



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. 14-141381-LB and 14-141380-LO

Project Name/Address: Humane Society/13212 SE Eastgate Way

Planner: Reilly Pittman, 425-452-4350

Minimum Comment Period: October 23, 2014

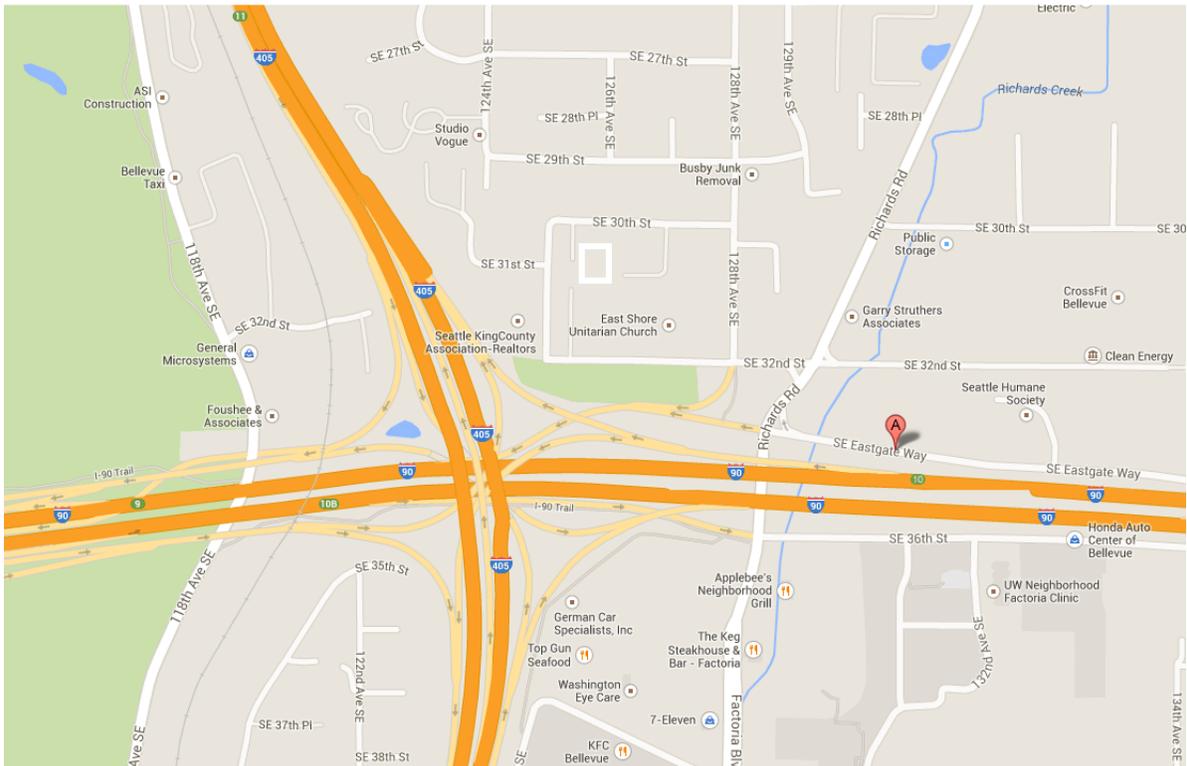
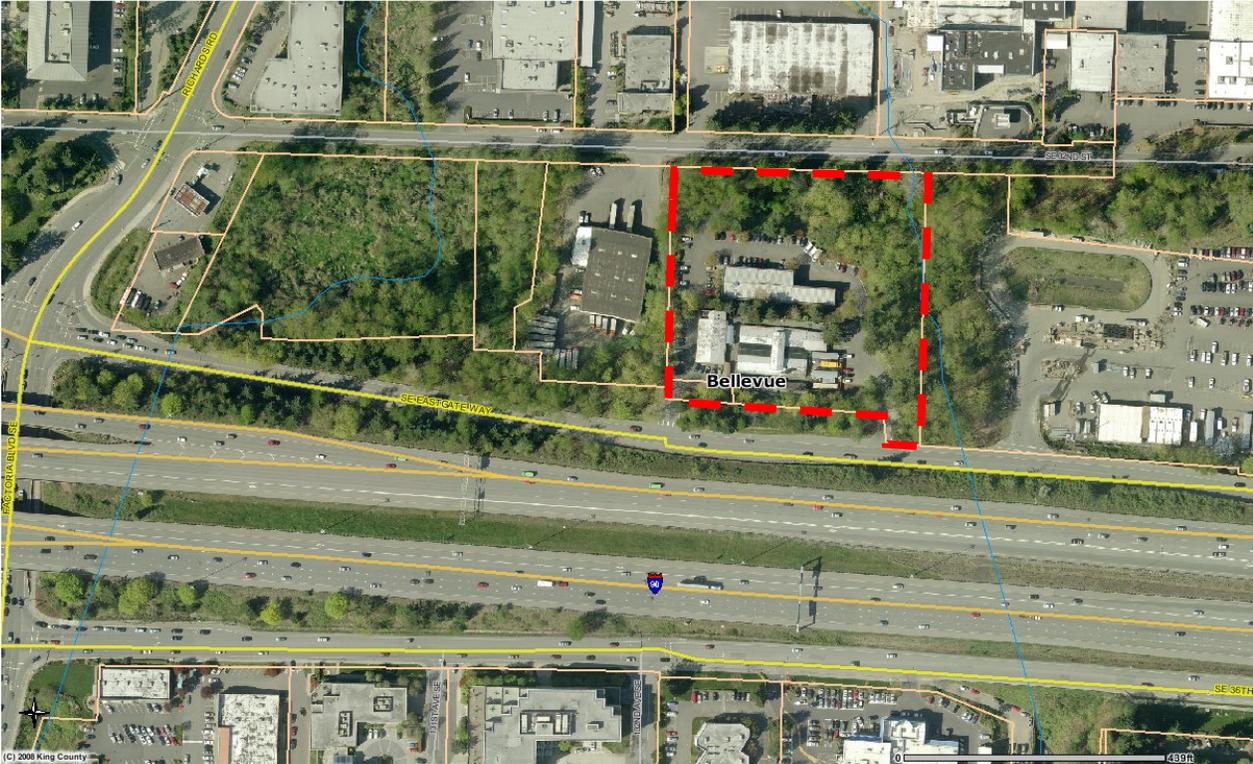
Materials included in this Notice:

- 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

Vicinity Map from iMAP (top) Google Maps (below)



City of Bellevue Submittal Requirements	27a
ENVIRONMENTAL CHECKLIST	
<p style="text-align: right;">12/21/00</p> <p>If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.</p>	
BACKGROUND INFORMATION	
<p>Property Owner: Seattle Humane Society</p> <p>Proponent: Johnston Architects, PLLC</p> <p>Contact Person: Jane Gooding, Johnston Architects, PLLC (If different from the owner. All questions and correspondence will be directed to the individual listed.)</p> <p>Address: 100 NE Northgate Way, Suite 200, Seattle, WA 98105</p> <p>Phone: (206) 523-6150</p>	
<p>Proposal Title: Seattle Humane Society Bellevue Facility Improvements</p> <p>Proposal Location (Street address and nearest cross street or intersection) Provide a legal description if available:</p> <p>Street Address: 13212 and 13208 SE Eastgate Way Bellevue, WA 98005</p> <p>Parcel: 1024059033 and 1024059071</p> <p>Legal Description: POR OF NW 1/4 OF SW 1/4 LY NLY OF THAT POR AS CONVEYED TO CITY OF BELLEVUE BY DEED REC #7908020742 & LY WLY OF FOLG DESC LN - BEG AT WEST QUARTER COR OF SD SEC 10 TH S 01-26-03 W ALG W LN OF SW 1/4 30 FT TO SLY MGN OF SE 32ND ST TH S 88-33-04 E ALG SD SLY MGN 425.97 FT TO TPOB OF DESC LN TH S 01-26-03 W 446.72 FT TO NLY MGN OF EASTGATE WAY & TERMINUS OF DESC LN LESS POR CONVEYED BY STATE OF WASHINGTON BY REAL ESTATE CONTRACT REC #8201150395 LESS POR FOR SE 32ND ST -- AKA LOT 1 CITY OF BELLEVUE BLA 88-6830 REC #8811039001</p> <p>BEG AT INTRSN OF NLY MGN OF ST HWY # 2 & W LN OF NW 1/4 OF SW 1/4 TH N 130 FT TH S 85-47-00 E 360 FT TH S 05-25-51 E 131.65 FT TO NLY MGN OF HWY TH N 85-47-00 W 375 FT TO BEG LESS E 250 FT LESS POR CONVEYED TO CITY OF BELLEVUE REC # 7908020742</p> <p>Please attach an 8½" X 11" vicinity map that accurately locates the proposal site. See last page.</p>	

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

General description: Seattle Humane Society (SHS) is a privately funded non-profit animal welfare organization located in Bellevue, Washington that serves the greater Seattle and King County region. SHS also provides services to other communities via an animal transfer program and animal control contracts. SHS's program is centered on the essential commitment to saving lives, and it currently has one of the highest save rates in the country at 97%. The Seattle Humane Society has very high standards and has a good reputation within the community and around the nation.

Seattle Humane Society currently offers the following programs from the current facility: dog, cat, and small mammal adoptions; admissions and receiving; spay and neuter services for community animals; full veterinary services for in-house animals; surgical rotations for third year veterinary students through the partnership with Washington State University; foster care services; behavioral assessments and training for in-house animals, as well as classes and animal behavior support for the public; community pet food bank for low-income citizens and people living with HIV and AIDS; pet loss support; and administrative support and community outreach.

The proposed project will replace the existing Seattle Humane Society (SHS) facility in Bellevue. While SHS is very successful, they are achieving their goals in spite of a facility that is outdated, inefficient, and insufficient in size, space, capacity, layout, and infrastructure. The proposed project will replace existing buildings and distributed parking lots with a new 54,000 square foot facility and a single surface parking lot. Demolition and construction will be phased to allow a partially occupied site during construction. The proposed facility will include all of the same uses and program elements as the existing facility while utilizing the site to better serve the needs of the community. Specifically, the new facility will offer more inviting public areas, more functional veterinary spaces, more open workspaces, and more interactive animal enclosures/areas. SHS has a goal for the new facility to increase its animal admissions (capacity) by 35%.

1. Acreage of site: **The total acreage of the two parcels is 3.85 acres (167,544 square feet).**
2. Number of dwelling units/buildings to be demolished: **Three buildings and three trailers will be demolished.**
3. Number of dwelling units/buildings to be constructed: **One single, large building will be constructed, with numerous accessory enclosures for animal exercise and interactions with potential owners.**
4. Square footage of buildings to be demolished: **26,192**
5. Square footage of buildings to be constructed:
 - **Building fully enclosed gross square footage: 53,260**
 - **Building net square footage for FAR calculations: This site includes a critical area, so FAR limits do not apply per LUC 20.25H.045.C. Per LUC, the development factor is 76,507 SF.**
 - **Building total gross square footage (including unenclosed areas): 53,260**
6. Quantity of earth movement (in cubic yards): **Cut: Approximately 3,140 CY / Fill: Approximately 1,400 CY**
7. Proposed land use: **No changes are proposed to the existing land use.**
8. Design features, including building height, number of stories, and proposed exterior materials: **The proposed redevelopment and expansion will replace the three existing buildings with a single three-story building. Proposed exterior materials include metal box rib panels & wood accents over metal stud framing. Openings are punched windows and accent storefront systems. Proposed building height is 44'-9".**
10. Other

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

Construction of the proposed project would begin immediately following issuance of all permits. The proposed project will be constructed in two phases. Phasing is intended to allow for continued use of existing facilities during construction. The phases will consist of the following:

Phase 1 – The northernmost existing structure and associated parking areas will be demolished and removed from the site. This will allow for construction of a portion of the new facility. Construction access will be taken from SE 32nd Street and SE Eastgate Way. While the new structure is being constructed, the two southern existing buildings and associated parking areas will remain functional and in use for staff, volunteers, and the public.

Phase 2 – The remaining pre-existing structures will be vacated and demolished. The new parking areas and entrance from SE Eastgate Way will then be constructed.

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

None at this time.

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

- **Trip Generation Memorandum – Seattle Humane Society Expansion. Transportation Engineering Northwest. September 12, 2014.**
- **Parking Study – Seattle Humane Society Expansion. Transportation Engineering Northwest. September 12, 2014.**
- **Environmental Conditions and Constraints Report – Seattle Humane Society, Bellevue, WA. The Watershed Company. September 2013.**
- **Critical Areas Report – Seattle Humane Society, Bellevue, WA. The Watershed Company. September 2014.**
- **Geotechnical Engineering Services - Proposed Redevelopment and Expansion, Seattle Humane Society, Bellevue, Washington. GeoEngineers, Inc. September 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.

No other applications are pending for government approvals of other proposals directly affecting the subject 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.

The following City of Bellevue permit approvals are anticipated:

- 1. Critical Areas Land Use Permit (LO) – submitted concurrently with this SEPA Checklist**
- 2. Conditional Use Permit (LB) – submitted concurrently with this SEPA Checklist**
- 3. Clearing and Grading Permit (GD)**
- 4. Major Project Building Permit (BB)**
- 5. Right-of-Way Use Permit (TN)**
- 6. Developer Extension Utility Permit (UE)**

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 (circle one): Flat Rolling Hilly **Steep slopes** Mountains Other:

b. What is the steepest slope on the site (approximate percent slope)?

Project area slopes along the east and west property boundaries in some instances are steeper than 40 percent.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

According to Natural Resources Conservation Service (NRCS) soil maps, the project site is comprised of Everett gravelly sandy loam, 15 to 30 percent slopes; Everett gravelly sandy loam, 5 to 15 percent slopes; and Urban land. According to GeoEngineers, Inc. (2014), the site consists of medium dense to dense silty sand with variable gravel and hard silty clay.

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

According to GeoEngineers, Inc. (2014) there are no surface indications of unstable soils on the project site.

