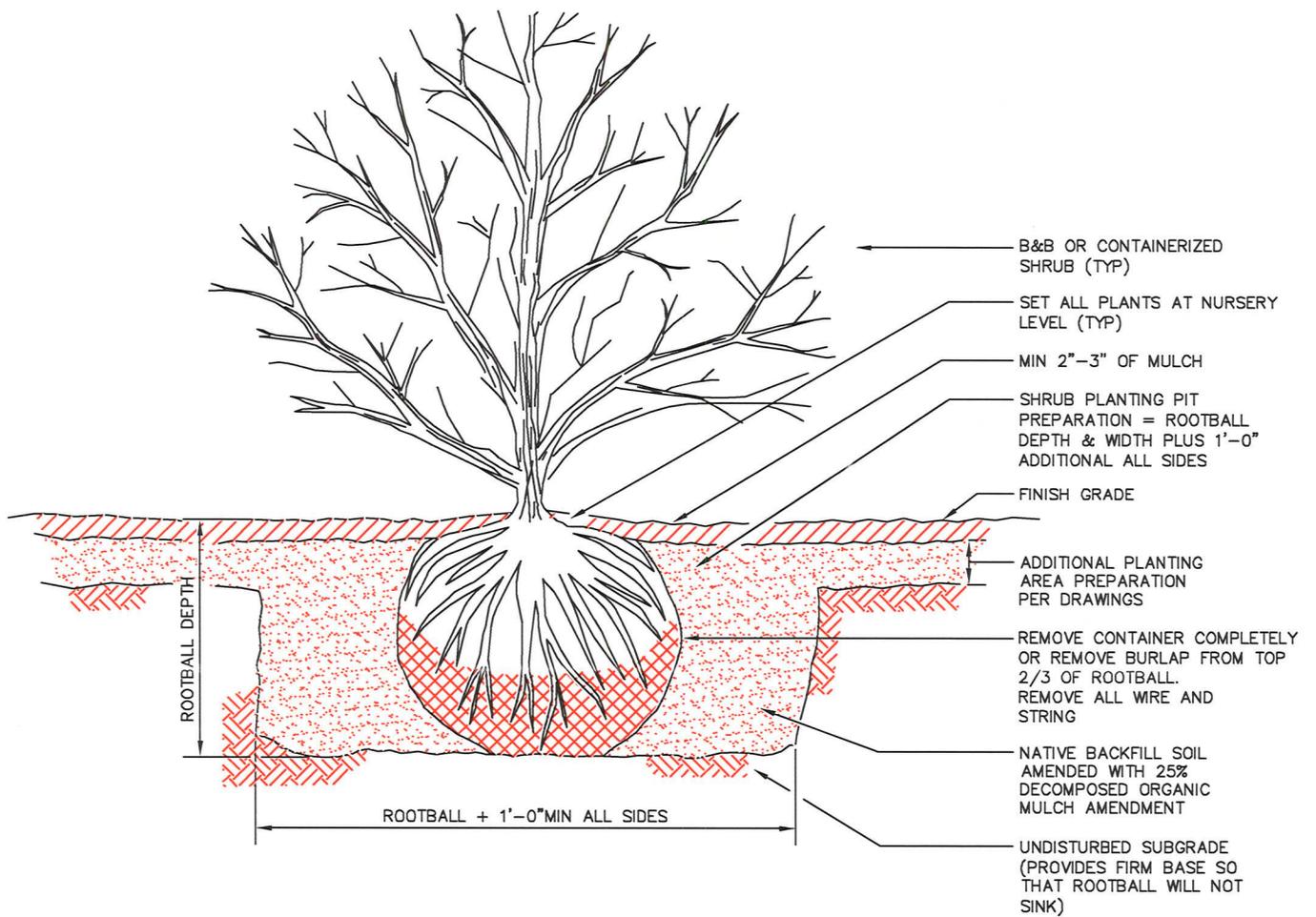


CANDIDATE LIST OF PLANT SPECIES

Scientific Name	Common Name	Container Size	Spacing (On Center)
 <i>Acer macrophyllum</i>	BIGLEAF MAPLE	1 gal	9 ft
 <i>Thuja plicata</i>	WESTERN RED CEDAR	1 gal	9 ft

TYPICAL TREE PLANTING PLAN Brookside Office Building Bellevue WA		
By: GSM	Date: 2/25/2010	Project No. 10111.002
AMEC Geomatrix		Figure 3c

Plot Date: 04/21/09 - 1:59pm, Plotted by: gary.maxwell
 Drawing Path: P:\SanMar Corp\10111-002 Cordova Riparian\17000 CAD\, Drawing Name: Cordova Planting Plan.dwg



PLANT INSTALLATION METHODS Brookside Office Building Bellevue, WA		
By: GSM	Date: 4/21/09	Project No. 10111.002
AMEC Geomatrix		Figure 4