



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

Proposal Name: Brookside Building Vegetation Management

Proposal Address: 11400 SE 6th St and 405 114th Ave. SE

Proposal Description: Land Use review of a vegetation management plan across two properties for work within the stream buffer of Type-F Sturtevant Creek. The management plan proposes long term invasive removal, replanting, and regular maintenance.

File Number: 14-124441-LO

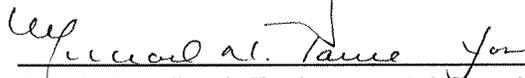
Applicant: J&J Brookside LLC

Decisions Included: Critical Areas Land Use Permit
(Process II. 20.30P)

Planner: Reilly Pittman, Land Use Planner

**State Environmental Policy Act
Threshold Determination:**

Determination of Non-Significance

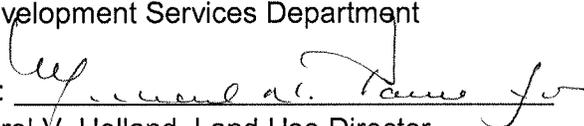


Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision:

Approval with Conditions

Michael A. Brennan, Director
Development Services Department

By: 

Carol V. Helland, Land Use Director

Application Date: February 12, 2014
Notice of Application Publication: March 6, 2014
Decision Publication Date: November 6, 2014
Project/SEPA Appeal Deadline: November 20, 2014

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.

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Attachments

1. Cordova and Brookside Vegetation Management Plans – Enclosed
2. Comments and Responses to Karen Walter – In File
3. SEPA Checklist and Application Materials – In File

I. Proposal Description

The applicant proposes a vegetation management plan to remove invasive species and restore the area with vegetation appropriate for a riparian corridor at the Brookside and Cordova buildings located on separate properties along 114th Avenue SE. Sturtevant Creek is a Type-F stream and crosses both properties. The groundcover and shrub layer expected in the stream buffer is not present on this site as the understory is dominated by Himalayan Blackberry, Reed Canary Grass, English Ivy, Scotch Broom, and Japanese Knot Weed. This Critical Areas Land Use Permit is meant to establish a long term vegetation management plan for the properties under which the site may be maintained. A subsequent grading permit will be required for the actual work.

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

A. Site Description

The project sites are located at 405 114th Ave. SE and 11600 SE 6th Street in the West Bellevue area of Bellevue. The properties front on 114th Ave. SE along the eastern property line and are surrounded to north, west, and south by other commercial uses. Sturtevant Creek enters the northern Cordova property at the north property line and flows south around and under the existing development on the Brookside property before it crosses under SE 6th Street. A majority of the properties is developed with parking and an office building. Sturtevant Creek is a type F Stream that supports fish with documented use by Chinook salmon up to the I-405 crossing. Peamouth and Coho are also use this stream segment. Chinook are listed as "Threatened" under the Endangered Species Act. See figure 1 for site location.

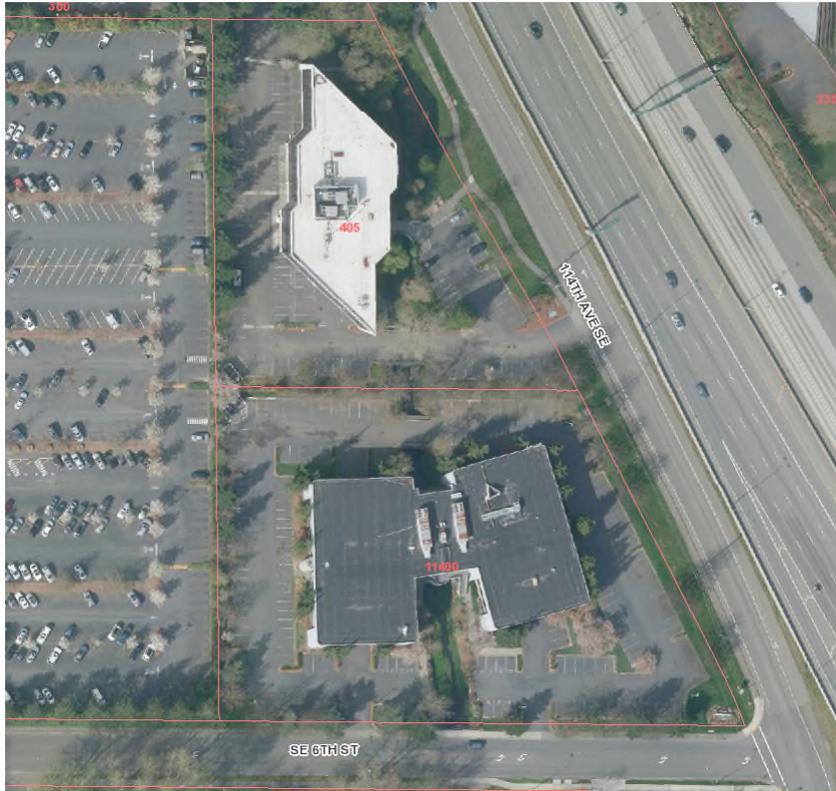


Figure 1

B. Zoning

The properties are zoned OLB, Office and Limited Business. The proposed activities of vegetation removal and replanting are allowed in this zone.

C. Land Use Context

The area has a Comprehensive Plan Land Use designation of OLB, Office and Limited Business.

D. Critical Areas Function and Value, Regulations

i. Streams and Riparian Areas

Most of the elements necessary for a healthy aquatic environment rely on processes sustained by dynamic interaction between the stream and the adjacent riparian area (Naiman et al., 1992). Riparian vegetation in floodplains and along stream banks provides a buffer to help mitigate the impacts of urbanization (Finkenbine et al., 2000 in Bolton and Shellberg, 2001). Riparian areas support healthy stream conditions.