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

All proposed cut and fill activities are associated with removal of the existing facilities and construction of the new facilities. Approximately 3,140 cubic yards of excavation will occur. An additional 1,400 cubic yards of fill will take place. Excavated soils and demolition debris will be reused on-site to the maximum extent feasible, as dictated by the project geotechnical consultant (GeoEngineers, Inc.).

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

Erosion could occur if exposed soils are mobilized by rainfall, particularly on slopes. Short-term erosion may occur in areas cleared of vegetation. However, any impacts would be short-term and the measures described below would help minimize erosion.

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

Following project completion, the site will include 81,250 square feet of impervious surfaces. This equates to approximately 48 percent of the total site area.

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

All clearing and grading construction would be in accordance with City of Bellevue Clearing & Grading Code (Chapter 23.76), permit conditions, and all other applicable codes, ordinances, and standards. As needed, the applicant will install temporary erosion and sedimentation control measures such as silt fencing. A silt fence would be installed around exposed soils as necessary to prevent slope instability or silt-laden water from leaving the site during rainfall events.

Further, erosion control will be conducted as recommended by GeoEngineers, Inc. (2014). Recommendations include, among others:

- **“Construction activities including stripping and grading will expose soils to the erosional effects of wind and water. The amount and potential impacts of erosion are partly related to the time of year that construction actually occurs. Wet weather construction will increase the amount and extent of erosion and potential sedimentation. Erosion and sedimentation control measures may be implemented by using a combination of interceptor swales, straw bale barriers, silt fences and straw mulch for temporary erosion protection of exposed soils. All disturbed areas should be finish graded and seeded as soon as practicable to reduce the risk of erosion.”**
- **“To reduce erosion, newly constructed slopes should be planted or hydroseeded shortly after completion of grading. Until the vegetation is established, some sloughing and ravelling of the slopes should be expected. This may necessitate localized repairs and reseeded. Temporary covering, such as clear heavy plastic sheeting, jute fabric, or erosion control blankets (such as American Excelsior Curlex 1 or North American Green SC150) could be used to protect the slopes during periods of rainfall.”**
- **“Much of the onsite soils contain sufficient fines (material passing the U.S. standard No. 200 sieve) to be moderately to highly moisture sensitive and susceptible to disturbance, especially when wet. Ideally, earthwork should be undertaken during extended periods of dry weather when the surficial soils will be less susceptible to disturbance and provide better support for construction equipment.”**

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Minimal emissions from vehicle trips and construction equipment would occur during site construction. After project completion, emissions to the air would occur from vehicle trips associated with the kennel facility.

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

No off-site sources of emissions or odor would affect the proposal.

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

Vehicles and construction equipment would be kept in good working order.

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.

Sunset Creek, a tributary of Richards and then Kelsey Creek, flows from the south to the north through the eastern portion of the property. Sunset Creek is a year-round stream that has been classified as Type F based on past documented use and potential use of the stream by fish. No other waterbodies are 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.

Portions of the project will occur within 200 feet of Sunset Creek. However, no work will occur closer than approximately 55 feet from the ordinary high water mark of the stream or 25 feet from the top of the bank. Detailed plans are attached.

Any approved stream buffer modification will be the minimum necessary per LUC 20.25H

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

None.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

The proposal would not require surface water withdrawals or diversions.

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

The proposal does not lie within a 100-year floodplain.

- 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.

The proposal does not involve any discharges of waste materials to surface waters.

b. Ground

1. Will ground water be withdrawn, or will water be discharged to ground water? Give a general description, purpose, and approximate quantities if known.

No withdrawal of ground water or discharge of water to ground water would occur as part of this project.

- 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.

No waste material from septic tanks or other sources would be discharged into the ground as part of this project.

c. Water runoff (including stormwater):

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.

Surface runoff from parking areas will be collected in catch basins and will be conveyed through pipes to a StormFilter™ or equivalent canister filtration system to remove pollutants. Following treatment, the stormwater will be conveyed to a detention vault just north of the main building. Clean roof runoff will be conveyed directly to the detention vault. The vault will store stormwater temporarily and will release it to the public storm system at reduced rates in accordance with Department of Ecology standards.

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

Waste materials would not enter ground or surface waters.

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

The erosion control measures described under question 1h would be implemented as necessary.

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: spruce
- shrub
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

For a detailed list of vegetation found on the site, please see the *Critical Areas Report – Seattle Humane Society, Bellevue, WA* prepared by The Watershed Company (September 2014).

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

Vegetation proposed for removal includes all woody invasive weeds site wide, which include blackberry, knotweed, Scot's broom and ivy. Inside of the limit of work, vegetation that will be removed includes mostly a mix of ornamental landscaping, native trees (see tree preservation plan) and some native shrub understory.

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

No threatened or endangered plant species are known to be on or near the site.

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

The stream buffer contains invasive vegetation, lacks native vegetation diversity, contains trash and lacks widespread coniferous trees that are important components of a healthy forest. Restoration and enhancement will occur along Sunset Creek and throughout the on-site critical area buffer. It will consist of removing non-native, invasive plants; removing structures and trash; planting a diverse array of native plants; and placing pieces of large woody debris in the buffer area. The planting plan consists of a native palette suitable to this ecozone, including 3 coniferous tree, 10 shrub, and 5 groundcover and perennial species. A total of approximately 11,832 square feet of native species will be planted within the stream buffer, while an additional 12,397 square feet of native plantings will occur throughout the structure setback and steep slope buffer.

5. ANIMALS

- a. 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: raccoon, opossum, other small mammals
fish: bass, salmon, trout, herring, shellfish, other

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

No threatened or endangered species are known to be on or near the site. Sunset Creek is a tributary to Richards Creek and Kelsey Creek. Sunset Creek flows northward onto the property after passing through an approximately 575-foot-long culvert under Interstate 90. The Creek exits the property through a culvert that passes under SE 32nd Street. Both culverts are identified as total fish passage barriers in WDFW's SalmonScape database (WDFW electronic reference). The presence of cutthroat trout has been documented to extend upstream in Richards Creek to the confluence with Sunset Creek (Kit Paulsen in WRIA 8 2005), but cutthroat use is not documented or presumed to occur at the site. Despite the documented total fish passage barrier, juvenile coho salmon were observed to use Sunset Creek year-round following the release of hatchery coho salmon at the confluence of Richards Creek and Sunset Creek from 1996-1998 (Kit Paulsen in WRIA 8 2005). It is unknown whether such releases still occur and whether there is any current coho salmon use of Sunset Creek. Coho salmon is a federal Species of Concern and a State Priority Species.

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

No. See response to 5b above.

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

Within the stream buffer the addition of understory shrubs and trees will increase species and structural diversity and overall habitat function throughout the buffer area. Large coniferous woody debris will also add habitat for birds, amphibians and mammals.

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 needs? Describe whether it will be used for heating, manufacturing, etc.

Energy use for the completed project will consist of electricity and gas and will be used for heating and power. Both sources are currently available on-site. Otherwise, no additional forms of energy will be necessary for the new facility.

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

The project would not affect the potential use of solar energy by adjacent properties.

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

Energy conservation measures will include low-slope roofs that will help to reflect light during warmer months, heat recovery units, and a high efficiency boiler.

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.

Typical hazards related to heavy equipment fuels and fires are associated with construction of the proposed project. After project completion, hazard types and levels would return to their existing condition; the project would not increase any hazards, and the new facility may even reduce potential hazards through better design. Given the nature of the business, the risk for environmental health hazards is likely concentrated in the veterinary services portion of the new facility which would have on hand a variety of hazardous and potentially flammable chemicals (pharmaceuticals, anesthetics, insecticides, disinfectants, etc). The remainder of the facility would also be maintained with chemical cleaning agents.

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

In the unlikely event that an accident (spill, fire, other exposure) occurs involving toxic chemicals or hazardous wastes, the local Fire Department's Hazardous Materials Team would respond. If necessary, local medical services might also be required. The full range of safety and accident response supplies would be on-site to treat any emergency during construction. After project completion, emergency service needs would return to existing levels, and are expected to be limited to minor injuries from human-animal interactions or other typical work-place accidents (cuts, falls, etc).

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

Standard precautions would be taken to ensure the safety of the work crew during construction. The construction manager would be contacted by a crew member immediately upon discovery of a spill. The construction manager would then ensure that the spill is cleaned up in the manner dictated by the chemical use instructions and would contact the appropriate authorities. Post-construction, the facility would operate under industry standard procedures established to protect employees, volunteers and visitors. No additional measures are necessary.

b. Noise

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

Noise in the area is typical of warehouse/light industrial uses which are located north, east and west of the site. To the south, traffic on I-90 is likely the predominant noise source. None of these noises presently or in the future would adversely affect the project.

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

Short-term noise would be generated by heavy construction activities during normal daytime working hours. There would be no new long-term noise associated with the completed project. Existing noise is limited to dog barking when out of doors.

Noise is regulated by BCC 9.18

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

As mentioned above, construction noise would be limited to daylight weekday hours. No other noise-control measures are necessary.

8. LAND AND SHORELINE USE

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

The current use of the site is for an animal shelter. Adjacent properties to the north, east and west are in warehouse/light industrial/public utility uses. South of the project is SE Eastgate Way and I-90.

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

The site has not been used for agriculture.

- c. Describe any structures on the site.

The existing animal shelter is composed of three large buildings used for administration, storage and animal housing. Several accessory trailers also contain work areas. Extensive paved parking is found on the north, west and east sides of the property.

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

All of the facilities on-site will be demolished, including buildings, outdoor animal enclosures, and parking.

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

The current zoning classification is LI (Light Industrial).

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

The current comprehensive plan designation is LI (Light Industrial).

- 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.

Sunset Creek and steep slopes on the property have been classified as "environmentally sensitive" areas. Each of these critical areas has a buffer and/or setback.

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

An average of approximately 93 people are expected to work (including volunteers) in the completed project. There is no residential component to this project.

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

No people would be displaced as a result of this project.

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

No measures are necessary.

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

This project does not affect existing land use, which conforms to current City zoning and comprehensive plan designations.

9. HOUSING

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

There is no residential component to this project.

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

No residential units would be eliminated.

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

No measures are necessary.

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 top height of the proposed facility will be 44'-9" feet above average grade. The facility's principle exterior materials will be metal, wood, and glazing.

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

The proposed project will be larger and taller than the existing facility. However, impacts to view will be limited through a variety of measures. Specifically, views from the east will continue to be screened by the presence of the Sunset Creek corridor. In fact, significant new vegetation will be added to the stream buffer, resulting in a denser riparian corridor. Views from the west will not be significantly altered as portions of the building will be buried into the ground and vegetation along the steep slope will continue to screen the property. Views from SE 32nd Street and SE Eastgate Way will be screened by vegetation along each roadway.

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

No such measures are necessary.

11. LIGHT AND GLARE

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

Light or glare may slightly increase as a result of the construction of a larger facility.

- 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?

It is not anticipated that any off-site sources of glare will affect the proposed project.

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

No reduction measures will be necessary.

12. RECREATION

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

Lake Washington and the Kelsey Creek outlet are a little more than one mile to the west. Lake Washington provides boating, swimming, fishing and wildlife viewing opportunities. Visitors to the Seattle Humane Society facility can walk on nature trails that meander through the forested stream buffer.

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

The proposed project would not displace any existing recreational uses.

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

No such measures are necessary.

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 such places or objects are known to be on or next to the site.

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

No such landmarks or evidence is known to be on or next to the site.

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

Should historic, archeological, scientific or culturally significant items be encountered during implementation of this project, work would be temporarily stopped while the appropriate agencies are notified.

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 site is currently accessed from two main drives off of SE Eastgate Way and one secondary drive off of SE 32nd Street. After the project is complete, the site would be accessed from a single point near the west property line off of SE Eastgate Way.

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

The nearest King County Metro transit stop is located on Factoria Boulevard SE, just north of SE 38th Street. It is approximately 0.6 mile south of the site.

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

This project would eliminate 75 parking spaces, and provide 98 parking spaces.

- 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 proposal would not require any new roads or streets. The previous permitting required street improvements including: curb, gutter, sidewalk and landscape strip along the SE 32nd Street, however this project proposes to limit frontage improvements along SE 32nd Street to restoring the existing ditch line and minor storm drainage improvements associated with connecting the new detention tanks to the existing storm drain conveyance system. The projects frontage and vehicular access will be from SE Eastgate Way. The existing driveway access to SE 32nd Street will be maintained for emergency vehicle egress only. This proposed treatment is consistent with the nature and character of the street as it exists today.

SE Eastgate Way frontage will include curb, gutter, and sidewalk. The previous permitting required landscape strip on SE Eastgate Way is omitted to preserve the existing west bound on-street bicycle lane (paved shoulder). Please note that this project will maintain over 60 feet of existing trees and vegetation between the back of sidewalk along SE Eastgate Way and the at grade parking lot.

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

Water, rail, or air transportation would not be utilized or impacted by the completed project.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The proposed project is expected to create 93 PM peak hour trips.

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

No such measures are necessary.

15. PUBLIC SERVICES

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

No increase in public service needs would result from this project.

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

No such measures are necessary.

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.

Existing water, sewer and gas services will be reused, relocated or upgraded as required for the new construction.

