



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. 14-126105-LL and 14-126106-LO

Project Name/Address: Newport View Plat/6250 120th Ave SE

Planner: Drew Folsom

Phone Number: (425) 452-4441

Minimum Comment Period: June 2, 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

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.

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: **Triad-Fransen Development**

Proponent: **Triad-Fransen Development**

Contact Person: **Jeff Fransen**

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **2801 Alaskan Way, Pier 70 Suite 107, Seattle, WA 98121**

Phone: **(425) 344-8833**

Proposal Title: **Newport View Preliminary Plat**

Proposal Location: **NE Corner of the intersection of SE 64th Street and 120th Avenue SE. See attached legal description and vicinity map.**

(Street address and nearest cross street or intersection) Provide a legal description if available.

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

1. General description: **The Newport View Preliminary Plat is a proposed 17 single-family lot subdivision of 4.03 acres in the R-5 Zone of the City of Bellevue. The site is made up of two existing tax parcels; 3343301725 and 3343301726. Access to the site is proposed as a new public road (cul-de-sac) intersecting 120th Avenue SE. The site is vacant, undeveloped land and is currently partially forested and heavily vegetated with scrub-shrubs including invasive Himalayan blackberry, Scot's broom and English ivy. The site generally slopes down from east to west between 10% to 30%, with some limited steep slopes.**
2. Acreage of site: **4.03 acres.**
3. Number of dwelling units/buildings to be demolished: None. **The site is vacant / undeveloped land.**
4. Number of dwelling units/buildings to be constructed: **The proposal is for 17 single-family homesites.**
5. Square footage of buildings to be demolished: **Not applicable as the site is vacant.**
6. Square footage of buildings to be constructed: **Homes will be built following final subdivision approval. The project anticipates homes will be in the 2,500 square foot to 4,000 square foot range.**
7. Quantity of earth movement (in cubic yards): **21,162 cubic yards.**
8. Proposed land use: **Single-family residential.**
9. Design features, including building height, number of stories and proposed exterior materials: **The Applicant anticipates two story homes; maximum 30' height (flat roof), maximum 35' height (ridge**

of pitched roof). Exterior building materials to be wood, manufactured wood product, metal, brick, stone and/or stucco.

10. Other

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

Construction of the project is proposed to begin in the spring / summer of 2014 with home construction following in 2014 and 2015.

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

No.

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

**Geotechnical and Critical Areas Report, ABPB Consulting; 2/2014.
Arborist Report, Creative Landscape Solutions; 2/2014.
Wildlife Habitat Study, The Watershed Company; 5/2007.
Technical Memorandum, Habitat Assessment Update, The Watershed Company; 8/2013.
Mitigation Report, The Watershed Company; 2/2014.
Drainage Analysis and Preliminary Stormwater Control Plan, Goldsmith; 2/2014**

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.

The applicant is not aware of any pending proposals that would affect the property.

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: Preliminary Plat; Utility Extension; Critical Areas Land Use Permit; Clearing and Grading; Final Plat.
NPDES: General Permit To Discharge Stormwater, Washington State Department of Ecology.
Puget Sound Energy: Electric and natural gas service.
Other: Dry utilities.**

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

DF 5/19/2014

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)?

Generally, site slopes vary from about ten percent to thirty percent. The steepest slope on the site is approximately +40%.

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.

Most of the site is underlain by very dense, silty, gravelly sand (Glacial Till). See the Geotechnical and Critical Area Report by ABPB Consulting, February 2014.

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

There are no indications or history of unstable soils in the immediate vicinity.

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

Approximately 21,162 cubic yards of earthwork / grading is proposed at the time of site improvement construction, pursuant to the approved preliminary plat and construction plans. Grading is planned as on-site excavation and fill, and potentially imported structural fill if required. Excess cut will be utilized on site and no export is anticipated.

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

Erosion could occur as a result of clearing / grading and construction. However, site management during earth moving activities will include best management practices (BMP) through an approved temporary erosion and sedimentation control plan (TESCP), prepared and approved as part of the engineering review. Also, a NPDES Permit will be required by the Washington State Department of Ecology.

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

A maximum of approximately 60% of the developable area of the project site would be covered with impervious surfaces including paved roads, concrete sidewalks, driveway, rooftops and the stormwater vault.

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

An approved TESCP Plan will be followed during construction activities. BMP's will be utilized to reduce or control erosion and other impacts to earth, including silt fencing, straw bales, mulching or plastic covering, construction entrance, check dams, hydroseed, etc. All construction activities, site improvements and building construction will be consistent with the geotechnical recommendations and City of Bellevue requirements.

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.

The primary source of air pollutants generated during infrastructure improvements and home construction would be attributable to vehicle emissions from construction equipment, dust from site grading operations, and trips to and from the project site by construction employees.

Emissions from the completed project would be those commonly associated with a single-family home residential development.

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

None known.

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

Emissions from construction equipment and trucks would be reduced by using well-maintained equipment. Avoiding prolonged periods of vehicle idling and engine-powered equipment would also reduce emissions. Dust abatement / dust control measures may be implemented during construction if necessary per the approved TESC plan. By implementing BMPs and following prescribed mitigation measures, on-site construction activities are not likely to substantially affect air quality in the project vicinity.

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.

There are no surface water bodies on, or in the immediate vicinity of, the site.

(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.

No.

(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.

No fill or dredge material will be placed in, or removed from, surface water or wetlands.

(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.

Not applicable.

DF 5/19/2014

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.

Source of runoff is minor off-site flow and direct rainfall. Stormwater will be managed per City of Bellevue Surface Water Engineering Standards. Stormwater will be collected, treated and detained in the proposed on-site stormwater vault located adjacent to 120th Avenue SE. Stormwater will be discharged to the downstream system via the existing catch basin located near the SW corner of the property, within 120th Avenue SE.

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

No. Sediment laden water (silts) will be controlled by project BMPs, the approved TESC plan and approved General Permit to Discharge Stormwater.

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

The project will comply with City of Bellevue requirements including the City of Bellevue Surface Water Engineering Standards. See Goldsmith's Drainage Analysis and Preliminary Stormwater Control Plan submitted with the preliminary plat.

4. Plants

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

- deciduous tree: alder, maple, aspen, **other (Pacific madrona), Bitter Cherry, Cottonwood**
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation (**Himalayan blackberry, Scot's broom and English ivy**)

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

All vegetation will be removed from the proposed road right-of-way, stormwater tract, and home footprint areas. Vegetation will be retained and/or enhanced within the proposed native growth protection tracts and native growth protection easements per the Critical Area Mitigation and Enhancement Plan prepared by The Watershed Company. Non-native species will be removed, controlled, and areas replanted with native species as appropriate. Trees will be retained per the tree retention plan included in the preliminary plat.

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

No threatened or endangered species are known to be present on-site or in the immediate vicinity of the project site. See the Wildlife Habitat Study and Habitat Assessment Update prepared by The Watershed Company and included with the preliminary plat.

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

The project will retain trees per the tree retention plan. As discussed above, vegetation will be retained and/or enhanced within the proposed native growth protection tracts and native growth protection easements per the Critical Area Mitigation and Enhancement Plan prepared by The Watershed Company. Non-native species will be removed, controlled, and areas replanted with native species as appropriate. Street trees will also be provided along 120th Avenue SE and along the proposed neighborhood cul-de-sac. Landscaping will also be provided within the proposed planter strips within the right-of-way.

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 (small mammals: i.e. Squirrels, Moles, etc.)

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

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

None known.

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

No.

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

There are two planned native growth protection tracts which will be enhanced per the Critical Area Mitigation and Enhancement Plan by The Watershed Company. These two natural areas, combined with planned native growth protection easements which include tree retention and native vegetation enhancement will provide habitat in accordance with the City of Bellevue's landscaping requirements.

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.

Electric Power – power / heating and cooling.

Natural Gas – heating.

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

No. The site is sloped from the west, down to the east where it borders 120th Avenue SE. Due to the nature of the topography and adjacent right-of-way, adjacent properties will have the same solar access as the proposed properties. No adverse impact to potential use of solar power by adjacent property owners is anticipated.

- 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:

Construction will comply with Federal, State and local energy requirements.

7. Environmental Health

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

No environmental health hazards are expected as a result of this proposal.

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

None.

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

Construction contractors will follow standard safety practices for site development and home construction.

- b. Noise

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

No known sources of noise exist in the area which would affect the project. Current noise at the project site is consistent with that associated with a residential neighborhood.

- (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 levels associated with site development (clearing and grading), and single family home construction would be expected for the short term. Noise levels associated with a single-family residential neighborhood would be expected for the long term. The City of Bellevue regulates noise associated with construction per the City Code.

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

Construction noise will adhere to the requirements of the City of Bellevue City Code.

8. Land and Shoreline Use

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

The project site is currently undeveloped, vacant land. West of the site is existing 120th Avenue SE improved right-of-way. South of the site is SE 64th Street unimproved right-of-way. North of the site is vacant land as well as a large existing church site. East of the project are platted, developed, single family home-sites.

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

No.

- c. Describe any structures on the site.

There are no structures on the site.

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

No.

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

The current zoning is R-5.

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

SF-H. Single Family High Density – up to 5 units per acre.

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

Not Applicable.

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

Yes. There are limited areas of steep slopes on the property (slopes over 40%). A Geotechnical and Critical Area Report has been prepared by ABPB Consulting, and is included with the preliminary plat. As noted in the report, there are four limited areas of steep slope on the site. Steep slope area C, as well as a portion of steep slope area A, are located in areas of ‘cut’ associated with the existing logging road. Steep slope area B is located in an area of ‘fill’ associated with the existing logging road. Steep slope area D is a small (1,745 square feet) naturally occurring slope. The remaining portion of steep slope area A not associated with ‘cut’ for the existing roadway is also a small, naturally occurring slope. See the attached Existing Conditions / Slope Categories plan sheet from the preliminary plat for the referenced steep slope areas.

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

Assuming 2.6 people per household, approximately 42 people would reside in the completed project.

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

None. The project site is vacant, undeveloped land.

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

None; not applicable.

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

The proposal is a single-family residential development which is compatible with existing and projected land uses and plans per the zoning and the Comprehensive Plan.

9. Housing

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

Approximately 17 middle to high income housing units would be provided by the project.

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

No units would be eliminated; the project site is undeveloped, vacant land.

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?

The maximum height for the project is 30' for a flat roof, and 35' to the ridge of a pitched roof. Exterior building materials to be wood, manufactured wood product, metal, brick, stone and/or stucco.

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

Portions of the development may be visible from surrounding properties, but no regional views will be impacted. The forested / vegetated hillside as seen from 120th Avenue SE will be revised to a landscaped, single family community with native growth protection areas. The property slopes up to the west, therefore views would not be obstructed as the site is lower than properties further to the west, as well as currently forested/vegetated.

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

The project will retain trees as required, and will also provide native growth protection tracts and easements as well as street landscaping.

11. Light and Glare

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

The completed neighborhood would produce lighting from housing, and street lights in the evening and early morning hours.

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?

There are no known existing off-site sources of light or glare that would affect the proposal.

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?

Newport Hills Park is located just north of the site on 120th Avenue SE, which has a turf soccer field, grass baseball field, as well as a play structure, park benches and restrooms.

Chinook Middle School is located across the street (SE 60th Street) from Newport Hills Park and includes a football/soccer field, track, tennis courts and baseball field.

There is an additional City of Bellevue park located west of / adjacent to Chinook Middle School.