Riparian vegetation, particularly forested riparian areas, affect water temperature by providing shade to reduce solar exposure and regulate high ambient air

temperatures, slowing or preventing increases in water temperature (Brazier and Brown, 1973; Corbett and Lynch, 1985).

Upland and wetland riparian areas retain sediments, nutrients, pesticides, pathogens, and other pollutants that may be present in runoff, protecting water quality in streams (Ecology, 2001; City of Portland 2001). The roots of riparian plants also hold soil and prevent erosion and sedimentation that may affect spawning success or other behaviors, such as feeding.

Both upland and wetland riparian areas reduce the effects of flood flows. Riparian areas and wetlands reduce and desynchronize peak crests and flow rates of floods (Novitzki, 1979; Verry and Boelter, 1979 in Mitsch and Gosselink, 1993). Upland and wetland areas can infiltrate floodflows, which in turn, are released to the stream as baseflow

Stream riparian areas, or buffers, can be a significant factor in determining the quality of wildlife habitat. For example, buffers comprised of native vegetation with multi- canopy structure, snags, and down logs provide habitat for the greatest range of wildlife species (McMillan, 2000). Vegetated riparian areas also provide a source of large woody debris that helps create and maintain diverse in-stream habitat, as well as create woody debris jams that store sediments and moderate flood velocities.

Sparsely vegetated or vegetated buffers with non-native species may not perform the needed functions of stream buffers. In cases where the buffer is not well vegetated, it is necessary to either increase the buffer width or require that the standard buffer width be restored or revegetated (May 2003). Until the newly planted buffer is established the near term goals for buffer functions may not be attained.

Riparian areas often have shallow groundwater tables, as well as areas where groundwater and surface waters interact. Groundwater flows out of riparian wetlands, seeps, and springs to support stream baseflows. Surface water that flows into riparian areas during floods or as direct precipitation infiltrates into groundwater in riparian areas and is stored for later discharge to the stream (Ecology, 2001; City of Portland, 2001).

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The OLB zoning dimensional requirements found in LUC 20.20.010 do not apply to this project as no structure is proposed to be constructed.

B. Critical Areas Requirements LUC 20.25H:

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area or critical area buffer.

The proposed vegetation management work is located within the 50-foot stream buffer required for developed sites. The performance standards identified in the table below apply:

| Critical Area | Performance Standards |
|---------------|-----------------------|
| Streams | 20.25H.055.C.3.i |

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

Vegetation management is an allowed use in a critical area or critical area buffer provided a Critical Areas Land Use Permit is approved. The project proposal in question is to remove invasive species within a stream buffer and restore with native plants. Vegetation management plans for uses other than public may be approved subject to the following:

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

See above site description in section II of this report. The site is currently developed with offices and parking lot. The vegetation management area is along the stream buffer of Sturtevant Creek. Existing vegetation consists of trees, lawn, ornamental landscaping, and invasive ground cover. The stream buffer on this site is degraded primarily by the existing development, but the value of the buffer is also reduced by the invasive species coverage.

2. A site history;

Flooding has historically been an issue on this site and resulted in the permitted installation of larger stream culverts under the stream crossings which provide access to the properties from 114th Ave. SE. Parts of the stream buffer were restored as mitigation for the newer culverts. The vegetation has been managed previously on both of these properties. Removal of invasive species is allowed and encouraged by the City, however, only with appropriate permits. This vegetation management plan is intended to allow coordinated removal of the invasive vegetation and replacement with native plants over a longer term than is usually allowed though normal clearing and grading permits alone.

3. A discussion of the plan objectives;

The objective of the vegetation management on this site is to remove the invasive species on-site over time in order to restore lost stream buffer functions and to increase the professional appearance of the property as the applicant desires. The plans noted a goal of having no more than 20 percent coverage by invasive species. This goal is required as a condition of approval and the maintenance and monitoring reporting shall be done to show the progress on achieving this goal. This approval is not meant to only allow mowing and pruning but must achieve reduction in the invasive species coverage over time. Future approval of this activity will be based on documentation that progress is made toward achieving reduction of invasive species coverage. See Section X for related conditions of approval.

4. A description of all sensitive features;

The only sensitive features on this site are the stream and stream buffer.

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

Sturtevant Creek is a low-gradient, single-channel stream averaging 6 to 8 feet wide and 2 to 12 inches deep. The stream is a pool/riffle complex, with no large woody debris. Chinook, Coho salmon and Peamouth chub are known to use Sturtevant Creek. The stream is shaded by the existing mature trees on the property. The understory vegetation is dominated by landscaping vegetation, lawn, and significant coverage by invasive species. Overall habitat conditions on this site are poor due mainly to the impacts from the surrounding urban development.

6. Allowed work windows;

No work is occurring in the water associated with this permit and is not subject to salmon spawning work windows.

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

See figure 2 below for location of invasive species.



Figure 2

8. Short- and long-term management prescriptions, including characterization of trees and vegetation to be removed, and restoration and revegetation plans with native species, including native species with a lower growth habit. Such restoration and revegetation plans shall demonstrate that the proposed Vegetation Management Plan will not significantly diminish the

functions and values of the critical area or alter the forest and habitat characteristics of the site over time.

All trees on-site are proposed to remain unless they are hazardous or dead. Prior tree removal was necessary due to damage by beaver activity. If trees are proposed for removal the plan establishes a replanting requirement. This vegetation management plan proposes to remove existing invasive species and restore the stream buffer with native plants. Removal of the invasive species and restoration will help to improve the condition of the stream buffer. Removing invasives and replanting will increase the functions and values of this degraded riparian corridor on this site over time and remove seed sources for noxious species. This approval is for the overall vegetation management plan; subsequent clearing and grading permit(s) will be needed. Tracking of activity for invasive removal, replanting, and monitoring is required. Reports are required to be submitted annually. A copy of the report is required to be sent to the City. The Muckleshoot Tribe Fisheries Division is also required to receive a copy of the report. A maintenance surety is required to be submitted under the future clearing and grading permit. See Conditions of Approval in Section X of this report.