Signature

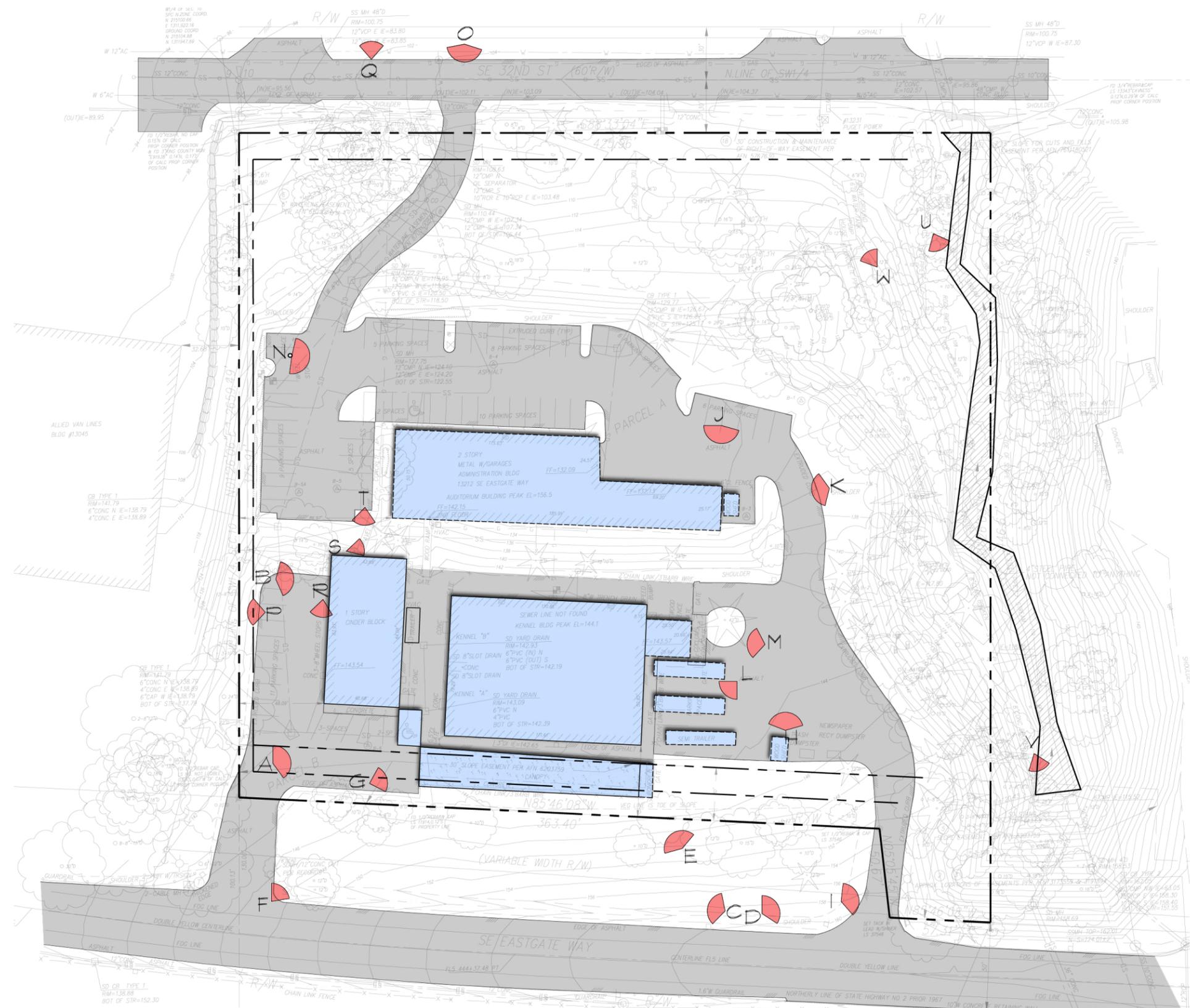
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature



Kenny Booth, AICP
Associate Planner
The Watershed Company

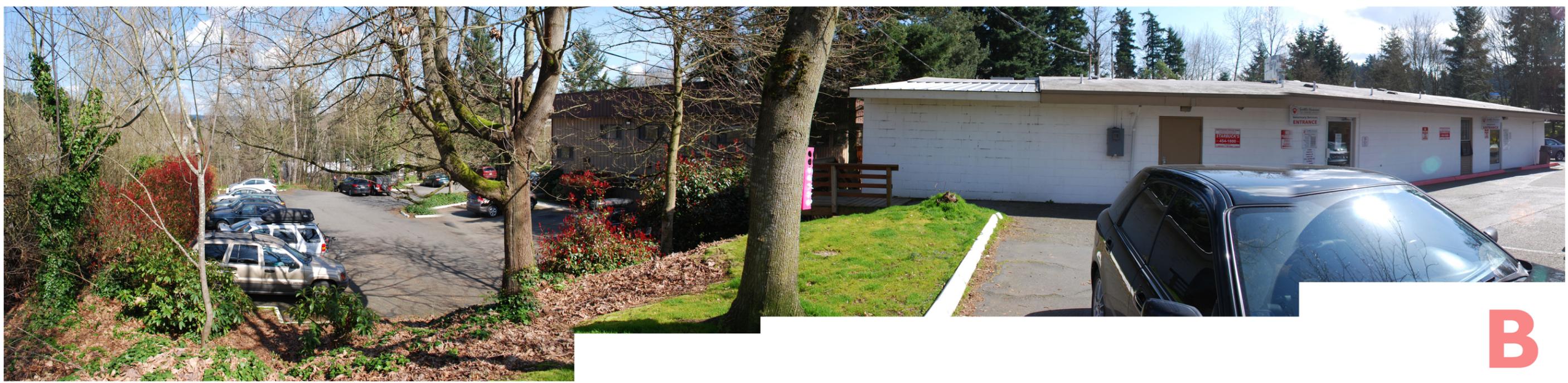
Date Submitted: September 18, 2014



NOTE: BLUE INDICATES EXISTING BUILDINGS OR STRUCTURES

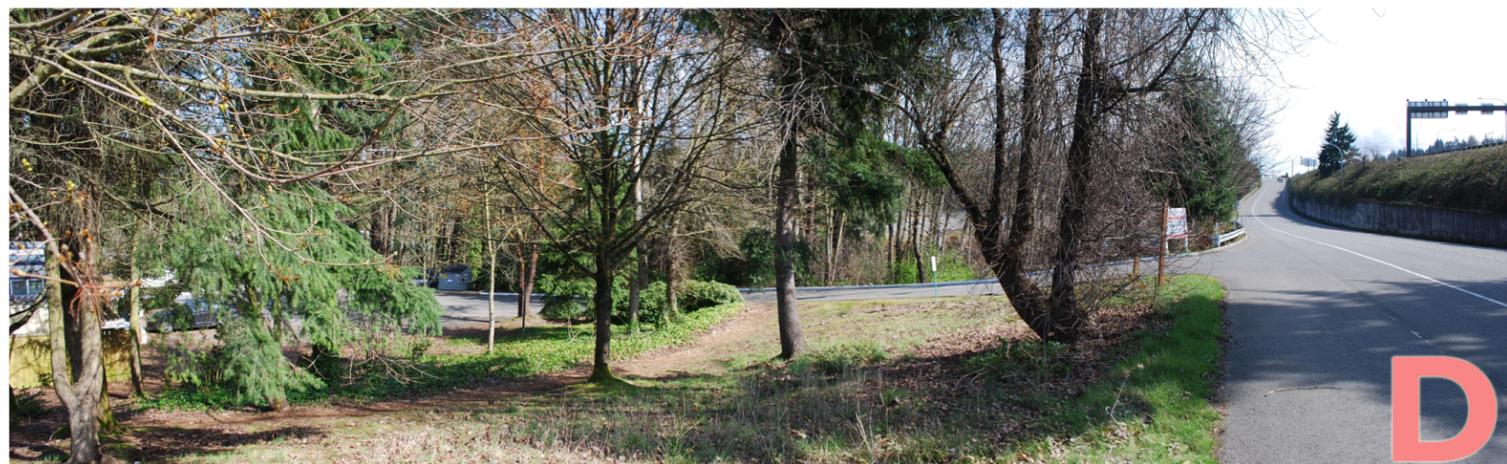
Key Plan for Photos
Preapplication Conference Submittal for City of Bellevue





Photos of the site and vicinity

Preapplication Conference Submittal for City of Bellevue



Photos of the site and vicinity

Preapplication Conference Submittal for City of Bellevue



Photos of the site and vicinity

Preapplication Conference Submittal for City of Bellevue

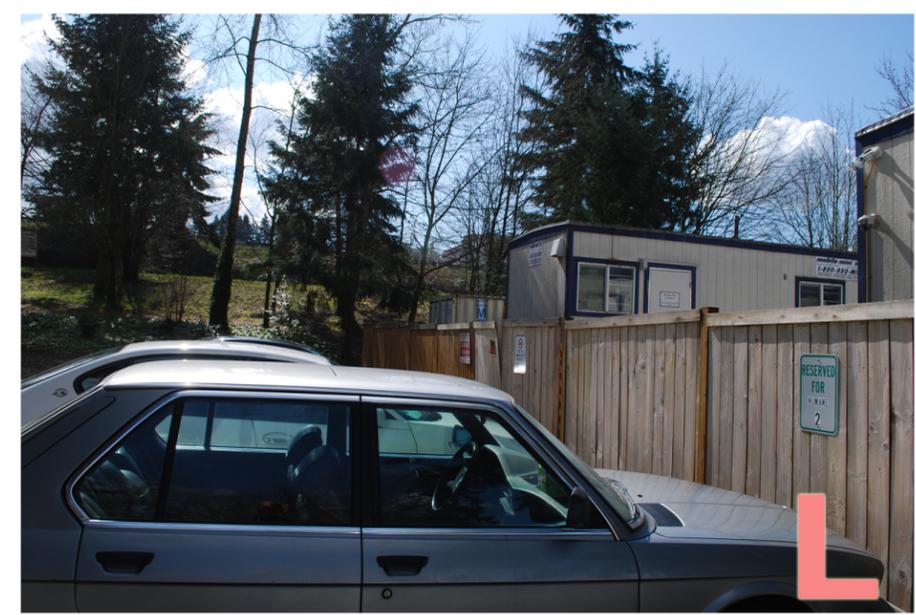




J



K



L



M

Photos of the site and vicinity

Preapplication Conference Submittal for City of Bellevue



Photos of the site and vicinity

Preapplication Conference Submittal for City of Bellevue



R



S



T



U



V

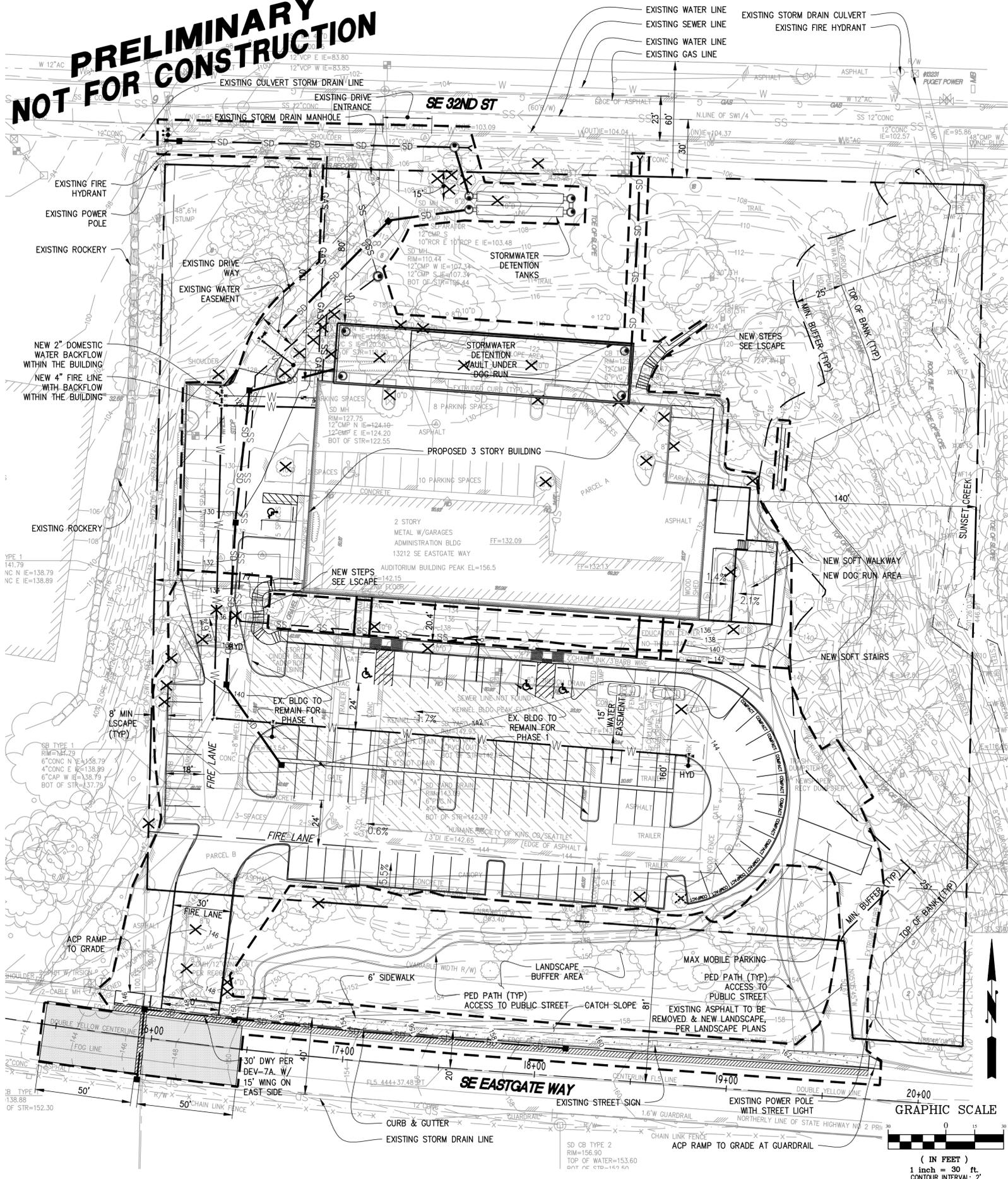


W

Photos of the site and vicinity

Preapplication Conference Submittal for City of Bellevue

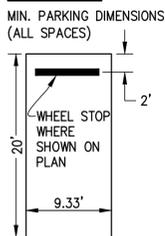
**PRELIMINARY
NOT FOR CONSTRUCTION**



LEGEND

- EX. TREES TO BE REMOVED (ALL OTHER TREES TO REMAIN)
- EX. BLDGS TO REMAIN IN OPERATION DURING PHASE 1
- PROPOSED RETAINING WALL MAX HT 2' EXCEPT AS NOTED ON PLAN
- GROUND-LEVEL FOOTPRINT OF PROPOSED BUILDING
- PROPOSED FENCING FOR DOG RUN
- PROPOSED SIDE SEWER
- PROPOSED STORM PIPE W/ CB
- PROPOSED WATER MAIN
- PROPOSED HYDRANT
- EXISTING EASEMENT

PARKING



PHASING NOTE

TWO EXISTING BUILDINGS ARE TO REMAIN IN OPERATION DURING PHASE 1 CONSTRUCTION AS SHOWN ON PLAN. EXISTING UTILITIES WILL BE TEMPORARILY REROUTED AS NECESSARY AROUND CONSTRUCTION AREA & ADEQUATE PARKING WILL BE PROVIDED FOR EACH PHASE. CONSTRUCTION ACCESS & STAGING WILL BE PLANNED TO MINIMIZE DISRUPTION OF ONGOING FACILITY OPERATIONS. CONSTRUCTION AREA WILL BE FENCED OFF FROM FACILITIES STILL IN USE.