Coal Creek Park and associated trails are located east of the project, approximately 1 mile from the site.

Lake Washington is located approximately 1 mile west of the site.

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:

There are no proposed measures to reduce or control impacts on recreation. The site did not provide recreational opportunities. There are recreational opportunities in the immediate vicinity as described above.

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.

Not applicable.

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

Not applicable.

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 project site fronts on 120th Avenue SE. The proposal is to serve the planned neighborhood with a new cul-de-sac street intersecting with 120th Avenue SE.

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

Public transit is available near the site. Bus stops are located at SE 60th Street and 119th Avenue SE (0.3 miles from the site), and also at SE 60th Street and 118th Avenue SE (0.3 miles from the site).

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

The project would provide a minimum of two parking spaces per unit, or 34 parking spaces. No parking spaces would be eliminated as the site is currently vacant land / undeveloped.

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

The project will provide required road frontage improvements to 120th Avenue SE including road widening and sidewalk along the project frontage. The proposal includes a new cul-de-sac serving the proposed 17 lots, intersecting with 120th Avenue SE. 120th Avenue SE is an existing public road. The proposed cul-de-sac serving the site is planned as a public road.

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.

Assuming 11 trips per day, per household, the completed project will generate approximately 187 vehicle trips. Peak volumes would occur in the PM peak hours, approximately 4 to 6 PM.

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

Transportation impact fees will be paid to the City of Bellevue at the time of building permit for each of the proposed homes.

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.

Yes. An additional need would result for those services associated with the construction / addition of 17 new single family homes.

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

Measures to reduce or control direct impacts on public services include paying increased property taxes, as well as transportation impact fees, utility connection charges, and general government fees.

16. Utilities

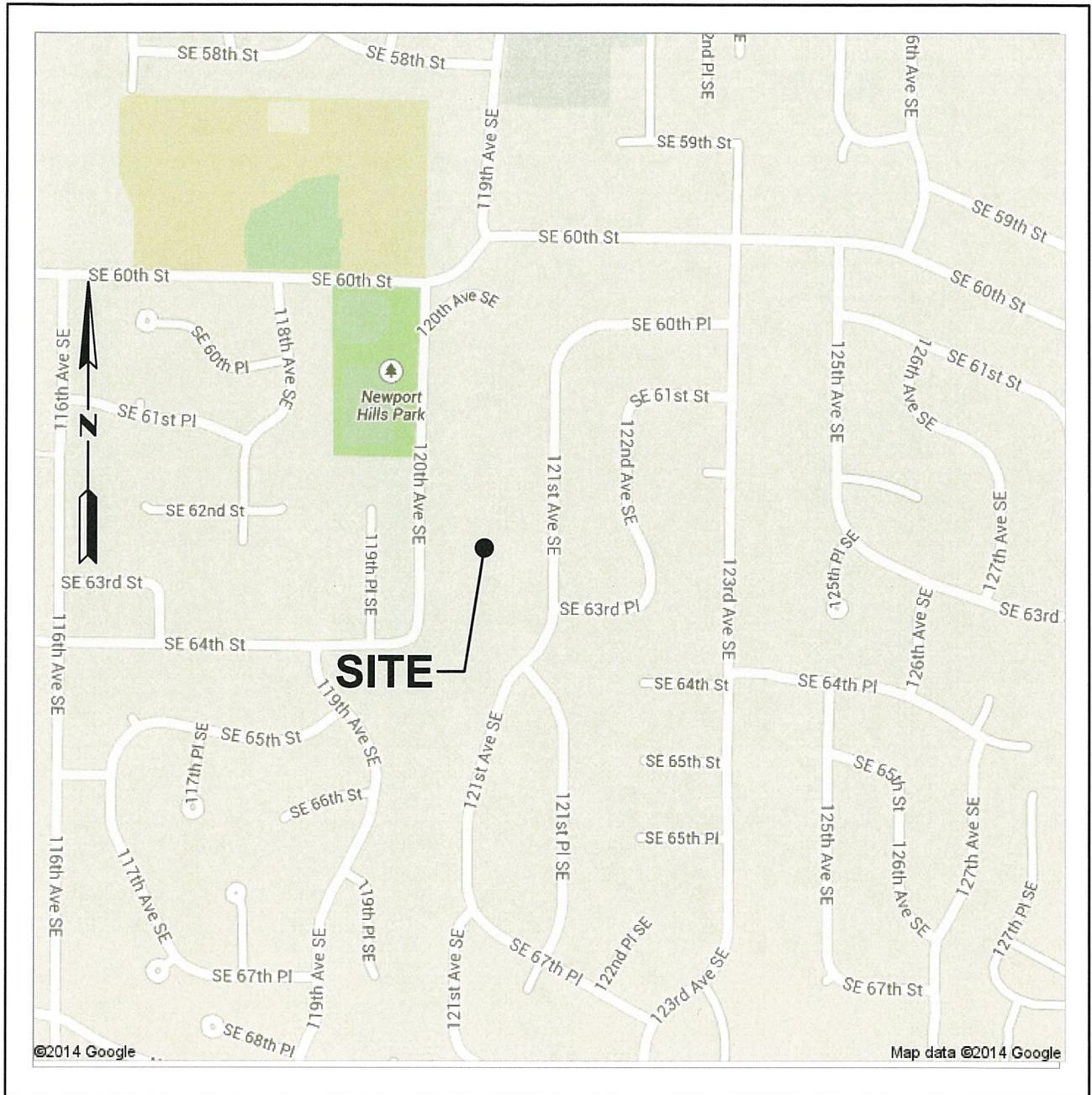
- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

New utility services will be constructed within the proposed right-of-way of the project. Water and sewer will be provided by the City of Bellevue. Electricity and Natural Gas will be provided by Puget Sound Energy. Cable will be provided by Comcast and/or Verizon. Telephone will be provided by Frontier and/or Comcast. Water, sanitary sewer and storm sewer connections are available within 120th Avenue SE. Water facilities will include an extension of the water system into the site from both 121st Avenue SE and 120th Avenue SE.

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.....2/20/14



VICINITY MAP
N.T.S.

FIGURE 1



LEGAL DESCRIPTION

Parcel A:

That portion of Tract 305, C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE, DIVISION NO. 3, according to the plat thereof, recorded in Volume 11 of Plats, page 81, records of King County, Washington, described as follows:

Commencing at the Northeast corner of said Tract;
THENCE South 1°48'52" West along the East line of said Tract 206.77 feet to the Point of Beginning;
THENCE North 88°11'08" West 150.00 feet;
THENCE South 1°48'52" West 150.00 feet;
THENCE South 88°11'08" East 150.00 feet to the East line of said Tract;
THENCE North 1°48'52" East 150.00 feet to the True Point of Beginning.

Parcel B:

Tract 305, C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE, DIVISION NO. 3, according to the plat thereof, recorded in Volume 11 of Plats, page 81, records of King County, Washington;

EXCEPT the North 110.10 feet of the West 160 feet thereof;
AND EXCEPT that portion thereof described as follows:

Commencing at the Northeast corner of said Tract;
THENCE South 1°48'52" West along the East line of said Tract 206.77 feet to the True Point of Beginning;
THENCE North 88°11'08" West 150.00 feet;
THENCE South 1°48'52" West 150.00 feet;
THENCE South 88°11'08" East 150.00 feet to the East line of said Tract;
THENCE North 1°48'52" East 150.00 feet to the True Point of Beginning.

SITUATE in the County of King, State of Washington

END OF EXHIBIT "A"

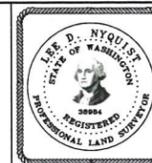
SE 1/4, SW 1/4 SECTION 21, TOWNSHIP 24 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

LEGEND

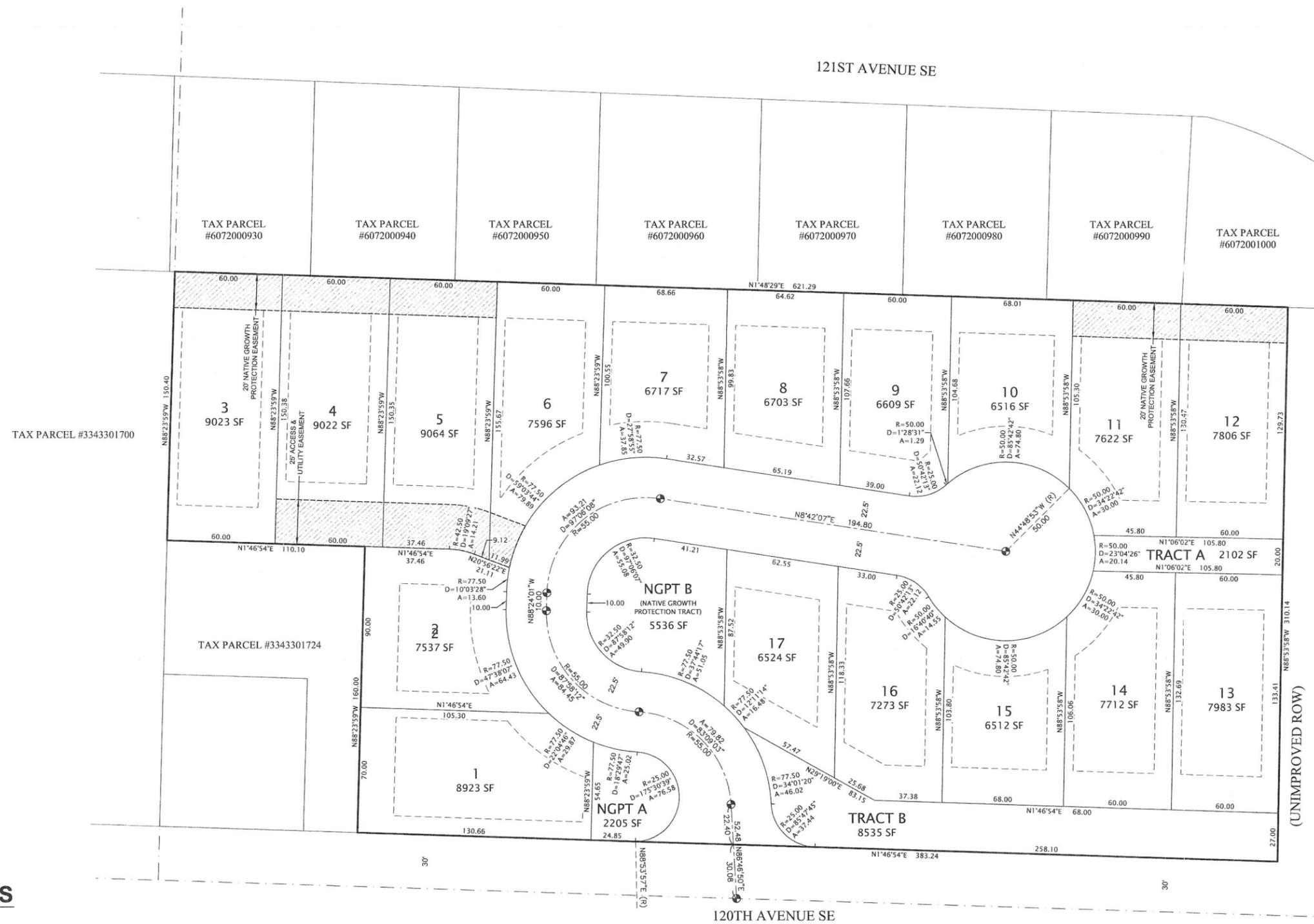
- AVB AIR-VAC BOX
- BOL BOLLARD
- CB I CATCH BASIN TYPE 1
- CONC CONCRETE
- FH FIRE HYDRANT
- FND FOUND
- GM GAS METER
- GV GAS VALVE
- MB MAILBOX
- MON MONUMENT
- RCF REBAR & CAP FOUND (AS NOTED)
- RR- GOLDSMITH SURVEY CONTROL POINT
- SGN SIGN
- SMH SANITARY SEWER MANHOLE
- TER TELEPHONE RISER
- UP UTILITY POLE
- WM WATER METER
- WV WATER VALVE
- YD YARD DRAIN



**EXISTING CONDITIONS
& SLOPE CATEGORIES**



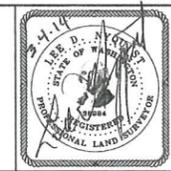
SE 1/4, SW 1/4 SECTION 21, TOWNSHIP 24 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON



NEW LOTS & EASEMENTS



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TRIAD - FRANSEN DEVELOPMENT
**PRELIMINARY PLAT
 FOR
 NEWPORT VIEW**
 CITY OF BELLEVUE KING COUNTY WASHINGTON

JOB NO. 13122
 SHEET
3

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Newport View Preliminary Plat Critical Areas Land Use Permit with Critical Areas Report

Narrative Description

Authorization to disturb, develop or otherwise modify a critical area, critical area buffer, or critical area structure setback using the critical areas report process. **(LO)**. Provide a narrative describing the project that includes the following (all are required unless not applicable and waived by an Environmental Planner):

- A description of the project site, including landscape features, existing development, and site history as applicable.