IV. Public Notice and Comment

| | |
|---------------------------|-------------------|
| Application Date: | February 12, 2014 |
| Public Notice (500 feet): | March 6, 2014 |
| Minimum Comment Period: | March 13, 2014 |

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin and Seattle Times on March 6, 2014. Notice was also mailed to property owners within 500 feet of the project site. Requests for project information and comments were submitted by Karen Walter with the Muckleshoot Tribe Fisheries Division. Responses to the comments are provided in the project file.

V. Summary of Technical Reviews

A. Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development and will review the future permit to ensure conformance with erosion and sediment control BMPs.

VI. State Environmental Policy Act (SEPA)

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

A. Earth, Air, and Water

No large-scale earthmoving activity is proposed. Exposed soils will be covered with mulch or erosion control blankets, jute matting, etc. to prevent erosion. Erosion and sedimentation control requirements and BMPs will be reviewed by the Clearing and Grading Department.

B. Plants and Animals

The proposed planting will improve the riparian vegetation along this stream which contains salmon. No significant trees will be removed with this proposal unless determined to be hazardous or diseased. Any trees removed will be replaced per the submitted plans. Tree removal requires a separate grading permit application. Vegetation to be removed is invasive or noxious species. Replacement with native vegetation will improve any habitat functions and values the site provides. Planting shall be as proposed in the submitted vegetation management plan. See Section X for related conditions of approval.

D. Noise

The site is adjacent to commercial uses and I-405 which generates noise. The only noise anticipated as a result of this work will be from equipment used to remove the invasive vegetation. Any noise is regulated by Chapter 9.18 BCC. See Section X for a related condition of approval.

VII. Changes to Proposal Due to Staff Review

The applicant modified the vegetation management plan to include the adjacent Cordova property which was previously approved for the same vegetation management activity. The intent was to establish vegetation management across both commonly owned property but the approval for the Cordova building expired. This approval establishes the same plan across both properties.

VIII. Decision Criteria

A. 20.30P.140 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:

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

The applicant must obtain a clearing and grading permit before beginning any work. This clearing and grading permit plans must clearly identify the areas of invasive species, their type, and establish a plan for removal that has the goal of no more than 20 percent coverage of invasive vegetation by the end of the 6 years allowed for this activity. Clearing and grading permits only have a three year life. A second clearing and grading permit will be required in year three to achieve the remaining three years approved. Future modifications beyond the approved activity covered in this report may require a new Critical Areas Land Use Permit. Future tree removals will require a clearing and grading permit to demonstrate the trees are hazardous, meeting criteria in the Land Use Code for hazardous tree removal in a critical area. See Conditions of Approval in Section X of this report.

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

The proposed vegetation management will enhance the habitat potential of the stream buffer beyond the existing condition over time by removing invasive and noxious species and restoring the area with native species.

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

As discussed in Section III of this report, the performance standards of LUC Section 20.25H.055.C.3.i are being met.

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

The proposed activity will not affect public services or facilities.

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

The proposed activity is for on-going vegetation management of the subject site. This vegetation management will improve the stream buffer by removing invasive plants. A maintenance log of activities on the site as proposed in the vegetation management plan shall be submitted to the City annually to demonstrate the

vegetation management plan is being implemented. A maintenance surety will be required based a cost estimate. See Conditions of Approval in Section X of this report.

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

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

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Director of Development Services Department does hereby **approve with conditions** the vegetation management proposed within the stream buffer of Sturtevant Creek on the site located at 11400 SE 6th St and 405 114th Ave. SE. **Approval of this Critical Areas Land Use Permit for vegetation management does not constitute a permit for construction. A Clearing and Grading permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

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

X. Conditions of Approval

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

| <u>Applicable Ordinances</u> | <u>Contact Person</u> |
|--------------------------------------|------------------------------|
| Clearing and Grading Code- BCC 23.76 | Tom McFarlane, 425-452-5207 |
| Land Use Code- BCC Title 20 | Reilly Pittman, 425-452-4350 |
| Noise Control- BCC 9.18 | Reilly Pittman, 425-452-2973 |

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

- 1. Clearing/Grading Permit Required:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a clearing and grading permit. Clearing and grading permit 14-124443-GB must be approved prior to work commencing. Plans submitted as part of the clearing and grading permit application must be consistent with the vegetation management plan allowed under this approval. A separate grading permit

is required for any tree removal.

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

- 2. Term of Approval:** The vegetation management approved on both properties is allowed for six years. A clearing and grading permit expires after three years. A second clearing and grading permit is required to be submitted in year three to obtain the last three years allowed. A new vegetation management plan under a Critical Areas Land Use Permit will be required after six years.

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

- 3. Project Plans:** The plans for the clearing and grading permit must show details of where the invasive plants are located.

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

- 4. Project Goal:** The vegetation management plan is required to have a goal of reaching 20 percent or less invasive species coverage across each property. The approval of further activity in the future is contingent upon demonstrating reduction in invasive species rather than continued maintenance.

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

- 5. Maintenance Reporting:** A report of all maintenance and activity shall be submitted yearly to the Land Use Department for a period of three years or until Land Use staff releases the maintenance surety if 20 percent invasive coverage or less is achieved. Reporting may be extended to the full six years if staff determines it is necessary based on progress at the time of the second grading permit application. Reports can be emailed to Reilly Pittman at rpittman@bellevuewa.gov. A copy of the reporting is also required to be submitted to Karen Walter with the Muckleshoot Tribe Fisheries Division at kwalter@muckleshoot.nsn.us.

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

- 6. Maintenance Surety:** A maintenance surety is required to be held for three years to ensure reporting is submitted. At the end of 3 years an inspection by Land Use staff is

needed to release the surety. All reporting must be submitted for release. Staff may require an additional three years of reporting based on progress made at reducing invasive coverage.