BUILDING SETBACKS

FRONT: 15'
SIDE: NONE (8' LANDSCAPE BUFFER REQUIRED ON INTERIOR PROPERTY LINES)
REAR: NONE

LEGAL DESCRIPTION

PARCEL A: LOT 1 OF CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NUMBER 88-6830, RECORDED UNDER RECORDING NUMBER 8811039001; SAID BOUNDARY LINE ADJUSTMENT, BEING A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL B: THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY MARGIN OF PRIMARY STATE HIGHWAY NO. 2, WITH THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 12°6' EAST ALONG SAID WEST LINE 130 FEET; THENCE SOUTH 85°47'00" EAST PARALLEL WITH SAID HIGHWAY 360 FEET; THENCE SOUTH 5°25'51" EAST 131.65 FEET TO SAID NORTHERLY MARGIN OF HIGHWAY; THENCE NORTH 85°47'00" WEST 375 FEET TO POINT OF BEGINNING; EXCEPT THE EAST 250 FEET THEREOF AND LYING NORTHERLY OF THAT PORTION THEREOF CONVEYED FROM THE STATE OF WASHINGTON TO THE CITY OF BELLEVUE BY DEED RECORDED UNDER RECORDING NUMBER 7908020742

DATUM

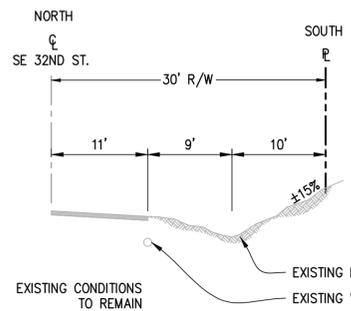
HORIZONTAL DATUM: MONUMENTED WEST LINE OF THE SW 1/4 OF SEC. 10, TWP. 24 N., RGE 5 E. ON THE CITY OF BELLEVUE HORIZONTAL DATUM (NAD 83/91) A BEARING OF N 01°26'06" E.

VERTICAL DATUM:

CITY OF BELLEVUE (C.O.B.) VERTICAL DATUM (NAVD 88). USING C.O.B. BM 104, A BRASS DISK IN SIGNAL POLE BASE AT THE SE CORNER OF THE INTERSECTION OF RICHARD'S ROAD AND SE 26TH ST; EL=81.05' BM 106, PUNCHED "X" IN NW BASE BOLT OF SIGNAL POLE AT THE NE CORNER OF THE INTERSECTION OF 128TH AVE SE & SE 38TH ST; EL= 92.17'

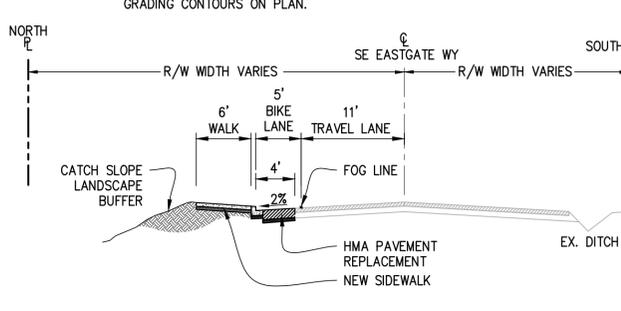
PAVEMENT RESTORATION IN R/W

WHERE UTILITY TRENCHING OCCURS IN PUBLIC RIGHT-OF-WAY, PAVEMENT SHALL BE RESTORED PER CITY OF BELLEVUE STANDARDS: 10" HMA WITH 50' OVERLAY EITHER SIDE OF TRENCH



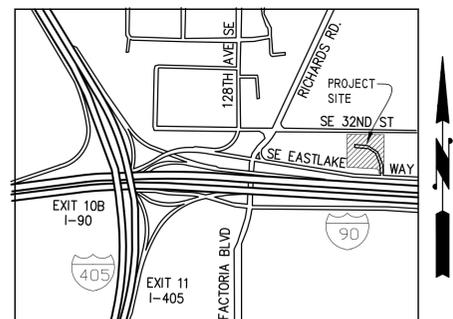
SE 32ND ST. SECTION

NOT TO SCALE



SE EASTGATE WAY SECTION

NOT TO SCALE



VICINITY MAP

SCALE: 1" ≈ 1000'

OWNER

SEATTLE HUMANE SOCIETY
13212 SE EASTGATE WAY
BELLEVUE, WA 98005
425-649-7556
CONTACT: DAVID LOEWE

CIVIL ENGINEER

DCI ENGINEERS
818 STEWART STREET, SUITE 1000
SEATTLE, WA 98101
(206) 332-1900
CONTACT: DARREN SIMPSON, P.E.

ARCHITECT

JOHNSTON ARCHITECTS
100 NE NORTHLAKE WAY, SUITE 200
SEATTLE, WA 98105
206-523-6150
CONTACT: RAY JOHNSTON

SURVEYOR

CHS ENGINEERS
12507 BEL-RED ROAD, SUITE 101
BELLEVUE, WA 98005
(425) 637-3693
CONTACT: JOHN CHRISTENSEN, P.L.S.

LANDSCAPE CRITICAL AREAS

THE WATERSHED COMPANY
750 SIXTH ST. SOUTH
KIRKLAND, WA 98033
425-822-5242
CONTACT: AMBER RAYNSFORD

STATISTICAL INFORMATION

LAND USE ZONE:	LI (LIGHT INDUSTRIAL)	
SITE AREA:	167,544 S.F. (3.85 ACRES)	
SITE DATA SUMMARY:	REQUIRED/ALLOWED	PROPOSED
AREA OF PROPOSED STRUCTURE		
GROSS	76,507 SF	53,260 SF
FLOOR AREA RATIO	N/A	N/A
USING DEVELOPMENT FACTOR FOR CRITICAL AREA PER 20.25H.045.C		
AREA OF PROPOSED BLDG BY USE	SEE NET LOT AREA CALCULATIONS	
GROSS	CONDITIONAL USE 53,260 GSF	
PERCENTAGE OF LOT COVERAGE	50%	24%
WITHIN NET LOT AREA	59,555 SF	28,602 SF
NET LOT AREA = 119,110 S.F. (70%)		
(NET LOT AREA = SUBTRACT CRITICAL AREAS & BUFFERS FROM GROSS LOT AREA)		
CRITICAL AREA & BUFFER = 48,434 S.F. (30%)		
IMPERVIOUS AREA	142,412 G.S.F.	81,250 G.S.F.
PERCENTAGE:	85%	48%
BLDG HT FROM AVG FINISHED GRADE	45'	44.9'
PARKING SPACES (TOTAL)	-	95
ADA VANS	1 REQ.	1
STANDARD	50%	79
COMPACT	50% ALLOWED	12
HANDICAPPED	4 REQ.	4
AREA OF PROPOSED LANDSCAPING		
ADJACENT TO R/W	2,943 S.F.	1,187 S.F.
ADJACENT TO INTERIOR PROP LINES	12,828 S.F.	17,788 S.F.
WITHIN THE PARKING AREA	3,136 S.F.	8,550 S.F.
SIGNIFICANT TREES TO BE RETAINED	15%	81%
ESTIMATED GRADING QUANTITIES	3,100 C.Y. CUT	1,400 C.Y. FILL

AREA OF DISTURBANCE

THE ENTIRE ON-SITE AREA WEST OF THE STREAM BUFFER IS SUBJECT TO DISTURBANCE. TOTAL AREA 131,798 SF (78.8% OF SITE). DISTURBANCE WILL BE MINIMIZED AND EXISTING TREES WILL BE PRESERVED AT THE NORTHEAST CORNER (4250 SF) AND SOUTHEAST CORNER (2000 SF) OF THE PROPERTY AS SHOWN ON PLAN. AN ADDITIONAL 23,500 SF WILL BE DISTURBED IN THE RIGHTS-OF-WAY ON SE 32ND ST. & SE EASTGATE WAY, AS SHOWN BY GRADING CONTOURS ON PLAN.

DCI ENGINEERS
818 STEWART STREET • SUITE 1000
SEATTLE, WASHINGTON 98101
PHONE: (206) 332-1900 • FAX: (206) 332-1600
WEBSITE: www.dci-engineers.com
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SEATTLE HUMANE SOCIETY
13212 SE EASTGATE WAY, BELLEVUE, WA 98005
OWNER: THE HUMANE SOCIETY FOR SEATTLE / KING COUNTY

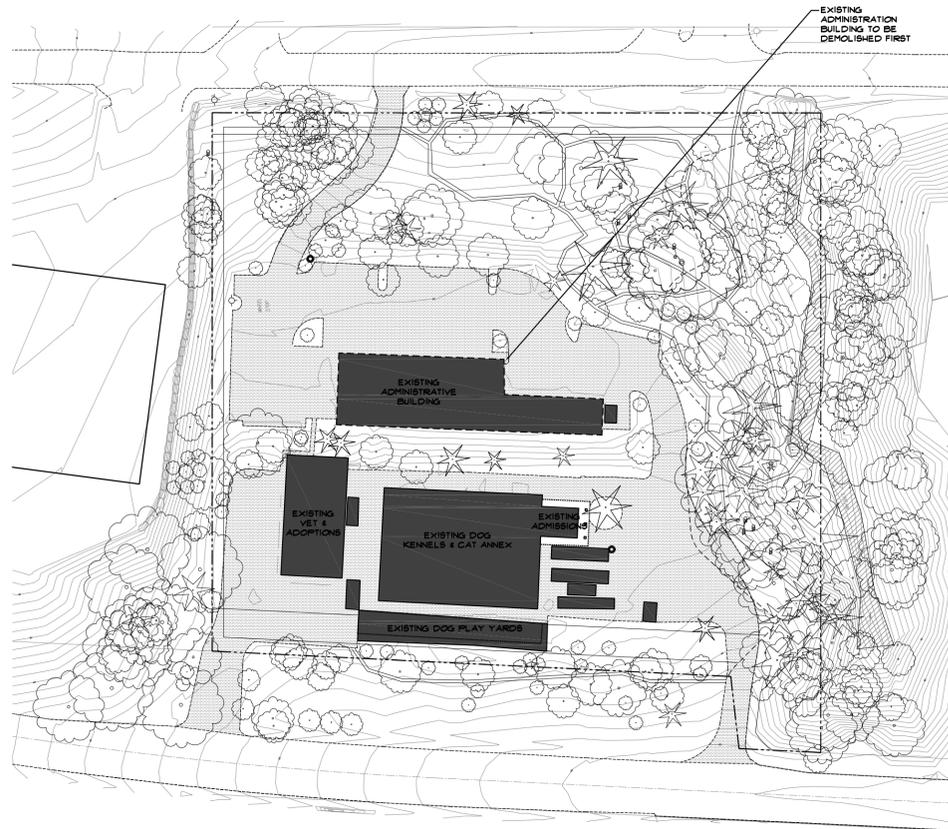
Seattle Humane
THE HUMANE SOCIETY FOR SEATTLE / KING COUNTY

DARREN A. SIMPSON
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
27856
9/17/14