The proposed Newport View Preliminary Plat is approximately 4.03 acres and includes two tax parcels; 3343301725 and 3343301726. The property is located at the NE corner of the intersection of SE 64th Street and 120th Avenue SE. The site is vacant, undeveloped land. There is an existing gravel trail (old logging road), at the midpoint of the site's frontage on 120th Avenue SE. The property is bounded by SE 64th Street (unimproved) to the south, 120th Avenue SE to the west, undeveloped lots as well as a church to the north, and existing single family homes to the east. The site slopes from east to west, declining towards 120th Avenue SE. Generally the site slopes approximately 10% to 30%, with some limited areas of steep slopes located adjacent to the existing logging road constructed approximately 25 years ago. The site was logged at that time, and is currently partially forested and vegetated with scrub-shrubs and invasive species. The site has four areas of limited steep slopes, noted as steep slope areas A, B, C and D on the attached exhibit. Steep Slope A is the largest of the four (8,104 square feet), and is in part, naturally occurring slope. The westerly portion of Steep Slope A was created by cut for the existing logging road. Steep Slope B (1,890 square feet) was created by placement of fill during construction of the existing logging road. Steep Slope C (1,871 square feet) is the result of a cut slope created during construction of the existing logging road. Steep Slope D (1,745 square feet) is a small, naturally occurring slope. A Geotechnical and Critical Areas Report has been completed and is included with the Critical Area Land Use Permit application. As described above, the existing site is degraded and poorly vegetated. A large portion of the steep slope areas are a result of prior grading. These areas are considered low habitat value per the Wildlife Habitat Study, and the Habitat Assessment Update completed for the project.

- A description of how the design constitutes the minimum necessary impact to the critical area.

The proposed preliminary plat utilizes a new cul-de-sac roadway for access to the planned development. The planned cul-de-sac utilizes the existing logging road corridor through the site, which is the only roadway location which provides access to the site while staying within the maximum allowable grade for a public road. The proposed roadway location impacts the limited steep slope areas on the site, however the existing site is degraded, and provides low habitat value and limited critical area functions. The project proposes to modify Steep Slope A as needed to provide access to the site, as well as grading associated with the planned stormwater vault and required service access to the vault. A majority of Steep Slope A is planned to remain as a native growth protection (NGP) tract, which will be enhanced and vegetated in order to provide quality habitat and critical area function. Steep Slope Areas B, C, and D are also proposed to be modified, and mitigated for by creation of two NGP tracts and two NGP easement areas.

As discussed above, and in the Wildlife Habitat Study, and the Habitat Assessment Update, Steep Slopes B and C are man-made, and all three of these steep slope areas (B, C and D) are poorly vegetated, do not provide critical area functions and are considered low habitat value. The remaining steep slope area (A), as well as other areas proposed as native growth protection, will be enhanced and vegetated in order to provide critical area functions including quality habitat.

- A description of why there is no feasible alternative with less impact to the critical area, critical area buffer, or critical area structure setback.

The planned cul-de-sac utilizes the existing logging road corridor through the site, which is the only roadway location which provides access to the site while staying within the maximum allowable grade for a public road. The proposed roadway location impacts the limited steep slope areas on the site, however the existing site is degraded, and the steep slope areas provide low habitat value and limited critical area functions. The logging road was constructed and the site logged approximately 25+ years ago. The site remains partially forested, however a majority of the site is covered with thick scrub-brush and invasive species including Himalayan blackberry, Scot's broom and English ivy. The mitigated, enhanced native growth protection areas will provide improved critical area habitat and functions.

- A description of alternatives considered and why the alternative selected is preferred.

The proposed project includes a new cul-de-sac community which is designed to provide access to the site utilizing the existing logging road in order to stay within the allowable maximum grade for a public roadway. Other options for access to the site were investigated; however other access road options could not meet the City of Bellevue Transportation Standards in terms of the maximum allowable road grade. Site grading includes a stormwater vault which will also act as a wall needed in order to provide both required frontage improvements and site infrastructure improvements. Site grading is limited to that necessary for road and utility infrastructure. The remaining site grading will be minimized as much as possible with future homes constructed to meet existing site topography. As discussed above, the proposed site plan / proposed roadway location impacts the limited steep slope areas on the site, however the existing site is degraded and the steep slope areas provide low habitat value and limited critical area functions. The remaining steep slope area will be designated as Native Growth Protection Tract B as shown on the preliminary plat, and together with NGP areas will provide enhanced critical area functions and habitat.

- A summary of how the proposal meets each of the decision criteria contained in *Land Use Code* Section 20.30P:

20.30P.140 Decision criteria. The Director may approve or approve with modifications an application for a Critical Areas Land Use Permit if:

- A. The proposal obtains all other permits required by the Land Use Code; and

This Critical Areas Land Use Permit is being reviewed concurrently with the proposed preliminary plat and utility extension permits. All required Land Use Permits will be obtained as needed.

B. 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; and

The project site has been designed to limit site grading as much as possible. The proposed cul-de-sac access utilizes the existing logging road corridor, which allows the roadway to stay within the maximum allowed grade. The stormwater vault is also planned as a retaining wall to limit site grading associated with improvements, including required frontage improvements to 120th Avenue SE. The planned improvements ultimately result in a site with improved habitat and critical area functions provided by the planned native growth protection areas. Construction Best Management Practices will be utilized to protect un-modified steep slope critical areas. The remaining portion of Steep Slope A as well as the other planned native growth protection areas will be enhanced per the Mitigation Plan submitted with the Critical Areas Land Use Permit application.

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

See below for a summary of how the proposal meets the performance standards associated with the modification of the steep slope areas.

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

The preliminary plat and utility extension permits are being reviewed concurrently with this Critical Area Land Use Permit. The proposal has been designed per City of Bellevue standards and will be reviewed for compliance.

E. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC 20.25H.210; except that a proposal to modify or remove vegetation pursuant to an approved Vegetation Management Plan under LUC 20.25H.055.C.3.i shall not require a mitigation or restoration plan; and

A Mitigation Plan has been completed and is included with this Critical Area Land Use Permit application.

F. The proposal complies with other applicable requirements of this code. (Ord. 5683, 6-26-06, § 27)

The proposal has been designed per City of Bellevue standards and will be subject to the conditions of approval set forth in the preliminary plat decision.

● A summary of how the proposal meets each of the criteria and performance standards contained in *Land Use Code* Section 20.25H associated with the critical area you are modifying:

See responses below to the following performance standards.

20.25H.125 Performance standards – Landslide hazards and steep slopes.

In addition to generally applicable performance standards set forth in LUC 20.25H.055 and 20.25H.065, development within a landslide hazard or steep slope critical area or the critical

area buffers of such hazards shall incorporate the following additional performance standards in design of the development, as applicable. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

A. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;

The proposed Newport View Preliminary Plat utilizes the existing logging road in order to minimize grading as much as possible and allow the planned access road to stay within the maximum allowable road grade. Site grading proposed is the minimum necessary in order to provide access, frontage, utility and stormwater improvements. The stormwater vault is planned to function as a retaining wall in order to reduce grading while providing the required frontage improvements to 120th Avenue SE and required on-site improvements. Impacts to the existing steep slope areas will be mitigated / enhanced in order to provide superior critical area functions and habitat. A Mitigation Plan is included with this Critical Areas Land Use Permit. Future building permits are planned to conform to the existing topography with structures tiered where possible.

B. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;

The proposed preliminary plat limits modification to Steep Slope A, the largest steep slope critical area, which will be mitigated to provide enhanced critical area function and habitat. As discussed above, a portion of the steep slope is located in cut associated with prior logging road construction, and the whole of Steep Slope A is in a degraded condition. The area is identified on the preliminary plat as Native Growth Protection Tract B. Steep Slope Areas B, C and D are proposed to be modified, however will be mitigated for with additional native growth protection areas which will provide improved critical area function and habitat. No structures or improvements are planned within the native growth protection areas.

C. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;

The existing steep slope areas are located completely on-site and do not extend off-site. Steep Slopes B, C and D will be modified and mitigated with enhanced native growth protection areas located throughout the site. The majority of Steep Slope A will remain within Native Growth Protection Tract B. NGP Tract A and Tract B will be enhanced to provide critical area functions and habitat and will be owned / maintained by the projects homeowners association. The proposed NGP easements will be owned / maintained by the corresponding lot owner.

D. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;

A permanent retaining wall is proposed adjacent to Native Growth Protection Tract B in order to minimize the impact to the remaining critical area. The proposed retaining wall will allow the proposed cul-de-sac to serve the site within the maximum allowable road grade while minimizing impact to the steep slope area which will be mitigated / enhanced to provide critical area function and habitat.

E. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;

Per the preliminary plat, no impervious surfaces are proposed within the planned NGP areas.

F. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and grading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;

Individual lot grading, other than grading necessary for plat infrastructure improvements, will be deferred until building permit issuance and home construction. Site grading will be limited to that necessary for road and utility improvements including required frontage improvements to 120th Avenue SE.

G. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;

Proposed site grading and wall construction is limited to that necessary for road and utility improvements. Individual lot grading will be completed with future building permits. The future homes are planned to be designed to be compatible with the existing lot grades following site improvements.

H. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;

No home construction on slopes in excess of 40 percent is proposed. The remaining, enhanced steep slope area will be retained within Native Growth Protection Tract B. The other modified steep slopes will be mitigated for with native growth protection areas located throughout the site. The NGP areas will be enhanced to provide improved critical area function and habitat.

I. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and

No future construction is proposed on slopes in excess of 40 percent. Following site grading, the remaining portion of Steep Slope A will be enhanced / mitigated and the steep slope area will be placed within Native Growth Protection Tract B which will provide both better habitat and critical area function on the site.

J. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210. (Ord. 5680, 6-26-06, § 3)

A Mitigation Plan is included with this Critical Areas Land Use Permit. The modified steep slope critical areas will be mitigated / enhanced. The remaining steep slope area (Native Growth Protection Tract B) will be enhanced to provide critical area function and

habitat. NGP areas will be established as shown on the preliminary plat, and will provide enhanced habitat areas.