Authority: Land Use Code 20.30P.140

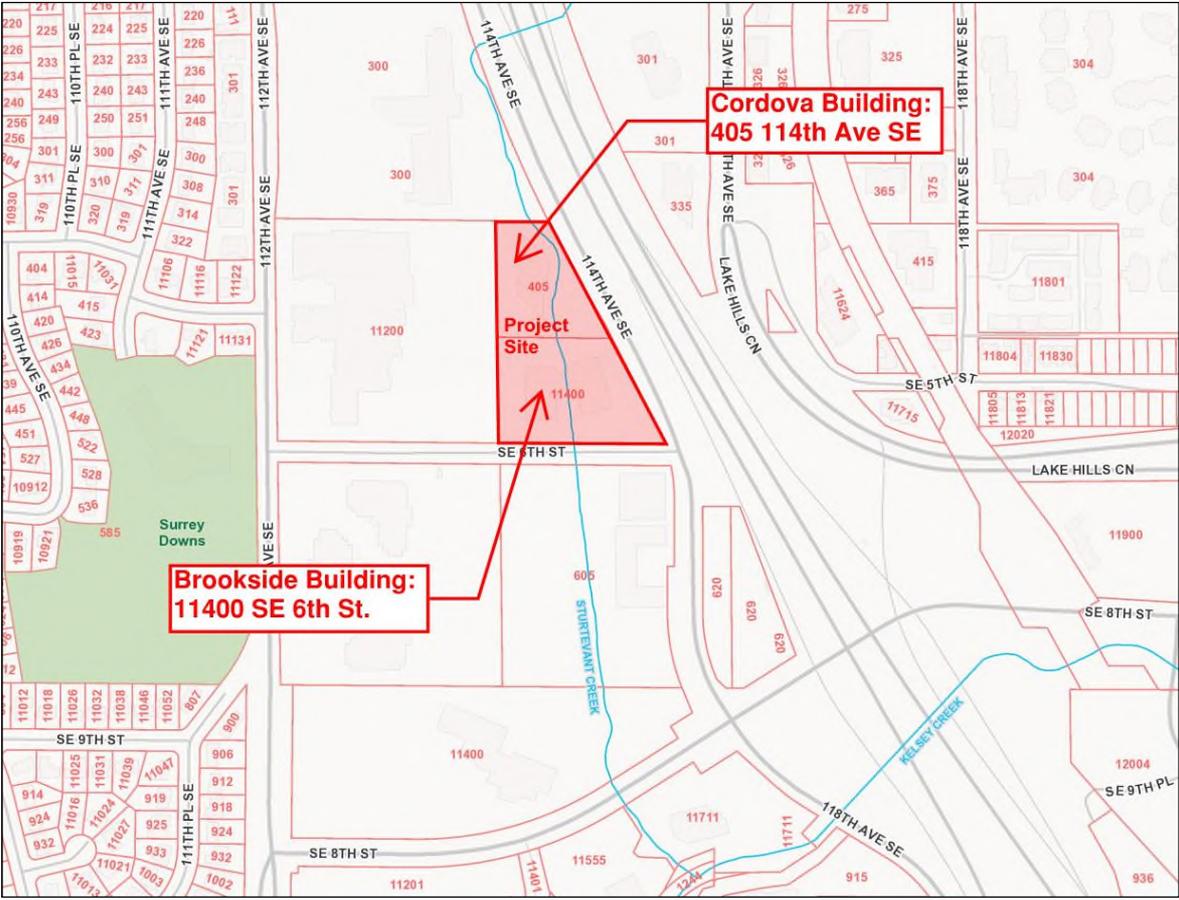
Reviewer: Reilly Pittman, Development Services Department

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

Authority: Bellevue City Code 9.18

Reviewer: Reilly Pittman, Development Services Department

Brookside Building Vegetation Management Vicinity Map





CONFLUENCE
ENVIRONMENTAL COMPANY

REPORT

**CORDOVA BUILDING
VEGETATION MANAGEMENT PLAN**

Prepared for:

J&J Bellevue LLC
September 16, 2014



Prepared by:

Confluence Environmental Company
146 N. Canal St., Ste. 111
Seattle, WA 98103
206.397.3741
www.confenv.com

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Cordova Building

VEGETATION MANAGEMENT PLAN

Prepared for:

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

Attn: Jon Skipworth

Authored by:

Kerrie McArthur
Confluence Environmental Company

September 16, 2014

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CORDOVA BUILDING REVISED VEGETATION MANAGEMENT PLAN

1.0 INTRODUCTION

J&J Bellevue, LLC (J&J Bellevue) manages the property known as the Cordova Building along Sturtevant Creek located at 405 114th Avenue, 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, J&J Bellevue 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 J&J Bellevue, per Bellevue City Code (BCC) 20.25H.055.C.3(i). This report documents J&J Bellevue's approach to managing vegetation within their property.

1.1 *Site History*

The Cordova Building is a three-story building that was constructed in 1982. 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 stream bank 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 J&J Bellevue be removed to eliminate seed sources of invasive species from establishing in the mitigation area. As a result, a vegetation management plan for the Cordova Building (AMEC 2009) was submitted and approved by the City of Bellevue (City). This Vegetation Management Plan for the Cordova Building updates the AMEC 2009 report and addresses routine maintenance and invasive species removal. This vegetation plan mimics the Vegetation Management Plan for the adjacent Brookside Building (Confluence 2014).

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 24 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. Chinook, sockeye and coho salmon and peamouth chub are known to use Sturtevant Creek (Bellevue 2009). 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 Avenue 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. Table 3 summarizes anticipated maintenance activities. While these activities may not occur every year, they would likely occur in the month(s) identified.

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.