DRAWING ISSUE
LAND USE PERMIT
09.18.14 LAND USE PERMIT

SITE PLAN A
C001

130017-PLN.dwg 16 Sep 2014 - 5:32 pm rmemoradz



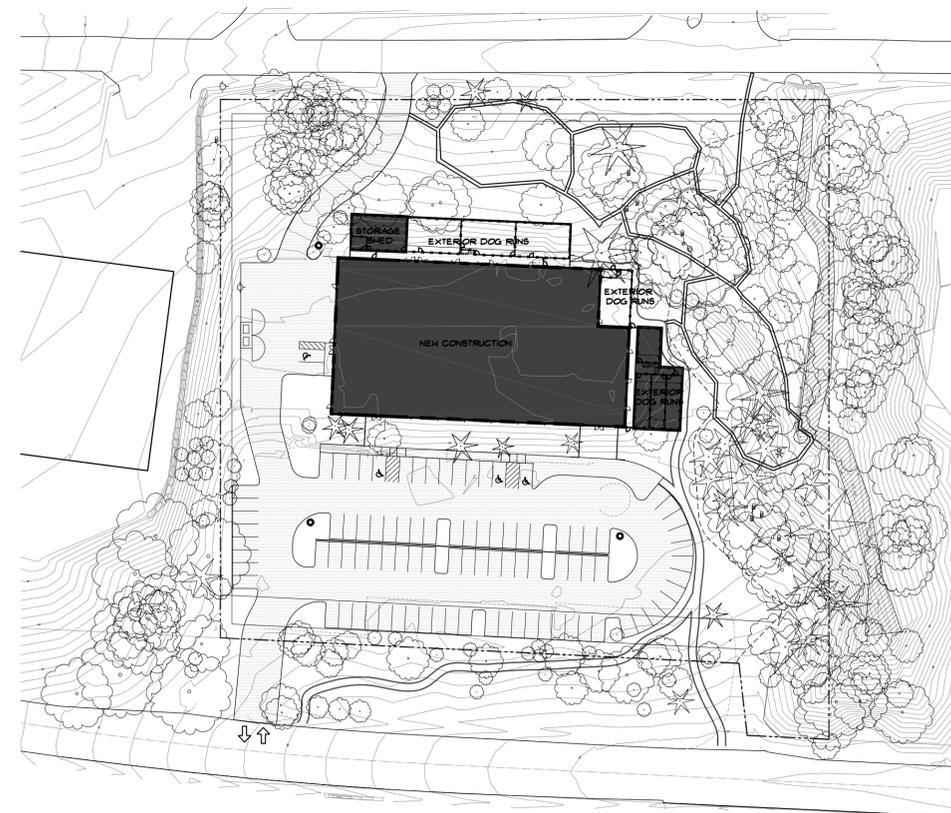
1. EXISTING CONDITIONS



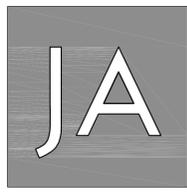
2. BUILDING CONSTRUCTION



3. BUILDING DEMOLITION



4. COMPLETED DESIGN



Johnston Architects, PLLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

SEATTLE HUMANE SOCIETY

SITE: 13212 SE EASTGATE WAY, BELLEVUE, WA 98005
OWNER: THE HUMANE SOCIETY FOR SEATTLE / KING COUNTY



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NOT FOR CONSTRUCTION

DRAWING ISSUE
09.18.14 LAND USE PERMITS

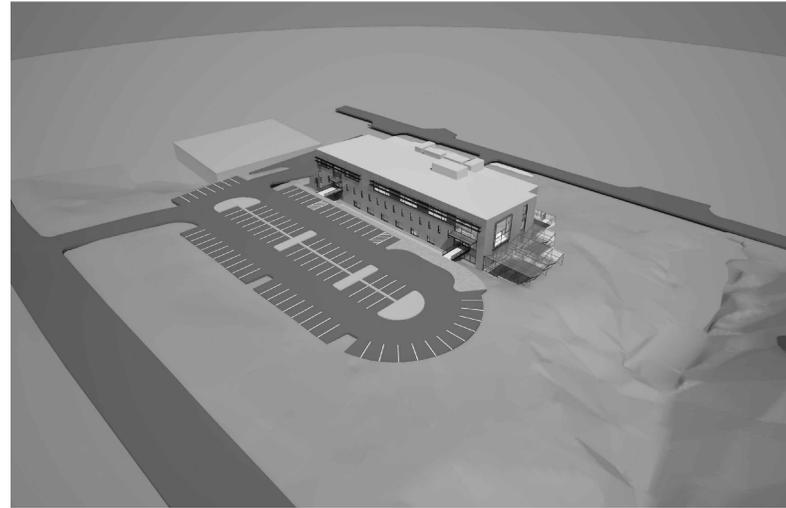
PHASING PLANS

A001

MAIN ADOPTION ENTRY
(SOUTHEAST CORNER)



BIRD'S EYE PERSPECTIVE



NORTHEAST CORNER



SOUTHWEST CORNER



Johnston Architects, PLLC
100 NE Northlake Way,
Suite 200
Seattle, WA 98105
t 206.523.6150
f 206.523.9382

SEATTLE HUMANE SOCIETY

SITE : 13212 SE EASTGATE WAY, BELLEVUE, WA 98005
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Seattle Humane
THE HUMANE SOCIETY
FOR SEATTLE/KING COUNTY



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NOT FOR CONSTRUCTION

DRAWING ISSUE
09.18.14 LAND USE PERMITS

PHOTO
SIMULATIONS

A900



SURVEYED TOP OF STEEP SLOPE AREA

EXISTING BUILDINGS

STEEP SLOPE BUFFER, 50'-0"

PROPERTY LINE

DERELICT STRUCTURES TO BE REMOVED

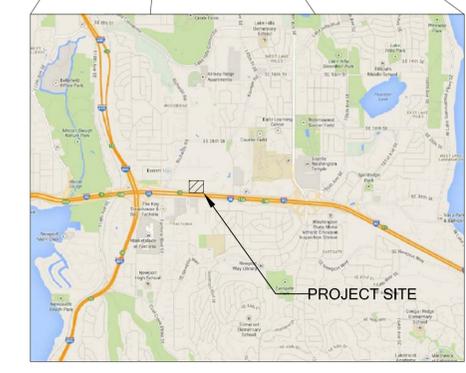
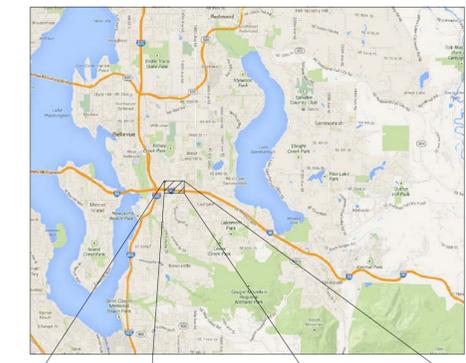
EXISTING FOREST TRAILS

SUNSET CREEK (TYPE F STREAM)

SURVEYED TOP OF BANK

STRUCTURE SETBACK
STANDARD STREAM BUFFER, 50'-0"

EXISTING CONDITIONS



VICINITY MAPS

EXISTING CONDITIONS LEGEND

- STREAM OHWM
- SURVEYED TOP OF BANK
- STANDARD BUFFER, 50'-0"
- STANDARD STRUCTURE SETBACK, 50'-0"
- 40% STEEP SLOPE AREA

IMPORTANT:
ANY ALTERATION OR REVISION TO THESE PLANS REQUIRES A SEPARATE REVIEW OR OTHER WRITTEN APPROVAL.

- GENERAL NOTES**
- ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE CITY OF BELLEVUE'S DEVELOPMENT STANDARDS; THE CITY OF BELLEVUE'S ENGINEERING & UTILITY STANDARDS; THE BELLEVUE CITY CODE; THE UNIFORM BUILDING CODES; PERMIT CONDITIONS; AND ALL OTHER APPLICABLE CODES, ORDINANCES, STANDARDS AND POLICIES. APPLICABLE INSTALLATION DETAILS ARE INCORPORATED BY REFERENCE TO BELLEVUE'S ENGINEERING & UTILITIES PUBLISHED STANDARDS. ALL APPLICABLE EROSION CONTROL MEASURES MUST BE TAKEN.
 - A COPY OF APPROVED PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY MECHANICAL, ELECTRICAL, OR OTHER REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
 - THE SURVEY INFORMATION WAS PROVIDED BY THE CHS ENGINEERS, LLC. CONTRACTOR IS TO FIELD CHECK GRADES, ELEVATIONS, UNDERGROUND UTILITIES AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
 - IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO: 1) INDEPENDENTLY VERIFY ALL EXISTING UTILITY LOCATIONS AND 2) DISCOVER AND AVOID ANY OTHER UTILITIES / FEATURES WHICH MAY BE AFFECTED BY IMPLEMENTATION OF THIS PLAN.
 - SITE SHALL BE RESTORED TO BETTER OR EQUAL CONDITIONS IN ANY AREAS AFFECTED BY THIS WORK.
 - SCHEDULING: ALL WORK SHALL BE COORDINATED WITH OWNER TO ACHIEVE MINIMAL DISTURBANCE TO ROADWAY OPERATIONS.
 - CONTRACTOR SHALL HAVE PROVEN EXPERIENCE IN SIMILAR PROJECTS AND BE THOROUGHLY FAMILIAR WITH CITY OF BELLEVUE APPLICABLE STANDARDS AND CODES PRIOR TO COMMENCEMENT OF WORK.
 - THIS LAYOUT IS DIAGRAMMATIC. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF POINTS OF CONNECTION TO EXISTING SYSTEMS WITH OWNER PRIOR TO BEGINNING OF WORK.

SHEET INDEX

L100	EXISTING CONDITIONS
L101	IMPACT ASSESSMENT
L102	PROPOSED BUFFERS AND SETBACK
L103	MITIGATION AND RESTORATION PLAN
L104	MITIGATION DETAILS AND NOTES
L200	PRELIMINARY LANDSCAPE PLAN - SHEET 1 OF 2
L201	PRELIMINARY LANDSCAPE PLAN - SHEET 2 OF 2
L202	PLANTING DETAILS AND NOTES
L300	TREE PRESERVATION AND REMOVAL PLAN
L301	TREE PRESERVATION TABLES

CONTACT
ENVIRONMENTAL CONSULTANT / LANDSCAPE ARCHITECT
THE WATERSHED COMPANY
750 SIXTH STREET SOUTH
KIRKLAND, WA 98033
(425) 822-5242
CONTACT: AMBER RAYNSFORD, PLA

- NOTES**
- CRITICAL AREAS DELINEATED BY THE WATERSHED COMPANY ON 8 MAY 2013.
 - SURVEY RECEIVED FROM: JOHN CHRISTENSEN, PLS, CHS ENGINEERS, LLC, (425) 637-3693 x130.