- A summary of how the proposal meets each of the criteria contained in *Land Use Code* Section 20.25H.230 as required for applications proposing a modification through the use the Critical Areas Report process:

See below response to Section 20.25H.230.

XII. CRITICAL AREAS REPORT 20.25H.230 Critical areas report – Purpose.

A critical areas report is a mechanism by which the requirements of this part, certain requirements of Part 20.25E LUC as set forth in that part, and the impervious surface standards set forth in LUC 20.20.010 may be modified for a specific proposal.

The critical areas report is intended to provide flexibility for sites where the expected critical area functions and values are not present due to degraded conditions or other unique site characteristics, or for proposals providing unique design or protection of critical area functions and values not anticipated by this part. The scope and complexity of information required in a critical areas report will vary, depending on the scope and complexity and magnitude of impact on critical areas and critical area buffers associated with the proposed development. Generally, the critical areas report must demonstrate that the proposal with the requested modifications leads to equivalent or better protection of critical area functions and values than would result from the application of the standard requirements. Where the proposal involves restoration of degraded conditions in exchange for a reduction in regulated critical area buffer on a site, the critical areas report must demonstrate a net increase in certain critical area functions. (Ord. 5680, 6-26-06, § 3)

The proposed Newport View Preliminary Plat site has four areas of limited, steep slopes. Steep Slopes B and C, and a significant portion of Steep Slope A are man-made and located in areas of cut and fill, as a result of the logging road constructed on the site years ago. Following site logging, the site remains partially forested but generally in a degraded state with thick scrub-brush including Himalayan blackberry, Scot's broom and English ivy. A Geotechnical and Critical Area Report and a Wildlife Habitat Study and Habitat Assessment Update are included with this submittal which demonstrate significant portions of the critical areas are man-made and the steep slope areas provide low critical area function and habitat. The Newport View preliminary plat proposes grading necessary in order to provide access to the site and includes required frontage and utility improvements. The proposed cul-de-sac utilizes the existing logging road corridor in order to limit required grading, and provide an access road which is within the maximum allowable grade per City of Bellevue standards. Individual lot grading, other than that necessary for road and utility improvements, will be deferred until future building permits. This Critical Areas Land Use Permit application requests modification of the steep slope areas where critical area functions and values are not present on the site due to the site's degraded condition. The proposed preliminary plat includes a Mitigation Plan which is included with this application. The Mitigation Plan demonstrates that enhanced critical area functions and habitat will result from the proposed native growth protection tracts and areas located throughout the site.

MITIGATION REPORT

Newport View – Bellevue, WA

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MITIGATION REPORT

NEWPORT VIEW – BELLEVUE, WA

1 INTRODUCTION

1.1 Background

The Newport View project consists of a plan to establish 17 single-family residential lots and four Native Growth Protection Easements (NGPE). The NGPEs are designed to mitigate for impacts to steep slopes and the habitat functions they perform. Existing habitat on the entire site was assessed and is described in a May 3, 2007 Wildlife Habitat Study and an update dated August 6, 2013, both by The Watershed Company. A tree study was completed for the site by an arborist, and the results used to guide both tree retention and habitat enhancement area design.

1.2 Description of Project Area

The subject property is located at the intersection of SE 64th Street and 120th Avenue SE in the City of Bellevue (parcels 33433017-25 and -26). Habitat is described in detail in the May 3, 2007 and August 6, 2013 documents referred to above. In summary, the site is mostly forested with areas dominated by young deciduous trees generally in the western part of the property, and mature Pacific madrone and Douglas-fir in the east. An area of scrub-shrub is located roughly in the west-center of the site. Patches of invasive species persist, particularly in the scrub-shrub area. Understory varies from bare earth to dense native and non-native species. Conifers are present in both over- and understories. Gravel trails, informal dirt trails, and cut transects are abundant. A habitat sketch from the 2007 report depicts the rough location of cover types and the main trails (Figure 1).

An arborist study completed on the property confirms the presence of three types of root rot in trees on the site, with bitter cherry, Pacific rhododendron, Douglas-fir, western and mountain hemlock, and silver and Pacific pine the most susceptible species.

Slopes exceeding 40 percent greater than 10 feet in height occur in several areas of the property, and grading is proposed in four of these areas, designated A, B, C and D on the site plans (Appendix A). The majority of steep slope area was created and is not naturally occurring. Steep slopes are described in detail in the *Geotechnical and Critical Area Report* by ABPB Consulting dated February 14, 2014.

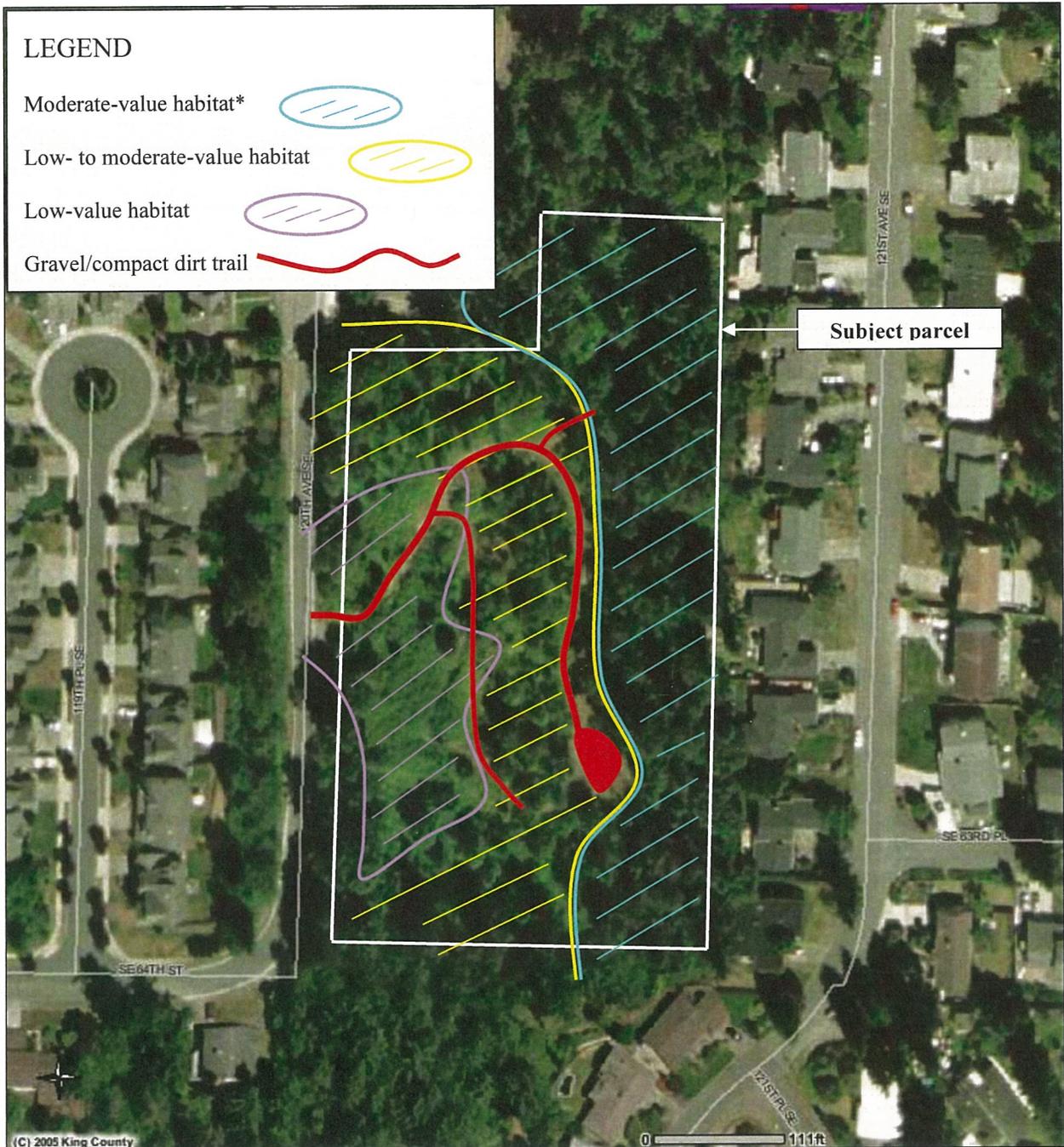


Figure 1. Habitat sketch.

2 PROJECT DESCRIPTION

The property will be divided into 17 single-family residential lots, a cul-de-sac access drive entering from 120th Avenue SE and terminating near the center of the site in a circle, short accesses to lots not accessed by the main drive, four NGPEs, and a 20- by 215-foot detention vault. The proposal does not include home construction.

The new access drive will generally follow the alignment of an existing logging road. Some cuts will be made to create a uniform road gradient not exceeding 15 percent, and some fill will be placed to construct the cul-de-sac at the terminus of the access drive. Cut-and-fill slopes will be constructed at a maximum inclination of 2:1.

Although new homes are not presently designed, it is expected that they will be two-story wood frame construction and ground floor levels will be established at or near existing grades. New residences will most likely have conventional spread footing foundations and concrete slab-on-grade garage floors and basement-level floor slabs. Building loads are expected to be light.

The completed project will convey stormwater to a detention vault to be constructed along the southwest edge of the property. Vault walls will not exceed 20 feet in height and the finished ground surface will slope down from the west edge of the vault at an approximate inclination of 3:1.

The NGPEs will be implemented as mitigation for steep slope impacts, as described in the following sections. NGPE areas will necessarily be cleared of diseased trees and left ungraded. Rockeries will be constructed between steep slopes and adjacent graded areas. All NGPEs will be planted with native species per the mitigation plan (Appendix A) and remain on the property in perpetuity.

3 IMPACTS

Much of the central portion of the site, including four areas of regulated steep slopes, will be graded. Trees will be retained where possible, and within the recommendations in the arborist report (see Section 3.1). A total of 18 significant trees will be retained. Proposed steep slope impacts total 8,075 square feet.

As explained in the Geotechnical and Critical Area Report, slope stability will be unaffected or improved by the proposed work. As further detailed in the report,

no buffer or structure setback is needed for the steep slopes. Consequently, no buffer impacts are incurred.

Habitat impacts are presented in detail in the May 3, 2007 Wildlife Habitat Study and August 6, 2013 update to that report by The Watershed Company.

4 MITIGATION SEQUENCING

4.1 Avoidance

Pursuant to LUC 20.25H.215, steps to avoid and minimize impacts to the on-site steep slopes have been implemented. Because of the high encumbrance of the site by steep slopes and the location of slopes through the center of the property, use of the property for single-family residential development will necessarily result in impacts to steep slopes and setbacks. Because the project purpose is to create residential plots that are compatible with the surrounding neighborhood, clearing and grading across some areas of steep slope is necessary and complete avoidance of steep slopes is not feasible.

4.2 Minimization

The access was designed to minimize unavoidable impacts to steep slopes and to concentrate grading and development in areas of the greatest existing disturbance. Grading is limited to that required for access road and utility construction. The access road alignment and cul-de-sac will be generally along the existing logging road. Rather than creating an individual access for each residence, common accesses are employed. An arborist study was completed in order to identify retention trees, and healthy trees are to be retained where possible. The arborist report recommended the removal of most susceptible trees within 50 yards of a diseased tree. The report identifies root rot disease in virtually all Douglas-fir trees on the site, as well as in other species. As a result, some tree removal is unavoidable.