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Table 3 Anticipated Maintenance Schedule

| Activity* | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|--------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Plant Installation | | | X | X | | | | | X | X | | |
| Watering | | | | | | X | X | X | X | | | |
| Weeding | | | | | X | | | X | | | | |
| Dead Plant Removal | | | | | X | | | | | | | |
| Mowing | X | X | X | X | X | X | X | X | X | X | X | X |

*Activities may not occur each year, but would likely occur in the designated month(s).

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3.0 MAINTENANCE LOG

Maintenance activities that occur in the Sturtevant Creek buffer will be recorded in a maintenance log. The maintenance log will be updated monthly and available for review by the project biologist at any time. For each maintenance activity (e.g. mowing, invasive species removal, 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, including a notation that no work occurred within any given month.

The maintenance log for the calendar year will be forwarded to the project biologist by January 5th of the following year so that the yearly summary report can be prepared (see Section 4.0, below). For example, the maintenance log for work occurring in 2014 will be submitted to the project biologist by January 5, 2015.

4.0 REPORTING

Once a year for a period of three years, a summary report will be completed by the project biologist and submitted to the City. The report will summarize the maintenance that occurred throughout the calendar year, track vegetation removal and replanting that occurred during the year and discuss compliance with the vegetation maintenance plan. The report will also include copies of the maintenance logs as an appendix. Summary reports will be submitted to the City by January 31 of the following calendar year. For example, the 2014 Summary Report will be submitted to the City by January 31, 2015.

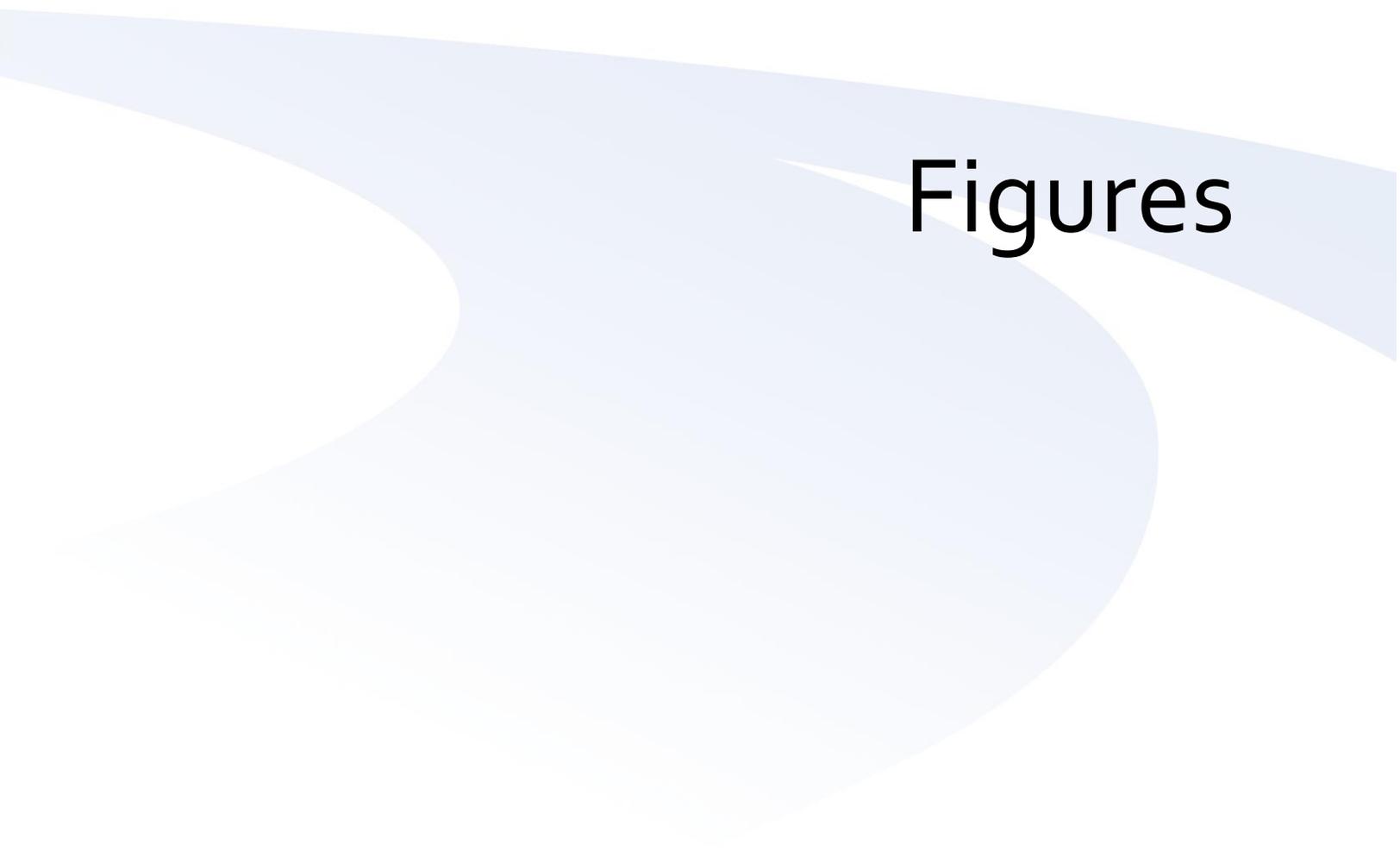
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Figures