750 Sixth Street South
Kirkland WA 98033
p 425.822.5242
f 425.827.8136
www.watershedco.com
Science & Design

SEATTLE HUMANE SOCIETY

13212 SE EASTGATE WAY, BELLEVUE, WA 98005
THE HUMANE SOCIETY FOR SEATTLE / KING COUNTY

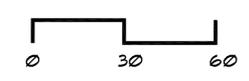


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09.18.14 LAND USE PERMITS

EXISTING CONDITIONS

L100



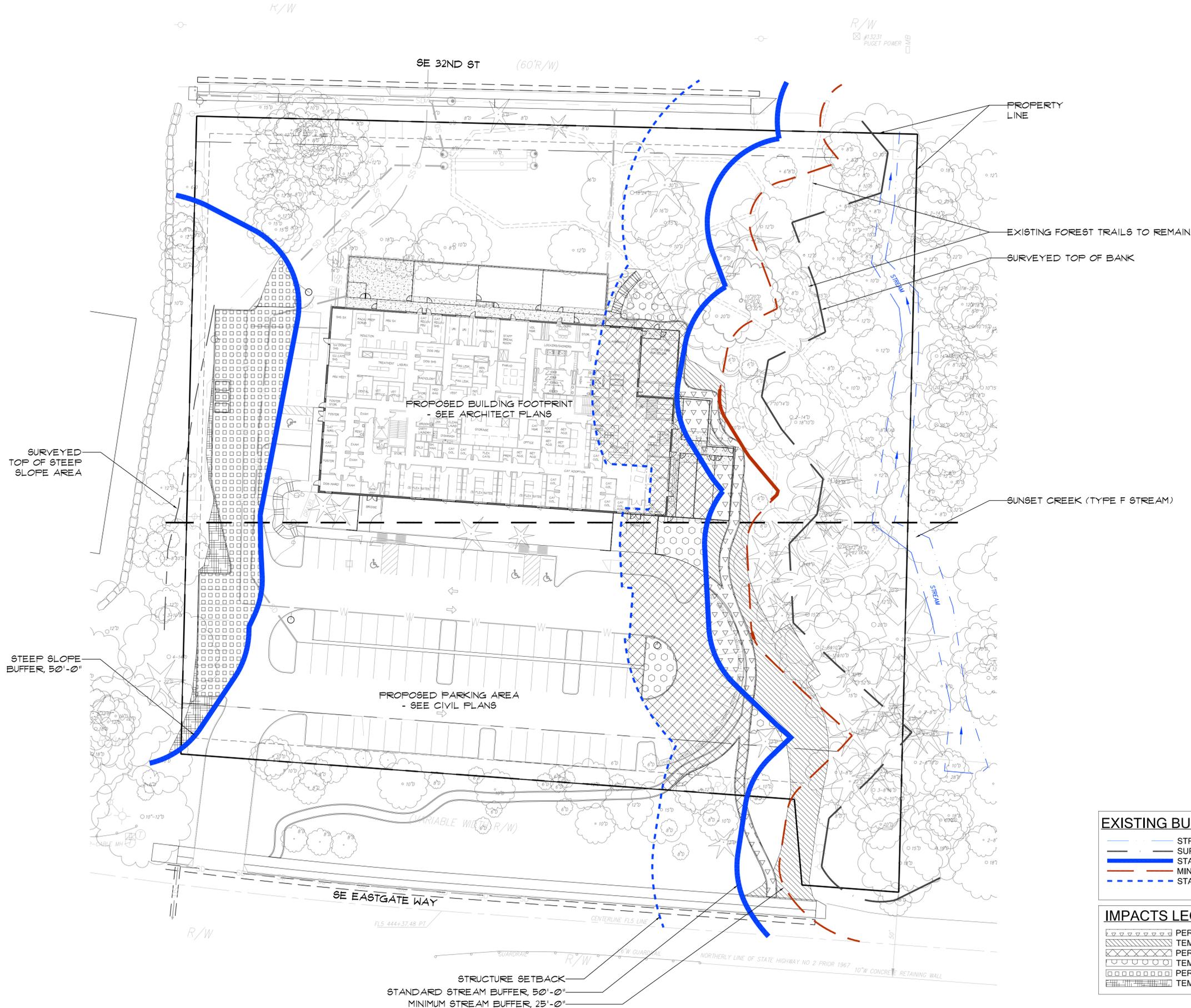


DRAFT
NOT FOR CONSTRUCTION

09.18.14 LAND USE PERMITS

IMPACT ASSESSMENT

L101



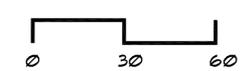
EXISTING BUFFERS LEGEND

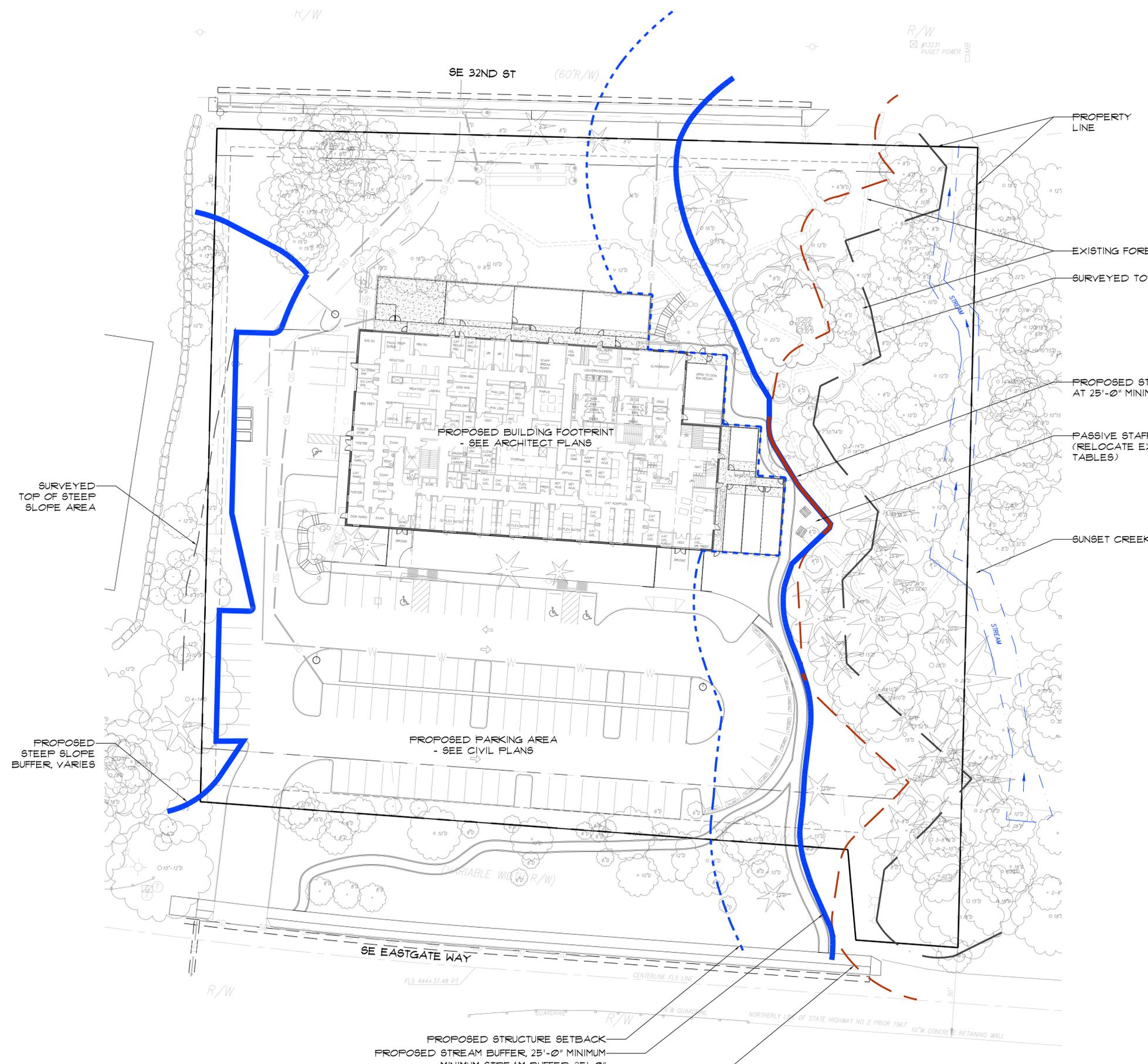
	STREAM OHWM
	SURVEYED TOP OF BANK
	STANDARD BUFFER, 50'-0"
	MINIMUM STREAM BUFFER, 25'-0"
	STANDARD STRUCTURE SETBACK, 50'-0"

IMPACTS LEGEND

	PERMANENT STREAM BUFFER IMPACT (3,539 SF)
	TEMPORARY STREAM BUFFER IMPACT (5,575 SF)
	PERMANENT STRUCTURE SETBACK IMPACT (11,974 SF)
	TEMPORARY STRUCTURE SETBACK IMPACT (2,290 SF)
	PERMANENT STEEP SLOPE BUFFER IMPACT (8,163 SF)
	TEMPORARY STEEP SLOPE BUFFER IMPACT (956 SF)

IMPACT ASSESSMENT





PRE/POST PROJECT BUFFER/SETBACK COMPARISON

	Existing Standard Buffer/Setback				
	Area (SF)	Structures Located within (SF)*	Impervious Surface (SF)	Trails (SF)	Restoration/Mitigation Plantings (SF)
Standard Stream Buffer - 50'	43,941 SF	124 SF	7,718 SF	1,359 SF	0 SF
Standard Structure Setback - 50'	20,877 SF	497 SF	10,235 SF	464 SF	0 SF
Standard Steep Slope Buffer - 50'	13,509 SF	0 SF	7,781 SF	0 SF	0 SF
	Proposed Reduced Buffer/Setback				
	Area (SF)	Structures Located within (SF)*	Impervious Surface (SF)	Trails (SF)	Restoration/Mitigation Plantings (SF)
Proposed Stream Buffer - equal or greater than 25'	43,941 SF	0 SF	0 SF	1,606 SF*	11,832 SF
Proposed Structure Setback - Varies	16,138 SF	0 SF	4,392 SF	433 SF	9,339 SF
Proposed Steep Slope Buffer - Varies	5,342 SF	0 SF	0 SF	0 SF	3,058 SF

* No new trails, change is the result of moving the buffer line.

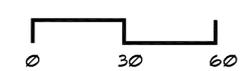
PROPOSED BUFFERS AND SETBACK LEGEND

- STREAM OHWM
- SURVEYED TOP OF BANK
- MINIMUM STREAM BUFFER, 25'-0"
- PROPOSED BUFFER
- - - PROPOSED STRUCTURE SETBACK, VARIES

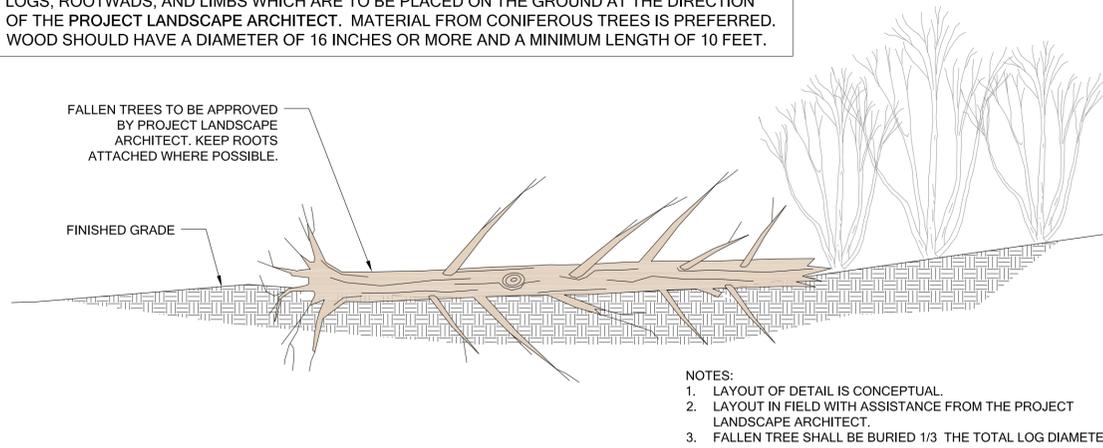
NOTE: PROPOSED STREAM BUFFER TO BE EQUAL TO OR GREATER THAN 25'-0" MINIMUM

NOTE: THE ON-SITE STEEP SLOPE AND BUFFER IN THE EASTERN PORTION OF THE SITE IS FULLY CONTAINED WITHIN THE STANDARD STREAM BUFFER AND, THEREFORE, ALL IMPACTS AND MITIGATION ARE SYNONYMOUS.

PROPOSED BUFFERS AND SETBACK

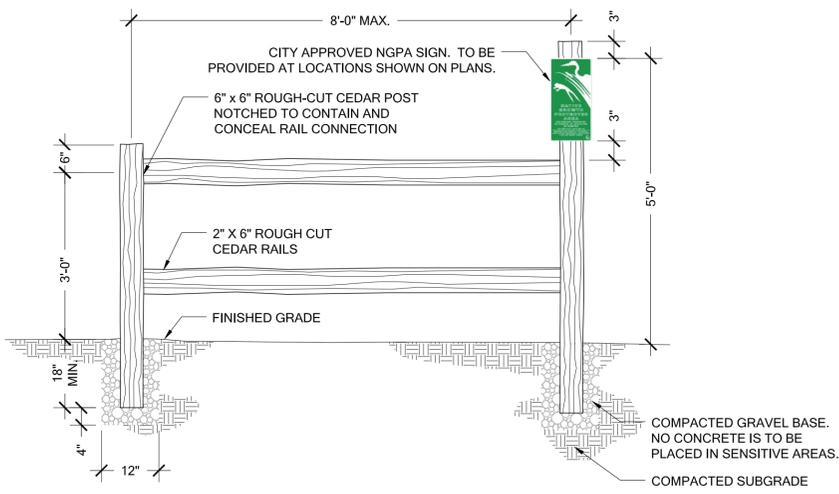


NOTE: LARGE WOODY DEBRIS SHALL BE: TREES SALVAGED FROM ON-SITE CLEARING, INCLUDING LOGS, ROOTWADS, AND LIMBS WHICH ARE TO BE PLACED ON THE GROUND AT THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT. MATERIAL FROM CONIFEROUS TREES IS PREFERRED. WOOD SHOULD HAVE A DIAMETER OF 16 INCHES OR MORE AND A MINIMUM LENGTH OF 10 FEET.



- NOTES:**
- LAYOUT OF DETAIL IS CONCEPTUAL.
 - LAYOUT IN FIELD WITH ASSISTANCE FROM THE PROJECT LANDSCAPE ARCHITECT.
 - FALLEN TREE SHALL BE BURIED 1/3 THE TOTAL LOG DIAMETER.

A HABITAT ENHANCEMENT: LARGE WOODY DEBRIS DETAIL Scale: NTS



B SPLIT RAIL FENCE DETAIL Scale: NTS



- NOTES:**
- SIGNAGE TO APPEAR LIKE IMAGE AND SIZES NOTED ON THE LEFT WITH A GREEN BACKGROUND.
 - SIGN TO BE FABRICATED IN ALUMINUM, BY A CITY APPROVED VENDOR, SUCH AS REDMOND SIGNS, (425) 883-9944 OR EQUIVALENT MANUFACTURER.
 - SIGNAGE TO BE PLACED ON FENCING AS SHOWN ON MITIGATION PLAN DRAWINGS.

C APPROVED NGPA CRITICAL AREA SIGN DETAIL Scale: NTS

MITIGATION AND RESTORATION NOTES

GENERAL NOTES

MAINTENANCE AND MONITORING PLAN

GOALS

- WITHIN THE PROPOSED STREAM BUFFER AND STEEP SLOPE BUFFER MITIGATION AREAS (AS IDENTIFIED ON SHEET L103), ESTABLISH DENSE NATIVE VEGETATION THAT IS APPROPRIATE TO THE ECO-REGION AND SITE.
- INCREASE HABITAT COVER AND REFUGE FOR AMPHIBIANS, SMALL MAMMALS, BIRDS, AND INVERTEBRATES.

PERFORMANCE STANDARDS

THE STANDARDS LISTED BELOW WILL BE USED TO JUDGE THE SUCCESS OF THE INSTALLATION OVER TIME. IF PERFORMANCE STANDARDS ARE MET AT THE END OF YEAR 5, THE SITE WILL THEN BE DEEMED SUCCESSFUL AND THE PERFORMANCE SECURITY BOND WILL BE ELIGIBLE FOR RELEASE BY THE CITY OF BELLEVUE.

- SURVIVAL:** ACHIEVE 100% SURVIVAL OF INSTALLED PLANTS BY THE END OF YEAR 1. THIS STANDARD CAN BE MET THROUGH PLANT ESTABLISHMENT OR THROUGH REPLANTING AS NECESSARY TO ACHIEVE THE REQUIRED NUMBERS. GIVEN THE FORESTED CONDITION OF THE MITIGATION AREA, TRACKING SURVIVAL BEYOND YEAR 1 IS NOT FEASIBLE.
- NATIVE COVER:**
 - ACHIEVE 40% UNDERSTORY COVER OF NATIVE WOODY VEGETATION BY YEAR 2. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.
 - ACHIEVE 60% UNDERSTORY COVER OF NATIVE WOODY VEGETATION BY YEAR 3. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.
 - ACHIEVE 80% UNDERSTORY COVER OF NATIVE WOODY VEGETATION BY YEAR 5. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.
- SPECIES DIVERSITY:** ESTABLISH THREE NATIVE CONIFER TREE SPECIES; SIX NATIVE SHRUB SPECIES; AND TWO NATIVE GROUNDCOVER SPECIES BY YEAR 3 AND MAINTAIN THIS DIVERSITY THROUGH YEAR 5. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS STANDARD.
- INVASIVE COVER:** AERIAL COVER FOR ALL NON-NATIVE, INVASIVE AND NOXIOUS WEEDS WILL NOT EXCEED 10% AT ANY YEAR DURING THE MONITORING PERIOD. INVASIVE PLANTS INCLUDE HIMALAYAN BLACKBERRY (*RUBUS ARMENIACUS*), CUT LEAF BLACKBERRY (*RUBUS LACINIATUS*), REED CANARYGRASS (*PHALARIS ARUNDINACEA*), CHERRY (HEDGE) LAUREL (*PRUNUS LAUROCERASUS*), ENGLISH HOLLY (*ILEX AQUIFOLIUM*), ENGLISH IVY (*HEDERA HELIX*), AND INVASIVE KNOTWEED SPECIES (*POLYGONUM* spp.).
- LARGE WOODY DEBRIS (LWD):** MAINTAIN 20 PIECES OF LWD IN THE BUFFER MITIGATION AREA.

MONITORING METHODS

THIS MONITORING PROGRAM IS DESIGNED TO TRACK THE SUCCESS OF THE MITIGATION SITE OVER TIME AND TO MEASURE THE DEGREE TO WHICH IT IS MEETING THE PERFORMANCE STANDARDS OUTLINED IN THE PRECEDING SECTION.

AN AS-BUILT PLAN WILL BE PREPARED BY THE RESTORATION PROFESSIONAL (WATERSHED COMPANY [(425) 822-5242] PERSONNEL, OR OTHER PERSONS QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS) PRIOR TO THE BEGINNING OF THE MONITORING PERIOD. THE AS-BUILT PLAN WILL BE A MARK-UP OF THE PLANTING PLANS INCLUDED IN THIS PLAN SET. THE AS-BUILT PLAN WILL DOCUMENT ANY DEPARTURES IN PLANT PLACEMENT OR OTHER COMPONENTS FROM THE PROPOSED PLAN.