New impervious surface proposed in critical areas is limited to sidewalk construction.

4.3 Mitigation

Unavoidable impacts will be mitigated through the creation of four NGPEs that will enhanced for increased habitat functional value. Mitigation is described in Section 5 and Appendix A.

5 MITIGATION PLAN

5.1 Overview

Mitigation for unavoidable steep slope impacts consists of creating and enhancing four NGPEs totaling 13,737 square feet (Appendix A, Sheet W1). Of this area, 9,822 square feet consists of non-steep slope, and a 3,915-square-foot area is existing regulatory steep slope (located in Mitigation Area 2, depicted in Appendix A, Sheet W1). Mitigation consists of dense planting of a diverse native tree and shrub community appropriate to site conditions in the NGPEs, as described in the following section.

Existing trees will be retained in the NGPEs where possible, and each area will be enhanced to improve wildlife habitat value. Enhancement will consist of densely planting a native plant community designed to provide year-round cover, forage for wildlife, and high complexity with great foliage height diversity (Appendix A, Sheet W2).

5.2 Functional Analysis

The mitigation plan is intended to provide ecological function equal to or greater than that lost through impacts. As presented above, habitat enhancement in 13,737 square feet on the property is proposed in compensation for loss of 8,075 square feet of functional loss. Table 1 summarizes impacts and ecological lift expected from the proposed project and mitigation.

Table 1. Functional Lift Analysis

Critical Area Functions	Existing Conditions	Proposed Conditions	Functional Improvement?
Slope Stability	The existing steep slope areas support a mix of healthy and diseased trees, with an understory dominated by invasive species. Trees with root rot and invasives with shallow root systems (such as ivy) provide poorer slope stability than healthy, deep-rooted vegetation.	Diseased trees and invasive plants will be replaced with densely planted healthy trees and shrubs. Rockeries will be constructed to separate the slopes from adjacent graded areas.	Yes. New native plantings will have deeper root systems than some of the invasive species, particularly ivy, and healthy trees will provide strong root systems. This will reduce erosion potential and improve slope stability. Rockeries will retain steep slopes where they are adjacent to graded slopes.
Habitat	Existing trees provide nesting, foraging and	Diseased trees will be removed; invasive	Yes. Total area of enhancement is

Critical Area Functions	Existing Conditions	Proposed Conditions	Functional Improvement?
	resting habitat for the primarily development-tolerant species present in the landscape. Diseased trees are used by wildlife, but future expected losses due to disease threaten available habitat and are likely to result in greater invasion by invasive vegetative species, which are of lesser value to native wildlife.	species will be cleared and all cleared areas will be planted with native trees and shrubs. Enhancement areas will be protected with wildlife-passable fencing.	greater than slope impact areas. Diseased trees and invasive species will be replaced with a diverse and structurally complex community of native trees and shrubs. This community will perpetuate if it remains disease free, providing native habitat over the long term, compared to an inevitable loss of vegetation to disease and invasive species infestation that would occur naturally.
Net Condition	Preponderance of diseased trees and invasive undergrowth.	Invasive species will be removed throughout the steep slope areas; native trees and shrubs will be planted in the steep slope NGPE areas. Enhancement areas will be maintained for at least five years and retained in perpetuity.	Yes. Enhanced area exceeds impact area; improved slope stability; increased habitat structural and compositional complexity; preservation of the NGPEs in perpetuity.

There will be a temporal loss of forested habitat on the site, as existing vegetation is replaced with young trees and shrubs. The change from existing state to mitigated state will represent an increase in the quality of habitat from the perspective of the site potential. With the exception of diseased trees to be removed, vegetation removal consists largely of invasive species, ornamental species, grass, and scattered native shrubs. In particular, ivy- and blackberry-covered slopes are inhospitable to rooting native trees and shrubs. The mitigation plan requires the removal of invasive vegetation and the establishment of dense native trees and shrubs, of species that show resistance to the diseases identified in the arborist report. The presence of these plants on the site provides greater potential for the site to develop a healthier native vegetative community than exists in the impact areas presently.

5.3 Plan Goals and Objectives

Goals

1. Enhance 13,737 sf of upland habitat in four NGPEs.
2. Replace steep slope lost habitat functions.

Objectives

1. Remove and prevent the re-establishment of invasive species.
2. Create a diverse, native plant community including trees, shrubs and groundcovers within the NGPEs.
3. Monitor the NGPEs for five years.
4. Maintain health and viability of the enhancement plantings and continue to maintain NGPEs free of non-native, invasive species.

5.4 Performance Standards

5.4.1 Survival

1. Achieve 100% survival of all installed plants by the end of year one. This standard can be met through survival or replanting as necessary. Native volunteers may count towards satisfying this standard.
2. Achieve 80% survival of all installed plants by the end of year two. This standard can be met through survival or replanting as necessary. Native volunteers may count towards satisfying this standard.
3. Survival beyond year two is difficult to track. Therefore, a species richness standard (below) is proposed for years three through five.

5.4.2 Species Richness

Establish at least two tree species and six shrub/groundcover species at the end of years three, four, and five.

5.4.3 Cover

1. Achieve at least 50% cover of native, woody species by the end of year three. Native volunteer species may count towards this standard.
2. Achieve at least 80% cover of native, woody species by the end of year five. Native volunteer species may count towards this standard.

3. No more than 10% cover by non-native, invasive species in any monitoring year. Invasive species include all species listed as Class A, B, or C (regulated and non-regulated) on the King County Noxious Weed List.

Note that native volunteers included in survival, richness, and cover estimates must not account for more than 10% of individuals or cover.

5.5 Monitoring Methods

1. An as-built plan will be prepared following mitigation installation. The as-built plan will be a mark-up of the planting plan included in this plan set. The mark-up will document any differences in plant placement or other components from the proposed plan.
2. Monitoring will take place four times, once each in years one, two, three, and five. First-year monitoring will commence in the first late summer or early fall, subsequent to plant installation (ideally before deciduous leaves begin to drop). Line-intercept transects will be established in each NGPE. NGPE 1, 2, and 4 will each have one 50-foot transect, and NGPE 3 will have two 50-foot transects. The following will be recorded and reported in an annual monitoring report to be submitted to the City of Bellevue.
 - a) Counts of installed plants by species (years one and two only; visual estimation thereafter).
 - b) Visual estimate of non-native and invasive weed cover.
 - c) Estimate of native plant cover using line transects.
 - d) Photographic documentation from fixed reference points.
 - e) Intrusions into the planting areas, vandalism, or other actions that impair the intended functions of the planted areas.
 - f) Recommendations for maintenance or repair of the planted areas.

5.6 General Work Sequence (see Section 5.7 for items in bold):

A **restoration specialist** will make site visits to verify the following project milestones:

1. Clearing inspection
2. Plant material inspection
 - a) Plant layout inspection

- b) 50% plant installation inspection
 - c) 100% plant installation inspection
3. Clear the site of all invasive vegetation including, but not limited to, Himalayan blackberry, Scot's broom, and English ivy. Manually or mechanically remove the roots of all invasive vegetation.
 4. Install wildlife-passable fencing and signage per mitigation plan detail (Appendix A, Sheet W4).
 5. Native plant installation will occur during the dormant season (October 15 through March 1) in frost-free periods only.
 6. Lay out plant material per plan for inspection by the **restoration specialist**. Plant substitutions will not be allowed without prior approval of the **restoration specialist**.
 7. Install plants per planting detail: lay out plants generally per plan, but adjusting for microsite conditions so as to avoid damage to existing native plants.
 8. Water each plant thoroughly to remove air pockets.
 9. Install a blanket application of **wood chip mulch** across the entire planting area.
 10. Install a temporary irrigation system capable of delivering one inch of water per week to the entire planting area from June 1 through September 30.
 11. Install sensitive areas signs along the edge of the NGPEs, as shown on the plan view sheets (Appendix A, Sheet W4).
 12. One year after initial planting, apply a slow-release, phosphorous free granular **fertilizer** to each installed plant.

5.7 Material Specifications and Definitions

1. **Wood chip mulch:** "Arborist chips" (chipped woody material) approximately 1 to 3 inches in maximum dimension (not sawdust or hog fuel). This material is commonly available from arborists, tree-pruning companies or commercial nurseries often labeled as "coarse wood chip mulch."
2. **Fertilizer:** Slow release, granular fertilizer such as Perfect Blend Organic 4-4-4 or Osmocote™ or equal product. Follow manufacturer's instructions for

application. Keep fertilizer in a weather-tight container while on site. Most retail nurseries carry this product. Note that fertilizer is to be applied only in years two through five, and not in the first year.

3. **Restoration specialist:** Watershed Company [(425) 822-5242] personnel, or other persons qualified to evaluate environmental restoration projects.
4. **Temporary irrigation system:** System capable of supplying a minimum of 2 inches of water per week from June 1 through September 30 for the first two years following installation. This system can be run off of hoses run from the house water supply with enough sprinkler heads to cover the planted area.

5.8 Maintenance

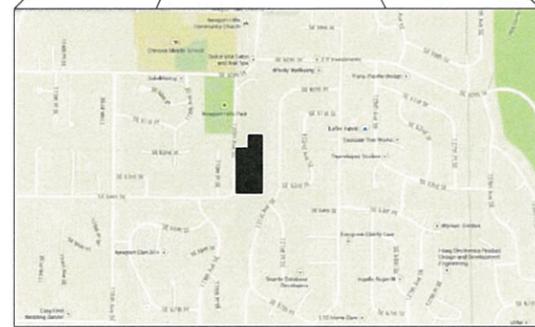
The NGPEs will be maintained for five years following installation. Specifications for items in **bold** can be found above under “Material Specifications and Definitions.”

1. Replace each plant found dead in the summer monitoring visits during the first fall dormant season (October 15 to March 1) after initial installation.
2. Invasive species maintenance plan
 - a. Twice yearly, the site should be inspected for encroachment of blackberry, ivy, scotchbroom, and other invasive species. Canes and vines moving into the NGPEs from outside the enhancement areas should be cut back to well beyond the NGPE boundary. All invasive plants, including roots, should be removed from the NGPEs by hand.
 - b. Re-sprouting blackberry vines will likely reemerge in removal areas. New shoots should be treated with herbicide by a licensed applicator at least once per year throughout the 5-year period (or until no longer sprouting), or more frequently if directed by the City. Herbicide should be applied to the ends of cut vines.
3. Remove weeds and weed roots from beneath each installed plant to a distance of 18 inches from the main plant stem. Weeding should occur at least twice yearly. Frequent weeding will result in lower mortality and lower plant replacement costs.
4. Operate the **irrigation system** to supply a minimum of 2 inches of water per week from June 1 through September 30 for the first two years following installation. More watering may be necessary during very hot and dry weather. Less watering may be warranted during unseasonable summer rainfall.

5. Apply slow release granular **fertilizer** annually in the spring (by June 1) of years two through five.
6. Mulch the weeded areas beneath each plant with **wood chip mulch** as necessary to maintain a 4-inch-thick mulch ring and keep down weeds.
7. Do not weed area with string-trimmer (weed whacker/weed eater). Native plants are easily damaged and killed and weeds easily recover after string-trimming.