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FIGURE 1
Site Vicinity

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

Prepared on: 9/16/2014
Prepared by: KAM
Map/Data Source: Esri, Inc. 2013

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FIGURE 2

Vegetation Management Area and Invasive Species Presence

CORDOVA OFFICE BUILDING VEGETATION MANAGEMENT PLAN

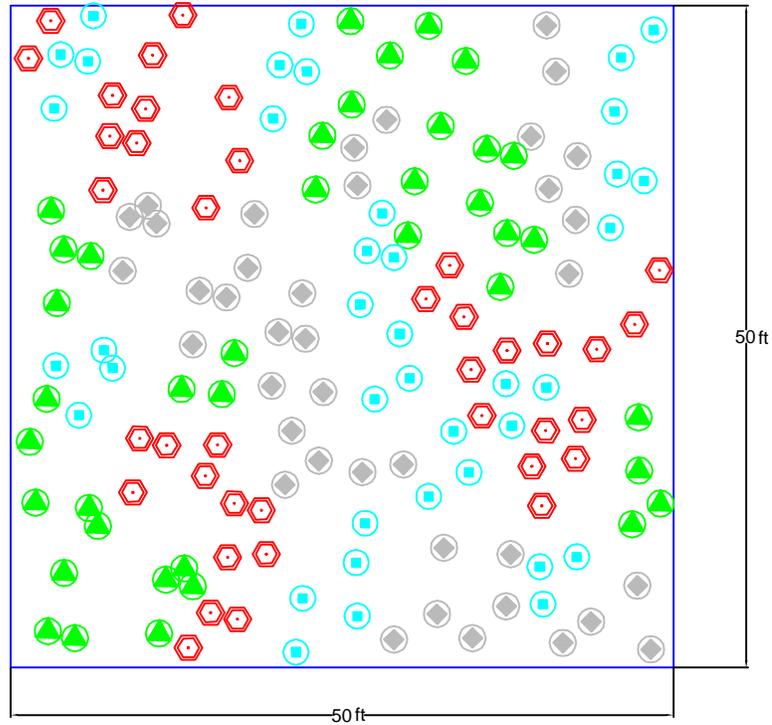
Bellevue, WA
for Lake Washington Partners, LLC

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



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PLANTING PLAN



CANDIDATE LIST OF PLANT SPECIES

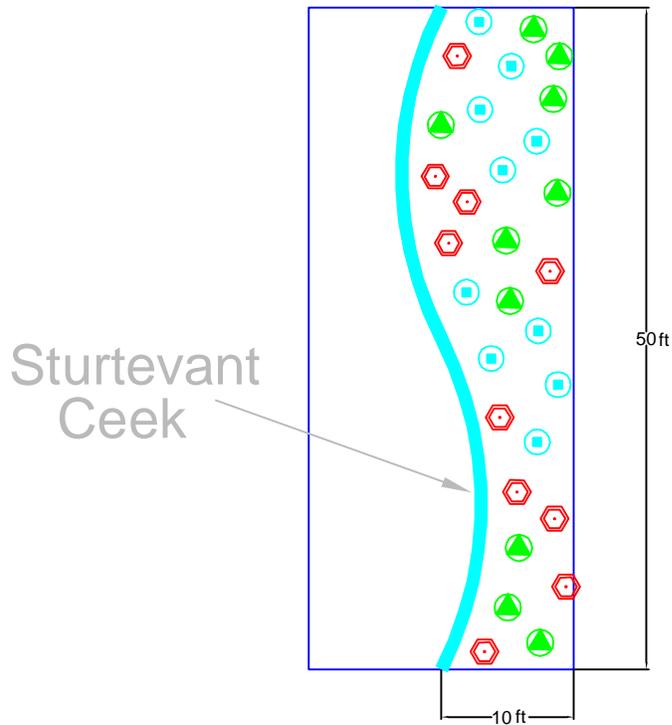
| Scientific Name | Common Name | Container Size | Spacing (On Center) |
|---|--------------------------|----------------|---------------------|
|  <i>Ribes bracteosum</i> | CALIFORNIA BLACK CURRANT | 1 gal | 4 ft |
|  <i>Menziesia ferruginea</i> | FALSE AZALEA | 1 gal | 4 ft |
|  <i>Rosa nutkana</i>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

| | | |
|---|---------------|-----------------------|
| TYPICAL SHRUB PLANTING PLAN Cordova Office Building Bellevue, Washington | | |
| By: GSM | Date: 9/10/09 | Project No. 10111.002 |
| AMEC Geomatrix | | Figure 3a |

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

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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

Cordova Office Building
Bellevue, Washington

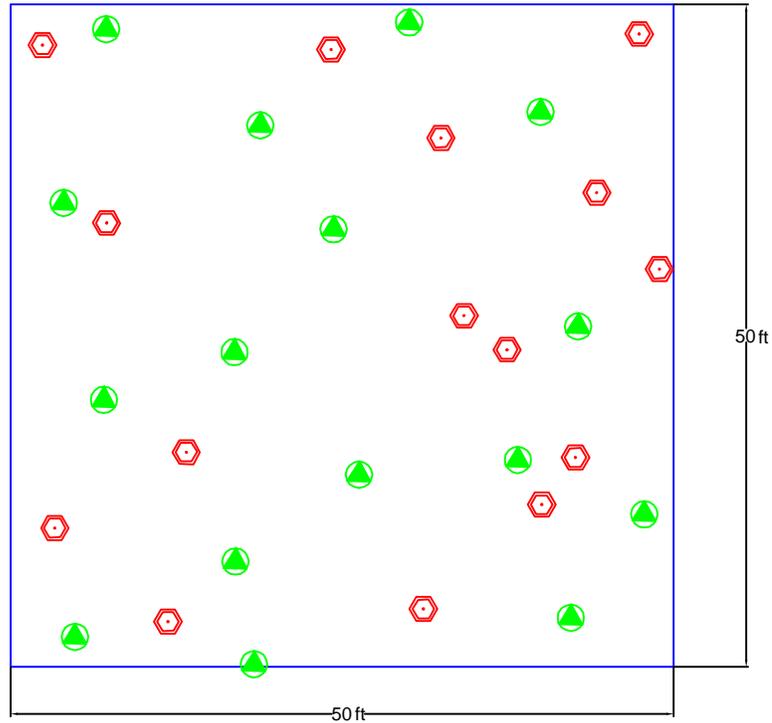
By: GSM Date: 9/10/09 Project No. 10111.002

AMEC Geomatrix

Figure 3b

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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

Cordova Office Building
Bellevue, Washington

By: GSM Date: 2/25/2010 Project No. 10111.002

AMEC Geomatrix

Figure 3c

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CONFLUENCE
ENVIRONMENTAL COMPANY

REPORT

**BROOKSIDE BUILDING
REVISED VEGETATION MANAGEMENT PLAN**

Prepared for:

J&J Brookside LLC
September 16, 2014



Prepared by:

Confluence Environmental Company
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Brookside Building

REVISED VEGETATION MANAGEMENT PLAN

Prepared for:

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

Attn: Jon Skipworth

Authored by:

Kerrie McArthur
Confluence Environmental Company

September 16, 2014

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BROOKSIDE BUILDING REVISED 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 stream bank 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 Avenue 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. Table 3 summarizes anticipated maintenance activities. While these activities may not occur every year, they would likely occur in the month(s) identified.