MONITORING WILL TAKE PLACE ANNUALLY FOR FIVE YEARS AND INCLUDE AT LEAST ONE SPRING VISIT AND ONE FALL MONITORING VISIT PER YEAR. THE SPRING VISIT WILL BE TO NOTE ANY MAINTENANCE ISSUES THAT NEED TO BE ADDRESSED BEFORE THE GROWING SEASON. THE BULK OF THE MONITORING WILL OCCUR DURING THE FALL MONITORING VISIT. YEAR-1 MONITORING WILL COMMENCE IN THE FIRST FALL SUBSEQUENT TO INSTALLATION.

THE FORMAL MONITORING VISIT SHALL RECORD AND REPORT THE FOLLOWING IN AN ANNUAL REPORT SUBMITTED TO THE CITY OF BELLEVUE:

- VISUAL ASSESSMENT OF THE OVERALL SITE.
- YEAR-1 COUNTS OF LIVE AND DEAD PLANTS BY SPECIES. YEAR-2 THROUGH YEAR-5 COUNTS OF ESTABLISHED NATIVE TREES BY SPECIES.
- COUNTS OF DEAD PLANTS WHERE MORTALITY IS SIGNIFICANT IN ANY MONITORING YEAR.
- ESTIMATE OF NATIVE SHRUB COVER USING LINE-INTERCEPT METHOD ALONG ESTABLISHED TRANSECTS
- ESTIMATE OF NON-NATIVE, INVASIVE WEED COVER USING LINE-INTERCEPT METHOD ALONG ESTABLISHED TRANSECTS.
- TABULATION OF ESTABLISHED NATIVE SPECIES, INCLUDING BOTH PLANTED AND VOLUNTEER SPECIES.
- PHOTOGRAPHIC DOCUMENTATION FROM AT LEAST FOUR FIXED REFERENCE POINTS.
- ANY INTRUSIONS INTO OR CLEARING OF THE PLANTING AREAS, VANDALISM, OR OTHER ACTIONS THAT IMPAIR THE INTENDED FUNCTIONS OF THE MITIGATION AREA.
- RECOMMENDATIONS FOR MAINTENANCE OR REPAIR OF ANY PORTION OF THE MITIGATION AREA.

CONTINGENCIES

IF THERE IS A SIGNIFICANT PROBLEM WITH THE RESTORATION AREAS MEETING PERFORMANCE STANDARDS, A CONTINGENCY PLAN WILL BE DEVELOPED AND IMPLEMENTED. CONTINGENCY PLANS CAN INCLUDE, BUT ARE NOT LIMITED TO: SOIL AMENDMENT; ADDITIONAL PLANT INSTALLATION; AND PLANT SUBSTITUTIONS OF TYPE, SIZE, QUANTITY, AND LOCATION.

MAINTENANCE

THE SITE WILL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING INSTRUCTIONS FOR FIVE YEARS FOLLOWING COMPLETION OF THE CONSTRUCTION.

- FOLLOW THE RECOMMENDATIONS NOTED IN THE PREVIOUS MONITORING SITE VISIT.
- GENERAL WEEDING FOR ALL PLANTED AREAS:
 - AT LEAST TWICE YEARLY, REMOVE ALL COMPETING WEEDS AND WEED ROOTS FROM BENEATH EACH INSTALLED PLANT AND ANY DESIRABLE VOLUNTEER VEGETATION TO A DISTANCE OF 18 INCHES FROM THE MAIN PLANT STEM. WEEDING SHOULD OCCUR AT LEAST TWICE DURING THE SPRING AND SUMMER. FREQUENT WEEDING WILL RESULT IN LOWER MORTALITY, LOWER PLANT REPLACEMENT COSTS, AND INCREASED LIKELIHOOD THAT THE PLAN MEETS PERFORMANCE STANDARDS BY YEAR 5.
 - MORE FREQUENT WEEDING MAY BE NECESSARY DEPENDING ON WEED CONDITIONS THAT DEVELOP AFTER PLAN INSTALLATION.
 - DO NOT WEED THE AREA NEAR THE PLANT BASES WITH STRING TRIMMER (WEED WHACKER/WEED EATER). NATIVE PLANTS ARE EASILY DAMAGED OR KILLED, AND WEEDS EASILY RECOVER AFTER TRIMMING.
 - SELECTIVE APPLICATIONS OF HERBICIDE MAY BE NEEDED TO CONTROL INVASIVE WEEDS, ESPECIALLY WHEN INTERMIXED WITH NATIVE SPECIES. IF NEEDED, BELLEVUE'S BMPs SHALL BE EMPLOYED. HERBICIDE APPLICATION, WHEN NECESSARY, SHALL BE CONDUCTED ONLY BY A STATE-LICENSED APPLICATOR.

- APPLY SLOW RELEASE GRANULAR FERTILIZER TO EACH INSTALLED PLANT ANNUALLY IN THE SPRING (BY JUNE 1) OF YEARS 2 THROUGH 5.
- REPLACE MULCH AS NECESSARY TO MAINTAIN A 4-INCH-THICK LAYER, RETAIN SOIL MOISTURE, AND LIMIT WEEDS.
- REPLACE EACH PLANT FOUND DEAD IN THE SPRING MONITORING VISIT DURING THE FOLLOWING FALL DORMANT SEASON (OCTOBER 15 TO MARCH 1).
- THE APPLICANT WILL ENSURE THAT WATER IS PROVIDED FOR THE ENTIRE PLANTED AREA WITH A MINIMUM OF 1 INCH OF WATER PROVIDED PER WEEK FROM JUNE 1 THROUGH SEPTEMBER 30 FOR AT LEAST THE FIRST TWO YEARS FOLLOWING INSTALLATION THROUGH THE OPERATION OF A TEMPORARY IRRIGATION SYSTEM. LESS WATER IS NEEDED DURING MARCH, APRIL, MAY AND OCTOBER.

CONSTRUCTION NOTES AND SPECIFICATIONS

NOTE: SPECIFICATIONS FOR ITEMS IN BOLD CAN BE FOUND BELOW UNDER "MATERIAL SPECIFICATIONS AND DEFINITIONS."

NOTE: THE WATERSHED COMPANY [(425) 822-5242] PERSONNEL, OR OTHER PERSONS QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS, WILL MONITOR:

- ALL SITE PREPARATION
 - SOIL PREPARATION--.
 - MULCH PLACEMENT.
- PLANT MATERIAL INSPECTION
 - PLANT MATERIAL DELIVERY INSPECTION.
 - 100% PLANT INSTALLATION INSPECTION.

GENERAL WORK SEQUENCE

- ALL PLANT INSTALLATION SHALL TAKE PLACE DURING THE DORMANT SEASON (OCTOBER 15TH - MARCH 1ST), FOR BEST SURVIVAL.
- NO MITIGATION OR NATIVE PLANTING SHALL OCCUR UNTIL BUILDING CONSTRUCTION IS COMPLETE. BUILDING CONSTRUCTION INCLUDES ALL EXTERIOR FINISH WORK SUCH AS PAINTING.
- SITE PREP SHALL INCLUDE CLEARING OF ALL INVASIVE SPECIES PRIOR TO PLANTING, FOLLOW THE INVASIVE WEED NOTES CONTAINED IN THESE PLANS.
- SITE PREP SHALL INCLUDE REMOVAL OF ALL STRUCTURES (OLD PUMP HOUSE, TANKS) AND ALL DEBRIS (CONCRETE AND METAL PIPES, TRASH, AND CONSTRUCTION DEBRIS) WITHIN THE ENTIRE BUFFER AREA.
- INSTALL ALL SALVAGED LARGE WOODY DEBRIS AS DIRECTED IN FIELD BY THE LANDSCAPE ARCHITECT.
- DECOMPACT ALL COMPACTED AREAS USING A ROTOTILLER WHERE NECESSARY. AVOID DAMAGE TO EXISTING TREE ROOTS, DECOMPACT BY HAND UNDER THE DRIP LINE OF EXISTING TREES.
- INCORPORATE A 3" THICK LAYER OF COMPOST IN THE FOLLOWING AREAS:
 - ALL AREAS REQUIRING DECOMPACTION
 - ALL AREAS WHERE ASPHALT OR OTHER PAVING WAS REMOVED
 - ALL AREAS OF CONSTRUCTION STAGING
 - ALL GRADED AREAS OR AREAS WHERE NATIVE TOPSOIL HAS BEEN STRIPPED
- PRIOR TO PLANTING, THE LANDSCAPE ARCHITECT SHALL INSPECT THE SITE PREPARATION AND THE CONDITION OF THE NEW PLANT MATERIAL ON SITE.
- PREPARE A PLANTING PIT FOR EACH PLANT AND INSTALL PER THE PLANTING DETAILS IN THESE PLANS.
- MULCH BARE AREAS WITHIN THE ENTIRE PLANTED AREA WITH WOOD CHIP MULCH, FOUR INCHES THICK, BEING SURE TO PULL BACK MULCH FROM THE PLANT STEM.
- INSTALL A TEMPORARY, ABOVE-GROUND IRRIGATION SYSTEM TO PROVIDE FULL COVERAGE TO ALL PLANTS WITHIN THE RESTORATION AREA.

MATERIAL SPECIFICATIONS AND DEFINITIONS

- IRRIGATION SYSTEM:** AUTOMATED SYSTEM CAPABLE OF DELIVERING AT LEAST ONE INCHES OF WATER PER WEEK FROM JUNE 1 THROUGH SEPTEMBER 30 FOR THE FIRST TWO YEARS FOLLOWING INSTALLATION.
- LANDSCAPE ARCHITECT:** WATERSHED COMPANY [(425) 822-5242] PERSONNEL OR OTHER PERSONS QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS.
- WOOD CHIP MULCH:** ARBORIST CHIPS (CHIPPED WOODY MATERIAL) APPROXIMATELY 1 TO 3 INCHES IN MAXIMUM DIMENSION (NOT SAWDUST OR COARSE HOG FUEL). THIS MATERIAL IS COMMONLY AVAILABLE IN LARGE QUANTITIES FROM ARBORISTS OR TREE-PRUNING COMPANIES. THIS MATERIAL IS SOLD AS "ANIMAL FRIENDLY HOG FUEL" AT PACIFIC TOPSOILS [(800) 884-7645]. MULCH MUST NOT CONTAIN APPRECIABLE QUANTITIES OF GARBAGE, PLASTIC, METAL, SOIL, AND DIMENSIONAL LUMBER OR CONSTRUCTION/DEMOLITION DEBRIS.
- LARGE WOODY DEBRIS:** TREES SALVAGED FROM ON-SITE CLEARING, INCLUDING LOGS, ROOTWADS, AND LIMBS WHICH ARE TO BE PLACED ON THE GROUND AT THE DIRECTION OF THE RESTORATION PROFESSIONAL. MATERIAL FROM CONIFEROUS TREES IS PREFERRED. WOOD SHOULD HAVE A DIAMETER OF 16 INCHES OR MORE AND A MINIMUM LENGTH OF 10 FEET.
- COMPOST:** CEDAR GROVE COMPOST OR EQUIVALENT PRODUCT. 100% VEGETABLE COMPOST WITH NO APPRECIABLE QUANTITIES OF SAND GRAVEL, SAWDUST, OR OTHER NON-ORGANIC MATERIALS.



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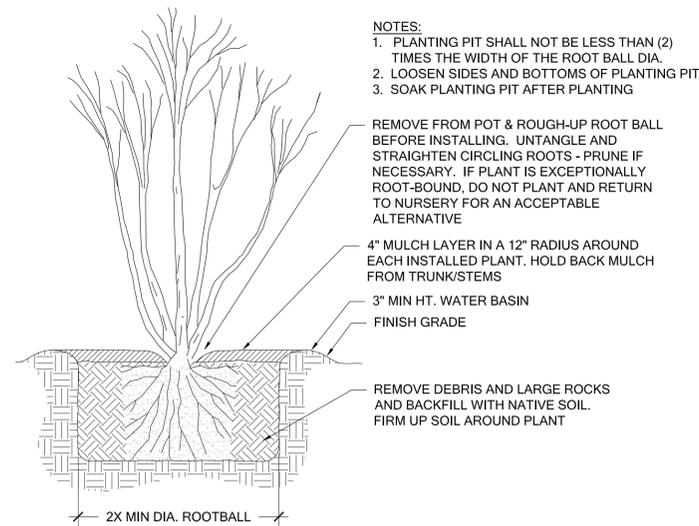


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NOT FOR CONSTRUCTION

09.18.14 LAND USE PERMITS

MITIGATION
DETAILS &
NOTES

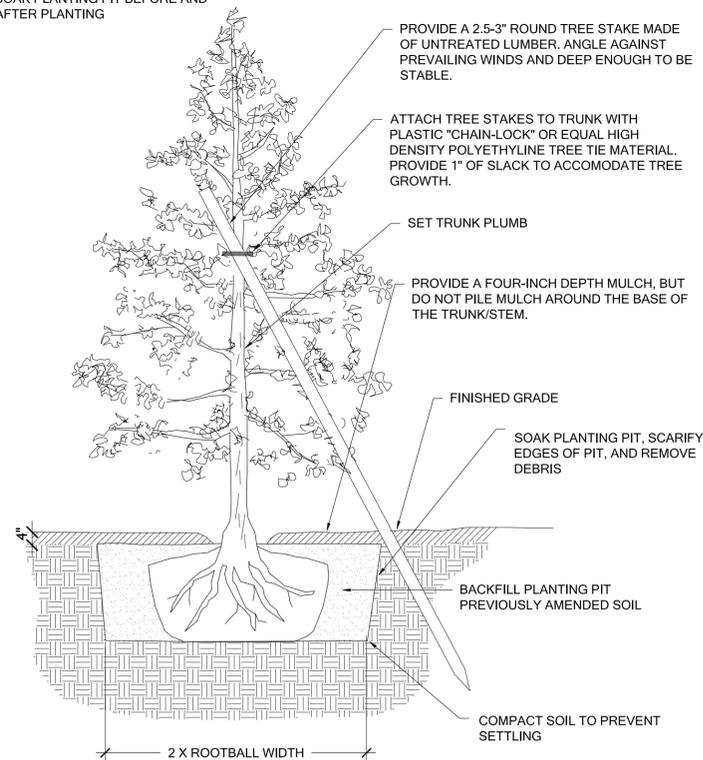
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A SHRUB PLANTING DETAIL