APPENDIX A

Mitigation Plan



VICINITY MAPS

IMPACTS AND MITIGATION

IMPACTS

- SLOPE A: 2569 SF
- SLOPE B: 1890 SF
- SLOPE C: 1871 SF
- SLOPE D: 1745 SF
- TOTAL: 8075 SF

MITIGATION

- AREA 1: 2201 SF
- AREA 2: 5536 SF
- AREA 3: 3600 SF
- AREA 4: 2400 SF
- TOTAL: 13,737 SF

LEGEND

- WILDLIFE-PASSABLE FENCE (NOTE THAT FENCING WILL NOT BE INSTALLED WHERE NGPE ABUTS A ROCKERY, RETAINING WALL, OR EXISTING FENCE)
- NGPE SIGN

SHEET INDEX

- W1 OVERVIEW MAP
- W2 NGPA PLANTING PLANS
- W3 PLANT INSTALLATION DETAILS/NOTES
- W4 MITIGATION PLAN NOTES

NEWPORT VIEW

**STEEP SLOPE MITIGATION PLAN
PREPARED FOR JEFF FRANSEN**

PARCELS 33433017-25 & 33433017-26
BELLEVUE, WA

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY	MD
1	2-26-14	REVIEW SET		

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

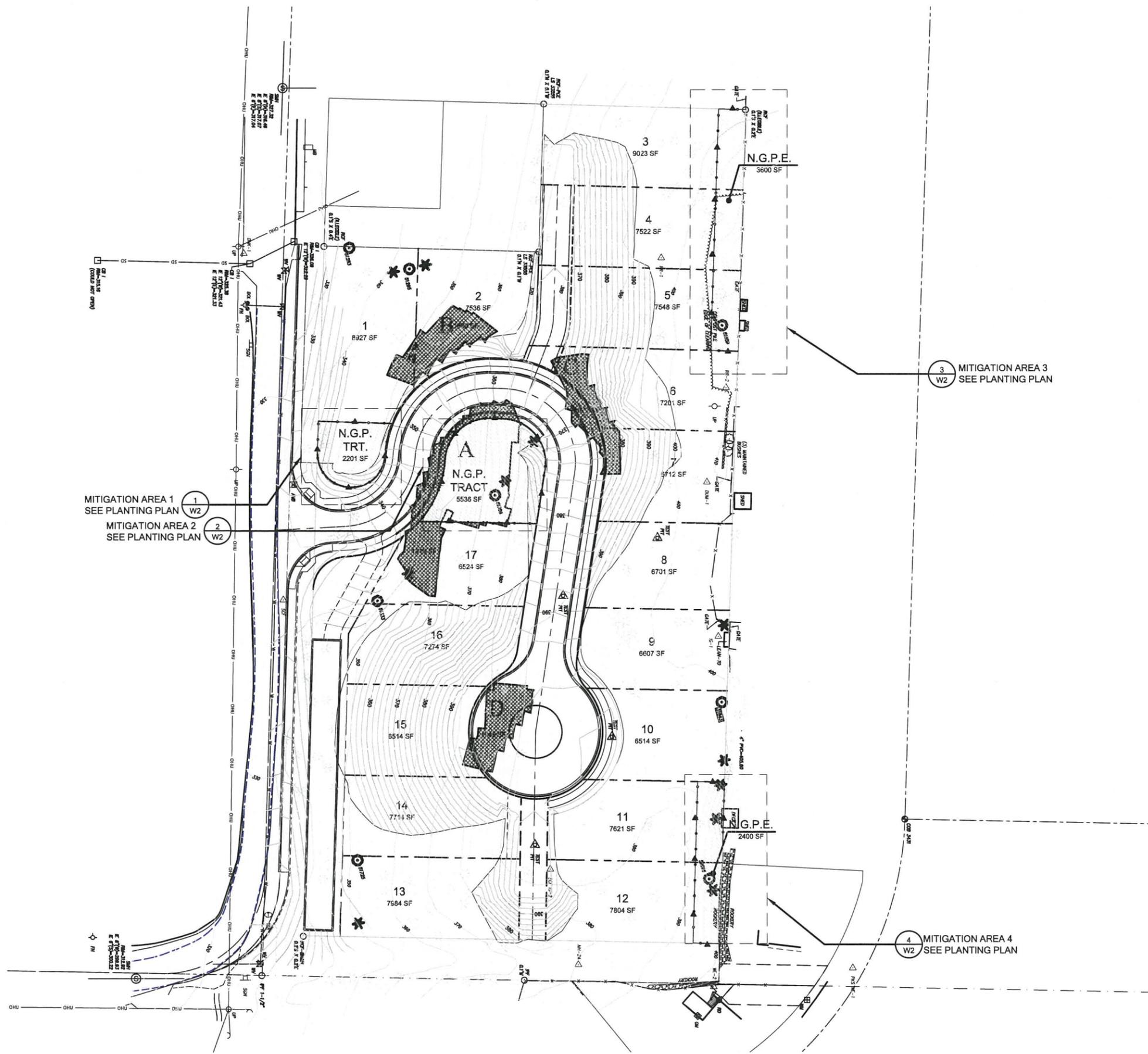
PROJECT MANAGER: ST
DESIGNED: MD
DRAFTED: MD
CHECKED: CL, ST
JOB NUMBER:

070301

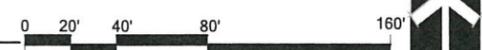
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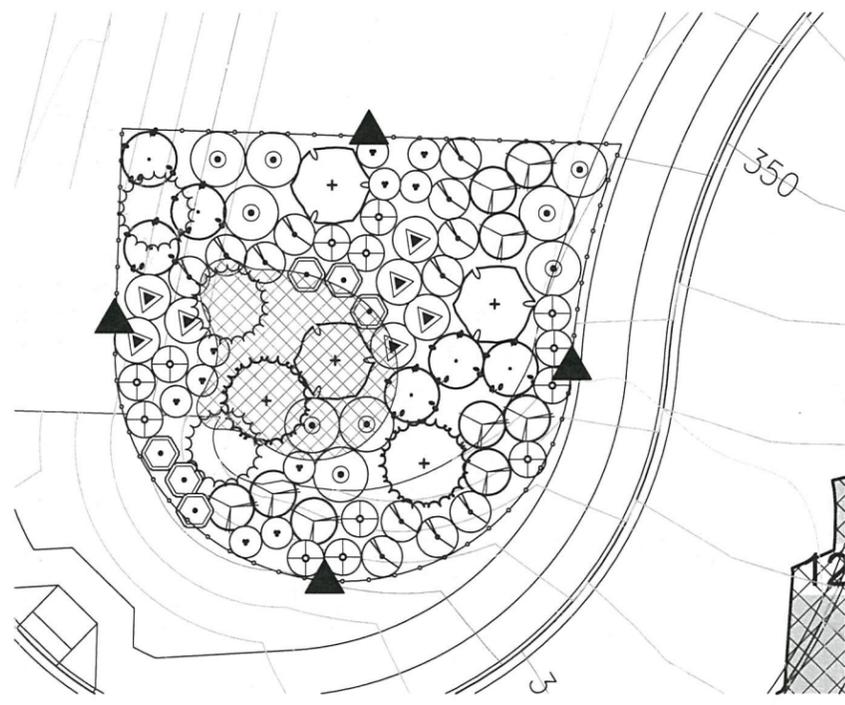
W1 OF 4

FILENAME: 070301-NEWPORT-VIEW.DWG
DATE: 2/27/2014
PRINTED BY: MIKE DRCSKE

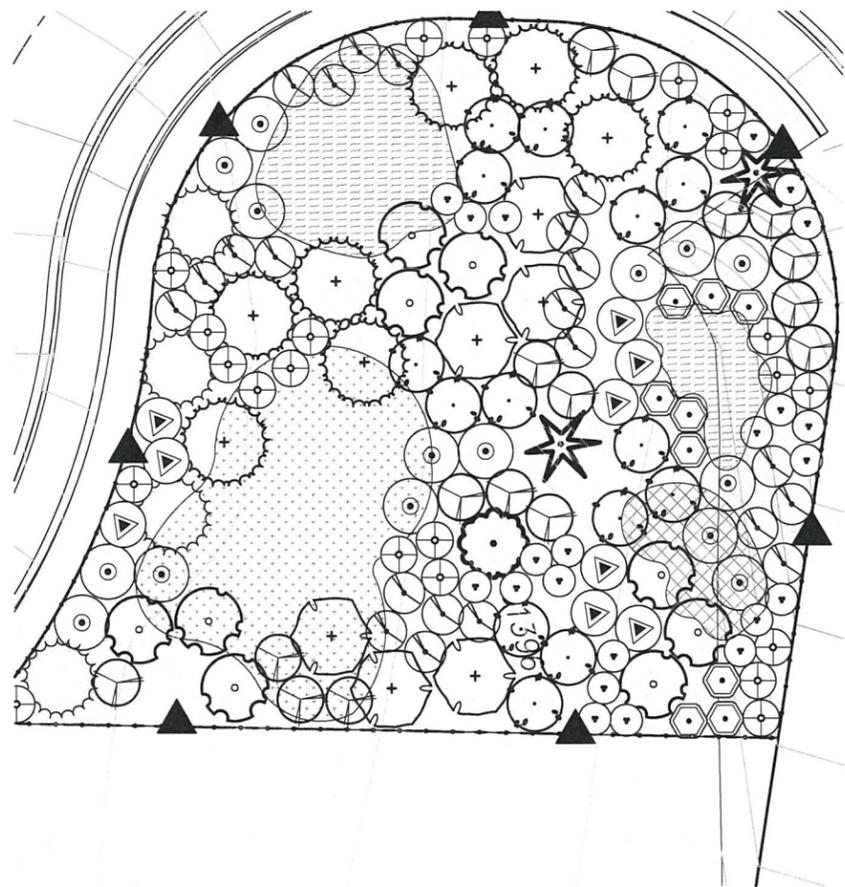


OVERVIEW MAP
SCALE 1"=40'



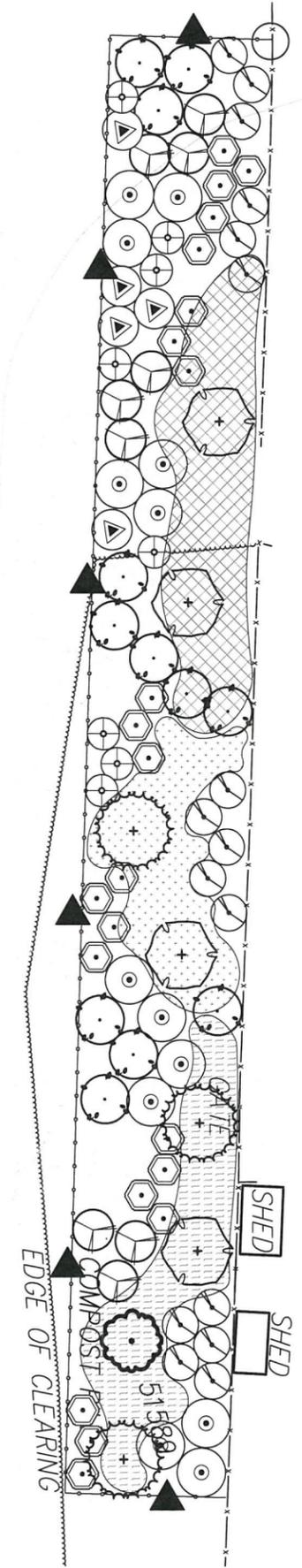


1 NGPA 1

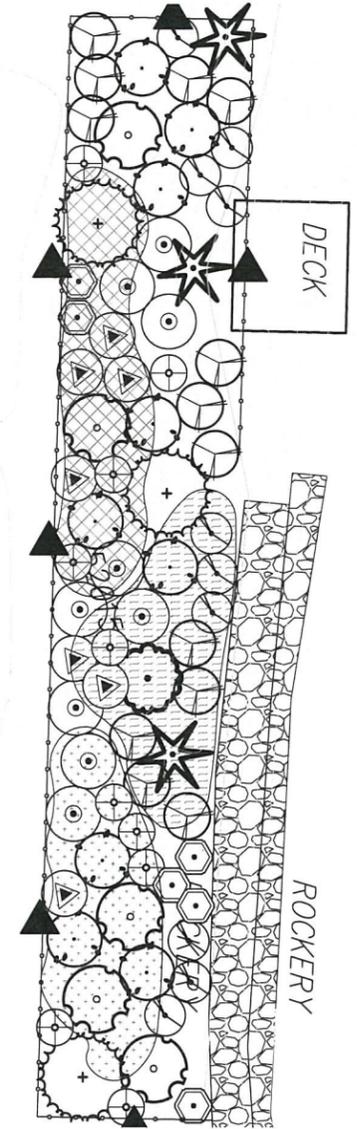


2 NGPA 2

NGPA PLANTING PLANS
SCALE 1"=10'