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.

Table 3 Anticipated Maintenance Schedule

| Activity* | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|--------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Plant Installation | | | X | X | | | | | X | X | | |
| Watering | | | | | | X | X | X | X | | | |
| Weeding | | | | | X | | | X | | | | |
| Dead Plant Removal | | | | | X | | | | | | | |
| Mowing | X | X | X | X | X | X | X | X | X | X | X | X |

*Activities may not occur each year, but would likely occur in the designated month(s).

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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 the Sturtevant Creek buffer will be recorded in a maintenance log. The maintenance log will be updated monthly and available for review by the project biologist at any time. For each maintenance activity (e.g. mowing, invasive species removal, 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, including a notation that no work occurred within any given month.

The maintenance log will for the calendar year will be forwarded to the project biologist by January 5th of the following year so that the yearly summary report can be prepared (see Section 4.0, below). For example, the maintenance log for work occurring in 2014 will be submitted to the project biologist by January 5, 2015.

4.0 REPORTING

Once a year for a period of three years, a summary report will be completed by the project biologist and submitted to the City. The report will summarize the maintenance that occurred throughout the calendar year, track vegetation removal and replanting that occurred during the year and discuss compliance with the vegetation maintenance plan. The report will also include copies of the maintenance logs as an appendix. Summary reports will be submitted to the City by January 31 of the following calendar year. For example, the 2014 Summary Report will be submitted to the City by January 31, 2015.

5.0 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

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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

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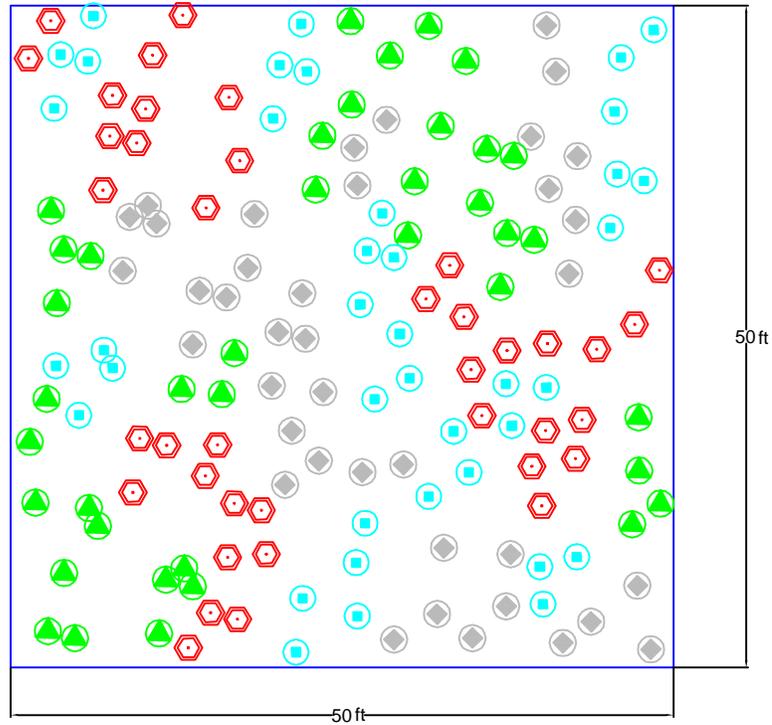
FIGURE 2
Vegetation Management Area and Invasive Species Presence

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

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PLANTING PLAN



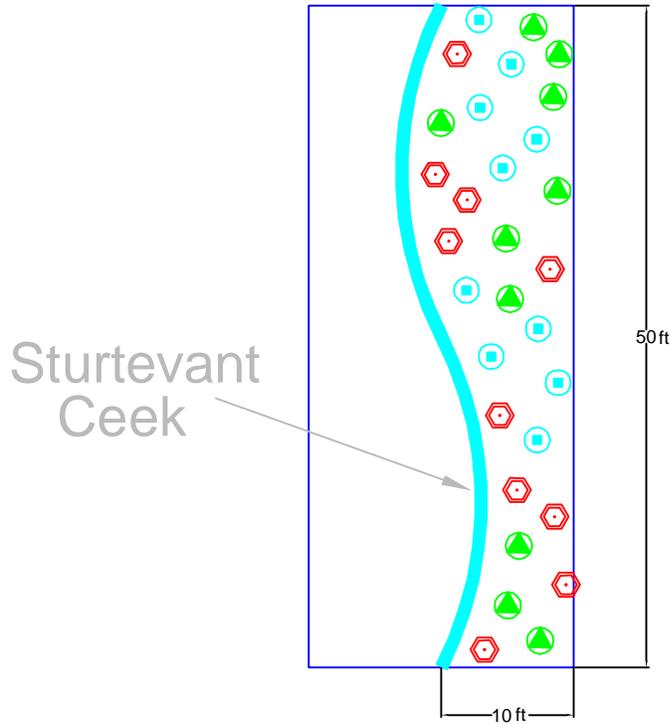
CANDIDATE LIST OF PLANT SPECIES

| 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 |

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

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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

