



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> 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. 14-129336-WG

Project Name/Address: **Newport Yacht Basin Dock and Bulkhead Repair**  
3911 Lake Washington Boulevard SE

Planner: David Pyle / dpyle@bellevuewa.gov

Phone Number: 425-452-2973

Minimum Comment Period: June 23, 2014, 5 PM

Materials included in this Notice:

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



**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.**

Received  
APR 18 2014  
Permit Processing  
City of Bellevue

**ENVIRONMENTAL CHECKLIST**

4/11/2013

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**BACKGROUND INFORMATION**

Property Owner: Newport Yacht Basin Association

Proponent:

Contact Person: Evan Wehr, ecco design inc.

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

Address: 203 N 36th Street, Seattle, WA 98103

Phone: 206-706-3937

Proposal Title: Newport Yacht Basin Maintenance Plan

Proposal Location: 3911 Lake Washington Blvd SE (cross street - SE 40th St.), Legal Description on sheet A1. (Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

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

1. General description: Pier Repair, Shoreline Stabilization and Enhancement
2. Acreage of site: 11.5 acres
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 0
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: 0
7. Quantity of earth movement (in cubic yards): 25
8. Proposed land use: no change
9. Design features, including building height, number of stories and proposed exterior materials:  
N/A
10. Other

Estimated date of completion of the proposal or timing of phasing:  
Fall 2014 through winter 2017.

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.

None known.

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.

None known.

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.

Approval from the U.S. Army Corps of Engineers and Washington Department of Fish and Wildlife.

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

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

#### A. ENVIRONMENTAL ELEMENTS

##### 1. Earth

- a. General description of the site:  Flat  Rolling  Hilly  Steep slopes  Mountains  Other
- b. What is the steepest slope on the site (approximate percent slope)?  
>5%
- c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.  
sand, gravel, and muck

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
None known.
  
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.  
25 cubic yards of spawning gravel mix will placed along a section of the shoreline.
  
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
No
  
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
A 4,250 square foot area will be repaved.
  
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
A containment boom and silt fence will be placed around work areas to contain siltation.

## 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.  
none
  
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.  
none
  
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:  
N/A

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.

Lake Washington

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

Yes

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

25 cubic yards of spawning gravel mix will be placed along a section of the shoreline.

- (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.

Yes

- (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.

N/A

- (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.

N/A

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.

N/A

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

N/A

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

N/A

**4. Plants**

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

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

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

Native shrubs and ground cover will be planted along a section of the shoreline.

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

None known.

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

Native shrubs and ground cover will be planted along a section of the shoreline.

**5. ANIMALS**

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

Birds: hawk, heron, eagle, songbirds, other:

Mammals: deer, bear, elk, beaver, other:

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

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

Chinook Salmon, Bull Trout, Steelhead

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

Salmon migrate by the site.

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

Native shrubs and ground cover will be planted along a section of the shoreline.

**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.

N/A

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

No

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

**7. Environmental Health**

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

No

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

None

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

None

b. Noise

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

None

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.
- (3) Proposed measures to reduce or control noise impacts, if any:

## 8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?  
The property is a marina. The adjacent properties are a marina and a park.
- b. Has the site been used for agriculture? If so, describe.  
no
- c. Describe any structures on the site.  
There are pile supported piers and floats with covers at the site.
- d. Will any structures be demolished? If so, what?  
Some piles need to be replaced.
- e. What is the current zoning classification of the site?  
Single Family
- f. What is the current comprehensive plan designation of the site?  
SF-M
- g. If applicable, what is the current shoreline master program designation of the site?  
Recreational Boating
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.  
Yes, Lake Washington
- i. Approximately how many people would reside or work in the completed project?  
N/A
- j. Approximately how many people would the completed project displace?  
N/A
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
None
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
None

**9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  
N/A
  
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.  
N/A
  
- 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?  
N/A
  
- b. What views in the immediate vicinity would be altered or obstructed?  
None
  
- c. Proposed measures to reduce or control aesthetic impacts, if any:  
None

**11. Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
None
  
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
No
  
  
- c. What existing off-site sources of light or glare may affect your proposal?  
None
  
- d. Proposed measures to reduce or control light or glare impacts, if any:  
None

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
Boating
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
None

**13. Historic and Cultural Preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.  
None known.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.  
None known.
- c. Proposed measures to reduce or control impacts, if any:  
None

**14. Transportation**

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.  
Lake Washington Blvd SE & SE 40th St
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
no - 3,500 feet
- c. How many parking spaces would be completed project have? How many would the project eliminate?  
No change to parking.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).  
No
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
Lake Washington
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.  
No Change
- g. Proposed measures to reduce or control transportation impacts, if any:  
None

**15. Public Services**

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

No

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

None

**16. Utilities**

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

no utilities proposed

**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.....*Even Wain*.....

Date Submitted.....*4/17/2014*.....

Newport Yacht Basin Association  
Bulkhead and Pier Repairs  
14-129336-WG

# Newport Yacht Basin Maintenance Plan



## Site Description

Newport Yacht Basin is a marina located at 3911 Lake Washington Blvd. SE in Bellevue, WA on Lake Washington. The marina is ran by the Newport Yacht Basin Association which is a condominium association. There are over 500 individual slips at the marina. The site is approximately 11 acres in size. The marina has covered and uncovered slips at fixed pile docks and floating docks. On the following pages are photos and descriptions of typical structures at the marina.