3 NGPA 3



4 NGPA 4

PLANT SCHEDULE

NAME	QTY	SIZE / REMARKS
TREES - ALL TREES TO BE HEALTHY & WELL BRANCHED		
EXISTING CONIFEROUS TREE TO REMAIN		
EXISTING DECIDUOUS TREE TO REMAIN		
ACER MACROPHYLLUM / BIG LEAF MAPLE	13	2 GAL
BETULA PAPIRYFERA / PAPER BIRCH	14	2 GAL
PICEA SITCHENSIS / SITKA SPRUCE	7	2 GAL
THUJA PLICATA / WESTERN RED CEDAR	15	2 GAL
SHRUBS - ALL SHRUBS TO BE HEALTHY, FULL & VIGOROUS		
ACER CIRCINATUM / VINE MAPLE	42	2 GAL
CORYLUS CORNUTA / BEAKED HAZELNUT	46	1 GAL
HOLIDISCUS DISCOLOR / OCEANSPRAY	60	1 GAL
OEMLERIA CERASIFORMIS / OSOBERRY	47	1 GAL
PHYSOCARPUS CAPITATA / NINEBARK	28	1 GAL
RUBUS SPECTABILIS / SALMONBERRY	53	1 GAL
SAMBUCUS RACEMOSA / RED ELDERBERRY	43	1 GAL
VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	32	1 GAL
PERENNIALS / GROUNDCOVERS		
GAULTHERIA SHALLON / SALAL	428	4" POTS, 24" O.C.
MAHONIA NERVOSA / DWARF OREGON GRAPE	400	4" POTS, 24" O.C.
POLYSTICHUM MUNITUM / SWORD FERN	469	4" POTS, 24" O.C.

LEGEND

- WILDLIFE-PASSABLE FENCE (NOTE THAT FENCING WILL NOT BE INSTALLED WHERE NGPE ABUTS A ROCKERY, RETAINING WALL, OR EXISTING FENCE)
- NGPE SIGN

**NEWPORT VIEW
STEEP SLOPE MITIGATION PLAN
PREPARED FOR JEFF FRANSEN**

PARCELS 33433017-25 & 33433017-26
BELLEVUE, WA

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY	MD
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CHECKED: CL, ST
JOB NUMBER:

070301
SHEET NUMBER:
W2 OF 4

DATE: 2/27/2014
FILENAME: 070301-NEWPORT-VIEW.DWG
PRINTED BY: MIKE DROSE



TECHNICAL MEMORANDUM



Date: 9 August 2013
To: Jeff Fransen, Triad Development
From: Suzanne Tomassi
Project Number: 070301
Project Name: Newport Heights

Subject: Habitat Assessment Update

Background

In May 2007, The Watershed Company completed a habitat assessment on the subject property, located at the intersection of SE 64th Street and 120th Avenue SE in the City of Bellevue (parcels 33433017-25 and -26). Per your request and our current contract, this memo provides an update of items in the 2007 report in light of subsequent regulatory changes in the City of Bellevue's Land Use Code (LUC). Information in this memo is based on a 5 August 2013 site visit and a review of pertinent information, including current Washington Department of Fish and Wildlife Priority Habitats and Species maps, King County iMAP information, and City of Bellevue interactive environmental maps.

General Site Conditions

Forested areas on the site remains generally as described in the 2007 report, with young deciduous forest across much of the west half of the property (Photo 1) and mature madrone/Douglas-fir along the eastern boundary (Photo 2). The young forest has matured as expected, and now supports many sapling Douglas-fir and madrone, as well as black cottonwood, mountain ash, bigleaf maple, birch, beaked hazelnut, and some ornamental shrubs. Vegetation in the scrub-shrub area in the west-central part of the site has grown substantially, and little area of exclusively low-growing plants remains. The dense patches of invasive species recorded in the 2007 report persist, particularly in the scrub-shrub area and along the trails (Photo 3), and predominate species in these areas are now Himalayan blackberry and Scot's broom.

Gravel trails remain on the site, and Himalayan blackberry has grown along the edges, narrowing the trails. Additional recently cut trails now radiate from the main trails, perhaps the result of a topographic survey (Photo 4).

Potential Wildlife Use

As was noted in the 2007 report, the site does not contain suitable habitat for fish or amphibians or adequate area for large mammals. Use by species of local

importance (LUC 20.25H.150A) remains generally as described in the 2007 report, as conclusions in that report were based largely on the surrounding landscape and proximity of critical areas, and these features have not changed. Pileated woodpecker foraging opportunities have increased somewhat, as new snags are present. The presence of two hatch-year flickers on the site during a 5 August 2013 site visit suggests a nesting cavity suitable for that species is located on or near the property.

Foliage height diversity (FHD) calculations made at each of three vegetation classes (scrub-shrub, young deciduous forest, and mature forest) in 2013 were 0.45, 1.08 and 0.81, respectively. The replacement of an open, weedy area of low vegetation by shrubs, albeit primarily invasive species, increased FHD since 2007. Foraging and cover habitat for birds and small mammals is also increased, as Himalayan blackberry provides value to wildlife. The trails cut since 2007 reduce low cover value and also provided opportunities for aggressive non-native species to invade these areas.

Functional Assessment of Habitat

The included form was not used to assess the site in 2007. However, the information on the form represents current conditions and can be used to see the value of specific features and parameters. Habitat function on the site is as described in the 2007 report, with minor changes. Previous areas that did not support shrubs or trees are now nearly replaced by Himalayan blackberry and sapling cottonwood seedlings, providing greater structural diversity and some foraging habitat and cover where little existed in 2007. Conversely, newly cut trails reduced some undergrowth and subsequently some low cover and forage plants. An increase in size of trees in the young deciduous forest has provided a somewhat more dense and diverse midstory, which raises the value of these areas for some common birds using urban landscapes. Habitat features, specifically small snags and downed logs, are more numerous than observed in 2007, increasing slightly the suitability of the site for pileated woodpecker foraging and use by nuthatches, chickadees, and other wildlife species that utilize dead and downed wood.

The tendency for young deciduous stands to exhibit more features of typical Pacific Northwest temperate forest as they mature was noted in the 2007 report. While the recent growth of small trees in the deciduous and open/shrub areas has increased structural diversity, any improvement in habitat value may be offset or tempered by the expanding invasive species infestations, which tend to reduce compositional diversity of native plants. In addition to increased cover

by Himalayan blackberry and Scot's broom, a number of ornamental trees and shrubs, including a non-native maple and a cotoneaster, are now present.

Landscape character and features have not changed substantially since they were described in the 2007 report.

Potential Impacts

Impacts from the proposed site development do not appear to have changed substantially from the original plans and include a loss of the majority of habitat on the site due to the access road and future house development. Some areas placed into developable lots may retain native vegetation, but current plans do not include individual lot development. Two areas proposed for native growth protection easements are located where young deciduous forest now stands and would be restored with native plants, but the removal of existing trees would have temporal impacts to wildlife.

Ongoing impacts to wildlife, in addition to habitat loss, would be the possibility of further invasion by non-native plants, pet harassment of wildlife, litter and yard waste, and noise and light disturbances normally associated with single-family residential uses.

Site Photographs (taken 5 August 2013)



Photo 1: Young deciduous forest

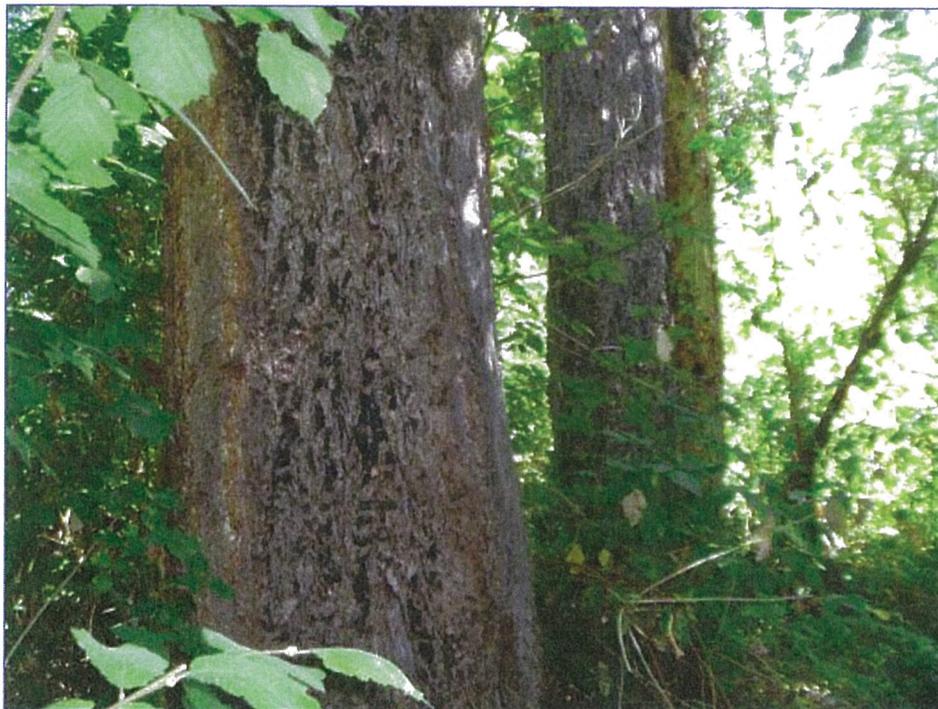


Photo 2: Douglas-fir trees in mature forest patch



Photo 3: Main trail bordered by invasive species



Photo 4: Side trail

City of Bellevue
DRAFT FUNCTIONAL ASSESSMENT TOOL
for upland habitat

2.5	Patch size	0. - <1.0 ac	1.0-5.0 ac	>5-10 ac	10-25 acres	>25 acres = 4 points	1
2.6	*Interspersion of habitat patches (excluding patches <1 ac in area)	No or isolated patch (no others within 0.5-ac circle)	Low	Moderate	High	+1 point if wildlife network or listed park is included	1
3.0	LOCAL PARAMETERS	No points	1 point	2 points	3 points	Additional points	Score
3.1	Size of native trees on site	No significant trees on site	6-12" dbh tree(s) present	12-20" dbh tree(s) present	>20" dbh tree(s) present	+1 point if tree(s) >30" dbh are present	4
3.2	Coniferous component	No conifers on site	Conifers very sparse or present in understory only	Conifers co- or sub-dominant in overstory of forested areas or dominant and forest is <1 acre	Conifers dominant in forested areas and forested areas make up at least 1 acre	+1 point if conifers >30" dbh are present	3
3.3	Percent cover (sample vegetated areas only)						
	Ground layer (0-2.3 ft) (5-ft radius)	0%	0-25%	25-50%	50%+	+1 point for cover >75% in each sample plot; -1 point if mowed grass is >50%	2 (avg)
	Shrub layer (2.3-25 ft) (10-ft radius)	0%	0-25%	25-50%	50%+	+1 point for cover >75%	3 (avg)
	Canopy (>25 ft) (30-ft radius)	0%	0-25%	25-50%	50%+	+1 point for cover >75%	2 (avg)
3.4	Vegetative vertical structural diversity (foliage height diversity)	FHD = 0	FHD < 0.70	FHD = 0.70-0.90 (site avg=0.78)	FHD > 0.90		2 (avg)