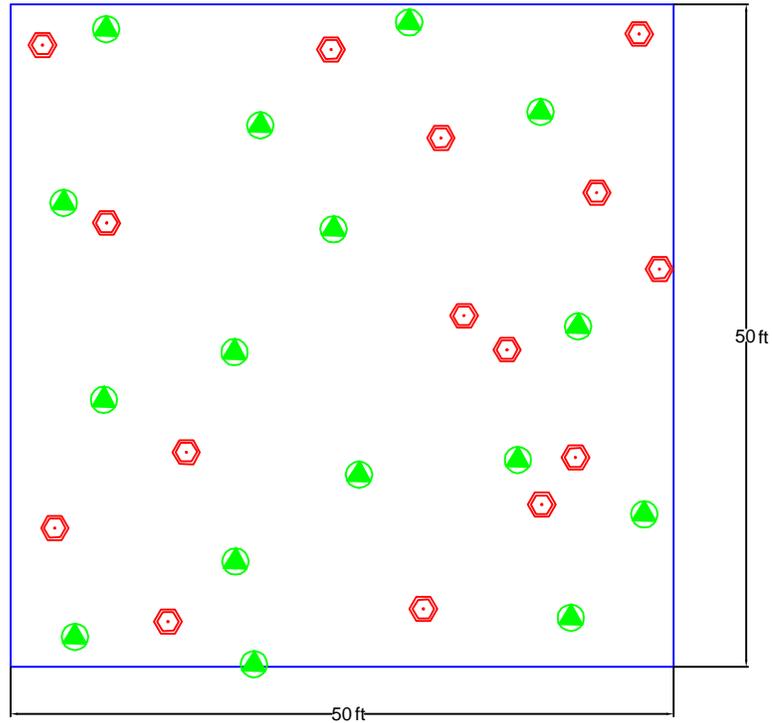
By: GSM Date: 9/10/09 Project No. 10111.002

AMEC Geomatrix

Figure 3b

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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

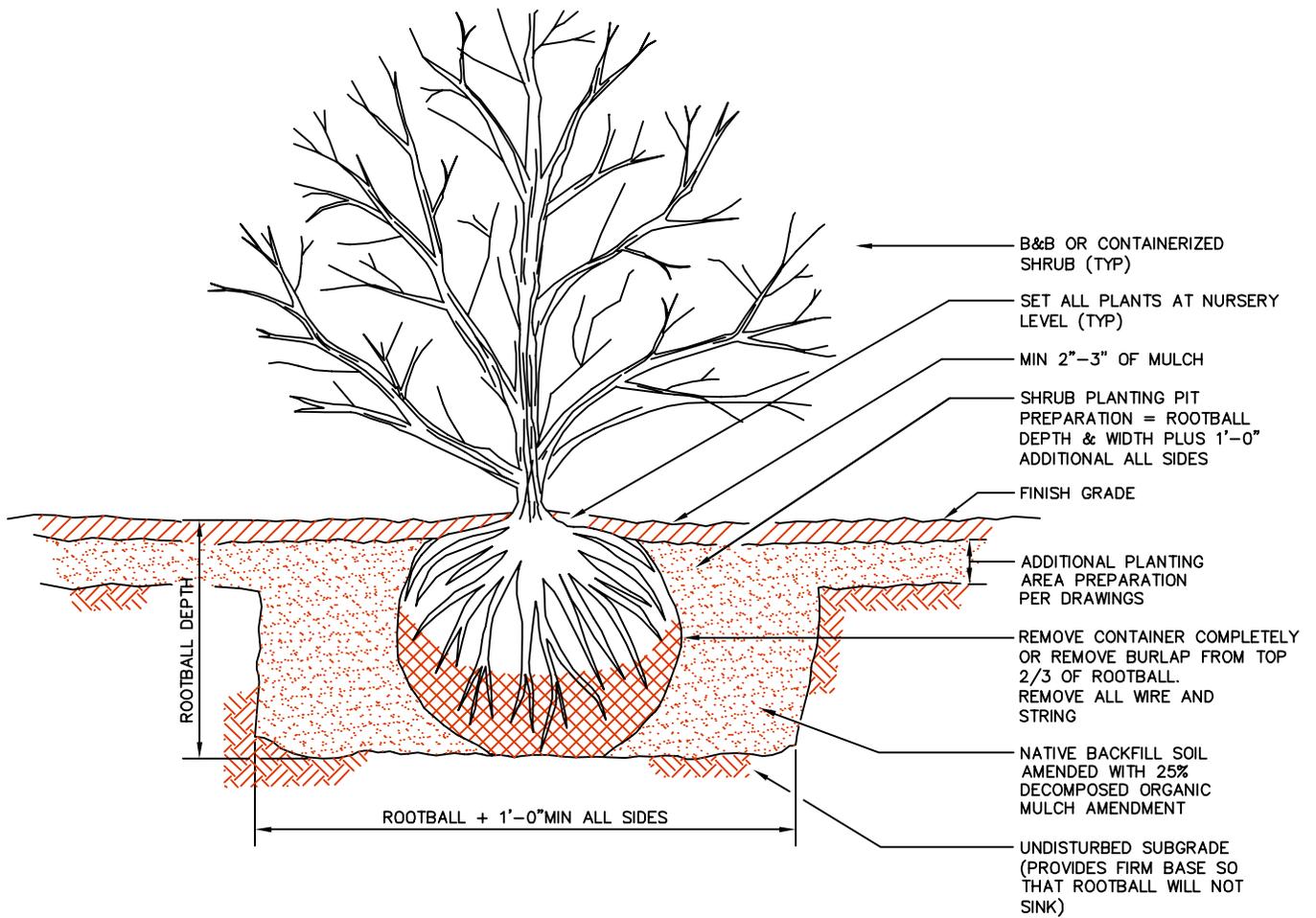
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AMEC Geomatrix

Figure 3c

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



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

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