## Project Description

The work proposed in this maintenance plan will take place over the next 5 years. The purpose of the proposed work is to repair the marina and to maintain existing structures. Vinyl sheet piles will be driven along a 133 lineal foot section of B dock to repair and stabilize the area. The area landward of the vinyl sheet piles, approximately 4,250 square feet, will be repaved with asphalt. Existing damaged wood piles will either be repaired by splicing them with a new wood pile stub or they will be replaced fully with a new steel pile. No more than 40 piles will be spliced or replaced with in a one year period. A portion of an existing concrete float that is approximately 706 square feet will be replaced. The existing concrete float will be removed and a wood framed float with polyethylene tubs and fiberglass grated decking of the same size and configuration will go back in its place. The float will be constructed off site then brought to the site and set in place. A section of the shoreline to the south of A Dock will be restored by removing existing concrete chunk rip rap and installing 25 cubic yards of spawning gravel mix. Native shoreline vegetation will be planted along the area.

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## **Dock Sections (Uncovered)**



B Dock

There are three major uncovered fixed dock sections on docks A, B and C and a smaller section on D dock. The scope of work at these sections will be to repair existing piles with a splice or to replace existing piles. The typical construction of the dock at these sections is a wood framed dock with wood decking supported by wood piles.

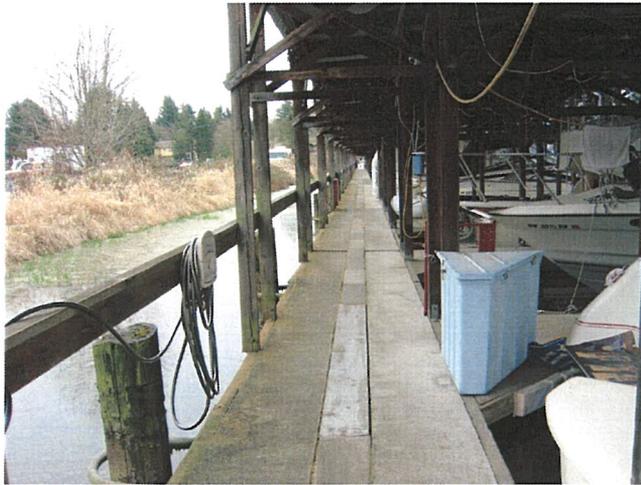
## **Dock Sections (Covered)**



B Dock Covered Section

There are six covered fixed dock sections on docks A, B, C, D and E. The scope of work at these sections will be to repair existing piles with a splice or replace existing piles. The typical construction of the dock at these sections is a wood framed dock with wood decking supported by wood piles. The covers are wood or metal framed with corrugated aluminum paneling.

## Floating Dock Sections



F Dock Covered Section



F & G Dock Uncovered Float Section to be replaced.

There are two floating dock sections at the site, docks F and G. The floats are constructed of concrete and wood and held in place by wood piles. The covers are wood framed with corrugated aluminum paneling. The scope of work at the floating dock would be to replace an uncovered section of the concrete float at the corner where dock sections F and G meet. The new float would be constructed of wood framing with fiberglass grated decking.

## Bulkhead



Shoreline Along B Dock

Vinyl sheet piles will be installed landward of the existing wood bulkhead along the shoreline adjacent to dock sections B. The area is currently paved with asphalt and concrete. Approximately 133 linear feet of sheet piles will be driven.

## Shoreline Restoration



Shoreline South of A Dock

The area to the south of A Dock will be restored by removing existing concrete rip-rap, installing 25 cubic yards of spawning gravel mix, and planting native vegetation. An additional 150 square feet of the lake will be cleaned up by removing manmade debris.

# Newport Yacht Basin Maintenance Plan

## Technical Feasibility Statement

The vinyl sheet pile bulkhead as proposed will comply with Bellevue Land Use Code section 20.25E.080 E.2 to the maximum extent technically feasible. The purpose of the sheet piles is to stabilize the area landward of B Dock. The area is currently paved with concrete and asphalt. Soft stabilization would provide very little ecological benefit to the area because adjacent boat cover and dock. Soft stabilization would also interfere with the current use of the paved area for parking, pedestrian passage, and the storage of small boats and other equipment. Mitigation for the proposed sheet piles will be implemented to the south of A Dock where it will be more beneficial. Existing concrete rip rap to the south of A Dock will be removed and replaced with a spawning gravel beach and native shoreline vegetation will be planted. Also manmade debris will be cleaned up from a 150 square foot section of the lake bed.

The replacement of the float as proposed will comply with Bellevue Land Use Code section 20.25E.080 N.3 to the maximum extent technically feasible. The float can not be located in water deeper than 10' because it provides access to existing moorage at its current location. It can not be located further than 30' from shore because it again provides access to existing moorage at its current location. Relocating the float is not technically feasible because it would deny access to sections of the existing marina facility and disrupt existing moorage slips. It will incorporate grating to the maximum extent feasible and be of minimum size to allow for use and access of the existing marina facility.

The replacement and repair of piles as proposed will comply with Bellevue Land Use Code section 20.25E.080 N.3 to the maximum extent technically feasible. The existing pile spacing in most locations in the marina is less than 18' on center. Piles will only be repaired or replaced where there are existing piles. The pile spacing can not be increased to 18' because the current pier framing can not support 18' spans with out being completely replaced. The pile spacing is limited to the location of the existing infrastructure. The cost of complying with the standards of section 20.25E.080 N.3 would be disproportionate as compared to the environmental benefit associated with such compliance.

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