City of Bellevue
DRAFT FUNCTIONAL ASSESSMENT TOOL
for Upland Habitat

3.5	Vegetative species richness	0-1 species	2-5 species	6-19 species	20+ species		2
3.6	Invasive species component	>75% cover	25-75% cover	10-25% cover	<10% cover		1
3.7	Proximity to year-round water	>1.0 mi or artificial feature with maintained /invasive buffer present within 0.3-1 mi	0.3-1.0 mi or artificial feature with maintained/ invasive buffer present within <0.3 mi	<0.3 mi or artificial feature with maintained/ invasive buffer present within patch	Natural water feature present within patch with native buffer		0
3.8	Snags (≥4 in dbh)	No snags on site	1/ac or fewer	2-6/ac	>7/ac	Add 0.5 point for each >20 in dbh and 1 point for each >30 in dbh	2
3.9	Other habitat features	None	1	2-4	5 or more		1
Landscape parameters points							
Local parameters points							
TOTAL POINTS							
							31

* Use circle of the appropriate size for the property's zone:

- Zone A – 0.5 ac
- Zone B – 5.0 ac
- Zone C – 100 ac
- Zone D – 250 ac

** PHS data required for sites in Zone D

***Parks: Mercer Slough, Phantom Lake wetland complex, Larson Lake wetland complex, Cougar Mountain Regional Wildland Park, Weowna Park; King County wildlife network

May 3, 2007

Herb Mull
c/o Jerrit Jolma
J3ME
1375 NW Mall Street, Suite 3
Issaquah, WA 98027
Via email: jerrit@j3me.net

Re: Wildlife Habitat Study, Newport View
TWC # 070301

Dear Herb:

To satisfy the requirements of Bellevue Land Use Code (LUC) 20.25H.165, I have completed a habitat assessment that addresses the existing and potential future conditions on the property known as Newport View (parcels 3343301725 and -26). The subject property is located at the intersection of SE 64th Street and 120th Avenue SE in the City of Bellevue. This report presents my findings.

Methods

I visited the site on March 7, 2007 to evaluate its present and potential performance as wildlife habitat. I recorded the approximate location of habitat types and listed common vegetative species (see enclosed Habitat Sketch and Table 1, below). I also examined existing resources, including King County and City of Bellevue sensitive areas inventories, Washington Department of Fish and Wildlife Priority Habitat and Species (PHS) data, and U.S. Fish and Wildlife Service critical habitat data.

I evaluated existing conditions using a modified functional assessment model incorporating vegetative structure and composition; habitat interspersion and connectivity; immediate, adjacent and distant land use; special habitat features; use by wildlife species of interest; and cultural, economic, and social functions (see enclosed Upland Habitat Functional Assessment Scoring Form). Rare plants and habitat types were omitted from the analysis because I determined that none are present on the site. The modified model considers study site size, along with the factors listed above, in determining a relative value for upland habitat. Qualitative assessments of each parameter are used to assign a number value, and the resulting score is placed on a scale specific to the site.

Habitat interspersion and connectivity were assessed using 2006 aerial photographs with ground-truthing. Connectivity was defined based on the habits of birds and mammals (e.g., breaks in the corridor were determined by the likelihood that they would deter wildlife crossing, rather than hydrologic breaks). Other aspects of habitat quality were evaluated during a field visit. Potential

wildlife use was assessed for any species I determined could potentially occur in the immediate area, limited to those species on any state or federal list (WDFW Priority Habitats and Species; State sensitive, candidate, threatened, or endangered species; and federal species of concern, threatened, or endangered species). Surrounding land use was determined using the King County iMap on-line information page, and cultural, educational, recreational, commercial, and aesthetic values were qualified after both visiting the site and reviewing available information.

I projected future functional value based on the expected succession of habitat types on the property and available information pertaining to land use in the project vicinity. This was conducted independently of the functional assessment.

Findings

The subject property can be separated generally into three types of plant communities: young mixed coniferous-deciduous forest with scattered mature trees, pole/sapling mixed forest, and scrub-shrub with patches of low-growth vegetation. Douglas-fir and Pacific madrone are the dominant tree species in the forested areas. On roughly the eastern third of the property, these species create a canopy that ranges from nearly closed at the east property boundary to dense with openings in the remainder of the young forest area. The understory is sparse in the most mature sections of forest along the east edge of the property. In this area, the understory is nearly limited to sword fern and English ivy (Table 1).

Table 1: Common vegetative species identified on the study site.

Common name	Scientific name	Habitat type(s)*	Native	Non-native
Pacific madrone	<i>Arbutus menziesii</i>	YF, PF	X	
Douglas-fir	<i>Pseudotsuga menziesii</i>	YF, PF	X	
Red alder	<i>Alnus rubra</i>	PF, SS	X	
Big-leaf maple	<i>Acer macrophyllum</i>	PF	X	
Black cottonwood	<i>Populus balsamifera</i>	PF	X	
Beaked hazelnut	<i>Corylus cornuta</i>	PF	X	
Vine maple	<i>Acer circinatum</i>	PF	X	
Himalayan blackberry	<i>Rubus armeniacus</i>	PF, SS		X
English ivy	<i>Hedera helix</i>	YF		X
Scot's broom	<i>Cytisus scoparius</i>	PF, SS		X
Salal	<i>Gaultheria shallon</i>	PF	X	
Bracken fern	<i>Pteridium aquilinum</i>	SS	X	
Sword fern	<i>Polystichum munitum</i>	YF, PF	X	
Grass/weeds		PF, SS	X	X

*YF=young forest; PF=pole/sapling forest; SS=scrub-shrub

The pole/sapling forest is actually sparsely treed with an understory that varies from typical western Washington native shrubs and ferns to dense patches of invasive species. A mosaic of scrub-shrub patches concentrated in the western portion of this area includes an open grassy area, dense Himalayan blackberry, and Scot's broom mixed with native species, in addition to the small areas of almost exclusively native shrubs. The several gravel trails on the site, along with small clearings at the termini, are concentrated in the western half of the site.

Data from the WDFW PHS program do not document occurrences of PHS species on the subject property. A bald eagle buffer management zone is more than 1.0 mile from the site. Priority anadromous and resident fish presence is documented in the Coal Creek riparian area (a PHS Urban Natural Open Space) approximately 0.3 mile north of the site. There is no hydrologic or vegetative connection between the riparian area and the study site. The only other PHS polygons within one mile of the site are the Coal Creek Wetlands, which are separated from the study site by paved roads and development.

Potential wildlife use of the site includes birds and small mammals. The site does not have suitable habitat for fish, amphibians, or large mammals. Habitat for species of local importance (LUC 20.25H.150A) is limited to foraging sites for pileated woodpeckers and red-tailed hawks, and potential perching and nesting sites for other common birds. The likelihood that birds of local importance other than pileated woodpeckers will use the site is low, however. Bald eagles, great blue herons, purple martin, and osprey commonly select perching sites proximate to water and forage in or over aquatic habitats, and the study site is not within easy access of such areas. More suitable perch and forage sites for these species exist closer to water in all directions. The site is in too highly developed a landscape for other species of local importance.

The mix of shrubs and trees on the site provides cover and foraging habitat for common bird and mammal species. Continuity with other vegetated areas makes it likely that mice, voles, squirrels, raccoons, and songbirds would use the site. The shrubby areas provide dense ground cover, and forested areas a higher canopy. Common species nest and forage in both of these strata. Snags also provide nest sites for cavity nesting birds, and the site might support nesting flickers, other woodpeckers, nuthatches, chickadees, and creepers.

Habitat on the study site rates low overall, 38 on a scale of 28 to 84, despite some areas of greater value (see enclosed Functional Assessment Scoring Form). The area of highest value occurs along the eastern edge of the property, which contains the oldest trees and sparsest invasive species. Douglas-fir, Pacific madrone, and red alder form a closed canopy, with a sparse understory of mostly native shrubs and ferns. Coupled with the adjoining younger forest to the west, this area provides two vegetative layers of moderate complexity and is connected to a narrow and broken vegetative corridor extending from Newcastle Way in the south to just short of SE 60th Street in the north, a distance of approximately 0.5 mile. It has several snags with signs of woodpecker use, and no structures or paved roads. Farther west on the site, as the young forest gives way to disturbed scrub-shrub, habitat value is lower. Native trees are small and sparse, and gravel trails and roads cover more area and break the north-south corridor.

The site is not typical Puget Sound lowland forest. Because of previous logging and disturbance, much of it remains in early succession. Pockets of native overstory species, if left undisturbed,

would change the site over time to more typical western red cedar/Douglas-fir dominated forest. However, the presence of roads and trails allows access for continued disturbance, such as dumping, and also compacts the soils, preventing proliferation of native species. Highly aggressive non-native species dominate in these areas, and would continue to do so if not deliberately removed. Overall, the eastern third of the site would likely continue as forest, increasing in habitat value as trees became larger and snags were left standing. The highly urban land use of the surrounding area makes it unlikely that the existing narrow corridor would remain intact, however. Presently the corridor is made up mostly of residential yards that have retained a few large trees, but the parcels comprising the corridor are not necessarily afforded regulatory protection from tree removal.

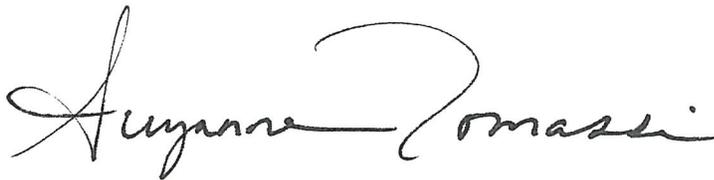
Summary

The Newport View property presently contains a mix of habitat types ranging from highly disturbed scrub-shrub along 120th Avenue SE to second- or third-growth madrone/Douglas-fir forest along the eastern property boundary. The eastern third of the property represents the area of highest habitat value, as it supports the most mature and numerous native species, has several snags, has the lowest occurrence of invasive species, and adjoins a narrow band of trees running north-south for approximately 0.5 mile.

Projected succession of the site would likely increase habitat values in the forested area, but is limited by non-native species infestations, accessibility for vandalism and dumping, and compacted soils in the other areas. As well, surrounding land use is intense and likely to have increasing impact on the area and narrow vegetated corridor.

Please note that the findings of this report are subject to verification and agreement by the City of Bellevue. Please let me know if I can provide any further information.

Sincerely,

A handwritten signature in black ink, reading "Suzanne Tomassi". The signature is written in a cursive, flowing style.

Suzanne Tomassi, MSc
Wetland/Wildlife Biologist

Enclosures