Scale: NTS

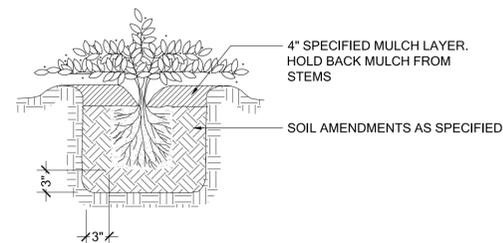
- NOTES:**
1. PLANTING PIT SHALL NOT BE LESS THAN TWO TIMES WIDTH OF ROOTBALL
 2. LOOSEN ROOT-BOUND PLANTS BEFORE PLANTING
 3. SOAK PLANTING PIT BEFORE AND AFTER PLANTING



B TREE AND SHRUB PLANTING DETAIL

Scale: NTS

- NOTES:**
1. PLANT GROUNDCOVER AT SPECIFIED DISTANCE ON-CENTER (O.C.) USING TRIANGULAR SPACING, TYP.
 2. LOOSEN SIDES AND BOTTOM OF PLANTING PIT AND REMOVE DEBRIS
 3. LOOSEN ROOTBOUND PLANTS BEFORE INSTALLING
 4. SOAK PIT BEFORE AND AFTER INSTALLING PLANT



C GROUNDCOVER PLANTING DETAIL

Scale: NTS

PLANT INSTALLATION SPECIFICATIONS - MITIGATION AREA PLANTING

GENERAL NOTES

QUALITY ASSURANCE

1. PLANTS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE, AND LOCAL LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND INSECT CONTROL.
2. PLANTS SHALL BE HEALTHY, VIGOROUS, AND WELL-FORMED, WITH WELL DEVELOPED, FIBROUS ROOT SYSTEMS, FREE FROM DEAD BRANCHES OR ROOTS. PLANTS SHALL BE FREE FROM DAMAGE CAUSED BY TEMPERATURE EXTREMES, LACK OR EXCESS OF MOISTURE, INSECTS, DISEASE, AND MECHANICAL INJURY. PLANTS IN LEAF SHALL BE WELL FOLIATED AND OF GOOD COLOR. PLANTS SHALL BE HABITUATED TO THE OUTDOOR ENVIRONMENTAL CONDITIONS INTO WHICH THEY WILL BE PLANTED (HARDENED-OFF).
3. TREES WITH DAMAGED, CROOKED, MULTIPLE OR BROKEN LEADERS WILL BE REJECTED. WOODY PLANTS WITH ABRASIONS OF THE BARK OR SUN SCALD WILL BE REJECTED.
4. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO FLORA OF THE PACIFIC NORTHWEST BY HITCHCOCK AND CRONQUIST, UNIVERSITY OF WASHINGTON PRESS, 1973 AND/OR TO A FIELD GUIDE TO THE COMMON WETLAND PLANTS OF WESTERN WASHINGTON & NORTHWESTERN OREGON, ED. SARAH SPEAR COOKE, SEATTLE AUDUBON SOCIETY, 1997.

DEFINITIONS

1. PLANTS/PLANT MATERIALS. PLANTS AND PLANT MATERIALS SHALL INCLUDE ANY LIVE PLANT MATERIAL USED ON THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO CONTAINER GROWN, B&B OR BARERoot PLANTS; LIVE STAKES AND FASCINES (WATTLES); TUBERS, CORMS, BULBS, ETC.; SPRIGS, PLUGS, AND LINERS.
2. CONTAINER GROWN. CONTAINER GROWN PLANTS ARE THOSE WHOSE ROOTBALLS ARE ENCLOSED IN A POT OR BAG IN WHICH THAT PLANT GREW.

SUBSTITUTIONS

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SPECIFIED MATERIALS IN ADVANCE IF SPECIAL GROWING, MARKETING OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.
2. SUBSTITUTION OF PLANT MATERIALS NOT ON THE PROJECT LIST WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE PROJECT LANDSCAPE ARCHITECT.
3. IF PROOF IS SUBMITTED THAT ANY PLANT MATERIAL SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR ALTERNATIVE SPECIES, WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE. SUCH PROOF WILL BE SUBSTANTIATED AND SUBMITTED IN WRITING TO THE CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION.

INSPECTION

1. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT FOR CONFORMANCE TO SPECIFICATIONS, EITHER AT TIME OF DELIVERY ON-SITE OR AT THE GROWER'S NURSERY. APPROVAL OF PLANT MATERIALS AT ANY TIME SHALL NOT IMPAIR THE SUBSEQUENT RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK.
2. PLANTS INSPECTED ON SITE AND REJECTED FOR NOT MEETING SPECIFICATIONS MUST BE REMOVED IMMEDIATELY FROM SITE OR RED-TAGGED AND REMOVED AS SOON AS POSSIBLE.
3. THE PROJECT LANDSCAPE ARCHITECT MAY ELECT TO INSPECT PLANT MATERIALS AT THE PLACE OF GROWTH. AFTER INSPECTION AND ACCEPTANCE, THE PROJECT LANDSCAPE ARCHITECT MAY REQUIRE THE INSPECTED PLANTS BE LABELED AND RESERVED FOR PROJECT. SUBSTITUTION OF THESE PLANTS WITH OTHER INDIVIDUALS, EVEN OF THE SAME SPECIES AND SIZE, IS UNACCEPTABLE.

MEASUREMENT OF PLANTS

1. PLANTS SHALL CONFORM TO SIZES SPECIFIED UNLESS SUBSTITUTIONS ARE MADE AS OUTLINED IN THIS CONTRACT.
2. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH OR ROOT TIP TO TIP. PLANT DIMENSIONS SHALL BE MEASURED WHEN THEIR BRANCHES OR ROOTS ARE IN THEIR NORMAL POSITION.
3. WHERE A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND AT LEAST 50% OF THE PLANTS SHALL BE AS LARGE AS THE MEDIAN OF THE SIZE RANGE. (EXAMPLE: IF THE SIZE RANGE IS 12" TO 18", AT LEAST 50% OF PLANTS MUST BE 15" TALL).

SUBMITTALS

- PROPOSED PLANT SOURCES**
1. WITHIN 45 DAYS AFTER AWARD OF THE CONTRACT, SUBMIT A COMPLETE LIST OF PLANT MATERIALS PROPOSED TO BE PROVIDED DEMONSTRATING CONFORMANCE WITH THE REQUIREMENTS SPECIFIED. INCLUDE THE NAMES AND ADDRESSES OF ALL GROWERS AND NURSERIES.

PRODUCT CERTIFICATES

1. PLANT MATERIALS LIST - SUBMIT DOCUMENTATION TO CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION THAT PLANT MATERIALS HAVE BEEN ORDERED. ARRANGE PROCEDURE FOR INSPECTION OF PLANT MATERIAL WITH CONSULTANT AT TIME OF SUBMISSION.
2. HAVE COPIES OF VENDOR'S OR GROWERS' INVOICES OR PACKING SLIPS FOR ALL PLANTS ON SITE DURING INSTALLATION. INVOICE OR PACKING SLIP SHOULD LIST SPECIES BY SCIENTIFIC NAME, QUANTITY, AND DATE DELIVERED (AND GENETIC ORIGIN IF THAT INFORMATION WAS PREVIOUSLY REQUESTED).

DELIVERY, HANDLING, & STORAGE

NOTIFICATION
CONTRACTOR MUST NOTIFY CONSULTANT 48 HOURS OR MORE IN ADVANCE OF DELIVERIES SO THAT CONSULTANT MAY ARRANGE FOR INSPECTION.

PLANT MATERIALS

1. TRANSPORTATION - DURING SHIPPING, PLANTS SHALL BE PACKED TO PROVIDE PROTECTION AGAINST CLIMATE EXTREMES, BREAKAGE AND DRYING. PROPER VENTILATION AND PREVENTION OF DAMAGE TO BARK, BRANCHES, AND ROOT SYSTEMS MUST BE ENSURED.
2. SCHEDULING AND STORAGE - PLANTS SHALL BE DELIVERED AS CLOSE TO PLANTING AS POSSIBLE. PLANTS IN STORAGE MUST BE PROTECTED AGAINST ANY CONDITION THAT IS DETRIMENTAL TO THEIR CONTINUED HEALTH AND VIGOR.
3. HANDLING - PLANT MATERIALS SHALL NOT BE HANDLED BY THE TRUNK, LIMBS, OR FOLIAGE BUT ONLY BY THE CONTAINER, BALL, BOX, OR OTHER PROTECTIVE STRUCTURE, EXCEPT BARERoot PLANTS SHALL BE KEPT IN BUNDLES UNTIL PLANTING AND THEN HANDLED CAREFULLY BY THE TRUNK OR STEM.
4. LABELS - PLANTS SHALL HAVE DURABLE, LEGIBLE LABELS STATING CORRECT SCIENTIFIC NAME AND SIZE. TEN PERCENT OF CONTAINER GROWN PLANTS IN INDIVIDUAL POTS SHALL BE LABELED. PLANTS SUPPLIED IN FLATS, RACKS, BOXES, BAGS, OR BUNDLES SHALL HAVE ONE LABEL PER GROUP.

WARRANTY

PLANT WARRANTY
PLANTS MUST BE GUARANTEED TO BE TRUE TO SCIENTIFIC NAME AND SPECIFIED SIZE, AND TO BE HEALTHY AND CAPABLE OF VIGOROUS GROWTH.

REPLACEMENT

1. PLANTS NOT FOUND MEETING ALL OF THE REQUIRED CONDITIONS MUST BE REMOVED FROM SITE AND REPLACED IMMEDIATELY AT THE CONSULTANT'S DISCRETION.
2. PLANTS NOT SURVIVING AFTER ONE YEAR TO BE REPLACED.

PLANT MATERIAL

GENERAL

1. PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO OR MORE SEVERE THAN THOSE OF THE PROJECT SITE.
2. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO CULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED AS SUCH.

QUANTITIES

SEE PLANT LIST ON ACCOMPANYING PLANS AND PLANT SCHEDULES.

ROOT TREATMENT

1. CONTAINER GROWN PLANTS (INCLUDES PLUGS): PLANT ROOT BALLS MUST HOLD TOGETHER WHEN THE PLANT IS REMOVED FROM THE POT, EXCEPT THAT A SMALL AMOUNT OF LOOSE SOIL MAY BE ON THE TOP OF THE ROOTBALL.
2. PLANTS MUST NOT BE ROOT-BOUND; THERE MUST BE NO CIRCLING ROOTS PRESENT IN ANY PLANT INSPECTED.
3. ROOTBALLS THAT HAVE CRACKED OR BROKEN WHEN REMOVED FROM THE CONTAINER SHALL BE REJECTED.

INVASIVE PLANT SPECIES NOTES:

IVY REMOVAL PROTOCOL

1. VERIFY WITH LANDSCAPE ARCHITECT TREES AND/OR SIGNIFICANT SHRUBS TO BE PROTECTED. VEGETATION TO REMAIN SHALL BE CLEARLY FLAGGED.
2. IVY CAN RESPROUT FROM BELOW-GROUND PORTIONS, SO ALL ROOTS SHALL BE GRUBBED OUT. AROUND SIGNIFICATION VEGETATION TO REMAIN, IVY SHALL BE GRUBBED OUT BY HAND TO MINIMIZE DISRUPTION TO ADJACENT ROOTS.
3. IVY SHALL BE CUT AROUND THE BASE OF EACH TREE, TO PREVENT THE IVY FROM GIRDLING THE TREES. REMOVE STANDING VINES FROM THE FIRST 8' OF EVERY TREE TRUNK THAT CONTAINS ANY IVY. NOTE: IF HERBICIDE IS TO BE USED ON RE-SPROUTED IVY, THEN IT SHALL OCCUR THROUGH A SPOT APPLICATION OR WICK APPLICATION DURING THE ACTIVE GROWING SEASON (MAY THROUGH AUGUST). AFTER APPLICATION, ALL IVY ROOT MASSES WILL STILL NEED TO BE REMOVED AFTER HERBICIDE HAS TAKEN EFFECT.

KNOTWEED REMOVAL PROTOCOL

HERBICIDE APPLICATION IS PROPOSED TO CONTROL JAPANESE/BOHEMIAN KNOTWEED. APPLICATION SHALL BE CONDUCTED ONLY DURING THE ACTIVE GROWING SEASON (APRIL THROUGH AUGUST). NOTE HERBICIDE SHALL ONLY BE APPLIED BY A WASHINGTON STATE LICENSED HERBICIDE APPLICATOR. USE ONLY HERBICIDES APPROVED FOR USE IN AQUATIC AREAS.

APPLICATION FOR JAPANESE/BOHEMIAN KNOTWEED SHALL BE AS FOLLOWS:

1. CUT ALL KNOTWEED CANES TO A 2-FOOT HEIGHT. LET KNOTWEED CANES DRY UNTIL FULLY DESICCATED ON-SITE.
2. DO NOT TRANSPORT LIVE KNOTWEED. DO NOT GRUB ROOTS OF KNOTWEED. ALL PARTS OF THE KNOTWEED PLANT CAN RESPROUT WHEN LIVE.
3. APPLY HERBICIDE USING THE STEM INJECTION TECHNIQUE. NOTE THAT GLYPHOSATE IS THE ONLY HERBICIDE APPROVED FOR STEM INJECTION.
4. APPLY HERBICIDE DURING THE ACTIVE GROWING SEASON (MAY THROUGH AUGUST). IF APPLICATION IS NOT POSSIBLE DURING THE ACTIVE GROWING SEASON, CUT CANES TO THE GROUND AND PLANT PER THE PLANTING PLAN AND MULCH AS DIRECTED. HERBICIDE IS THEN TO BE APPLIED DURING THE UPCOMING ACTIVE GROWING SEASON, FOLLOWING RE-SPROUTING OF NEW KNOTWEED SHOOTS.



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