



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. 15-125982-LO

Project Name/Address: Factoria Village Shopping Center/3600 Factoria Blvd
 SE

Planner: David Wong

Phone Number: 425-452-4282/dwong@bellevuewa.gov

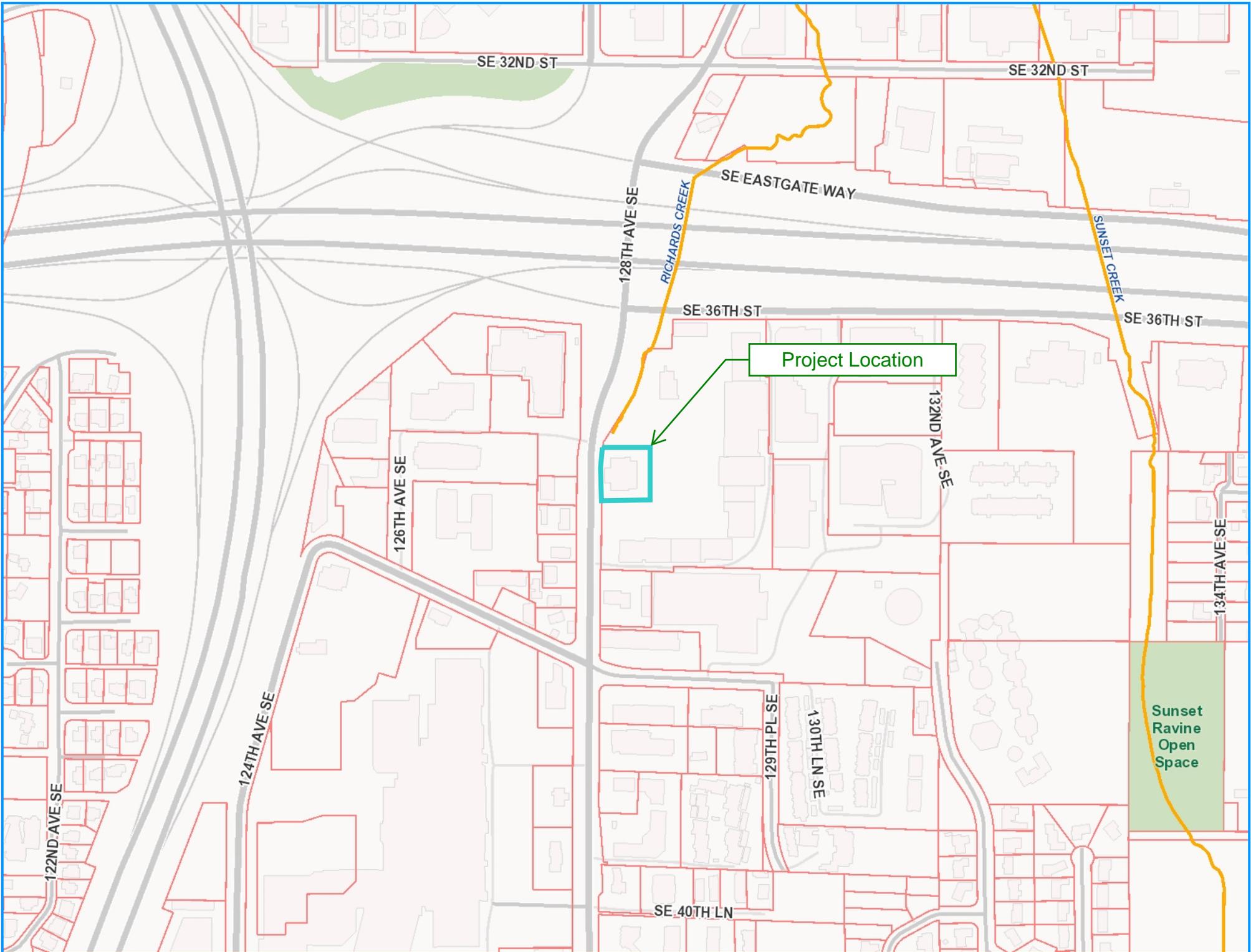
Minimum Comment Period: 12/17/2015

Materials included in this Notice:

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

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife / Sterwart.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 ecyolvef@atg.wa.gov
- Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



SE 32ND ST

SE 32ND ST

128TH AVE SE

RICHARDS CREEK

SE EASTGATE WAY

SUNSET CREEK

SE 36TH ST

SE 36TH ST

Project Location

126TH AVE SE

132ND AVE SE

134TH AVE SE

122ND AVE SE

124TH AVE SE

129TH PL SE

130TH LN SE

Sunset Ravine Open Space

SE 40TH LN

City of Bellevue Submittal Requirements	27
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:	
<p>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.</p>	
Instructions for Applicants:	
<p>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.</p>	
<p>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.</p>	
<p>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.</p>	
Use of a Checklist for Nonproject Proposals: <i>A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.</i>	
<p>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.</p>	
<p>For nonproject actions, the references in the checklist to the words <i>project</i>, <i>applicant</i>, and <i>property</i> or <i>site</i> should be read as <i>proposal</i>, <i>proposer</i>, and <i>affected geographic area</i>, respectively.</p>	
Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.	

BACKGROUND INFORMATION

Property Owner:

Proponent:

Contact Person:

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

Address:

Phone:

Proposal Title:

Proposal Location:

(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:
2. Acreage of site:
3. Number of dwelling units/buildings to be demolished:
4. Number of dwelling units/buildings to be constructed:
5. Square footage of buildings to be demolished:
6. Square footage of buildings to be constructed:
7. Quantity of earth movement (in cubic yards):
8. Proposed land use:
9. Design features, including building height, number of stories and proposed exterior materials:
10. Other

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

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

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

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.

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.

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

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

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

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

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

Erosion Control regulated by BCC 23.76

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.

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

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

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.

Richards Creek has been typed as a Type F stream

- (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.

- (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.

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

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

- (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.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

None proposed.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None proposed.

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.

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

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

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?

c. List threatened or endangered species 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:

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: [See attached critical areas report dated 9/28/2015 for more information.](#)

- b. List any threatened or endangered species known to be on or near the site.
Chinook, Coho, Sockeye salmon along with Cutthroat trout have been observed in various segments of Richards Creek but not on site
- c. Is the site part of a migration route? If so, explain.
- d. Proposed measures to preserve or enhance wildlife, if any:

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

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.

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

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

b. Noise

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

- (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:

Noise regulated by BCC 9.18

8. Land and Shoreline Use

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

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

- c. Describe any structures on the site.

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

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

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

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

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

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

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

None proposed

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

N/A

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

9. Housing

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

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

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

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?

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

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

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
- c. What existing off-site sources of light or glare may affect your proposal?
- d. Proposed measures to reduce or control light or glare impacts, if any:

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
- b. Would the proposed project displace any existing recreational uses? If so, describe.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

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.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
- c. Proposed measures to reduce or control impacts, if any:

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.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
- c. How many parking spaces would be completed project have? How many would the project eliminate?

- 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).
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
- g. Proposed measures to reduce or control transportation impacts, if any:

15. Public Services

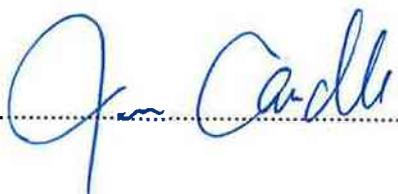
- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
- b. Proposed measures to reduce or control direct impacts on public services, if any:

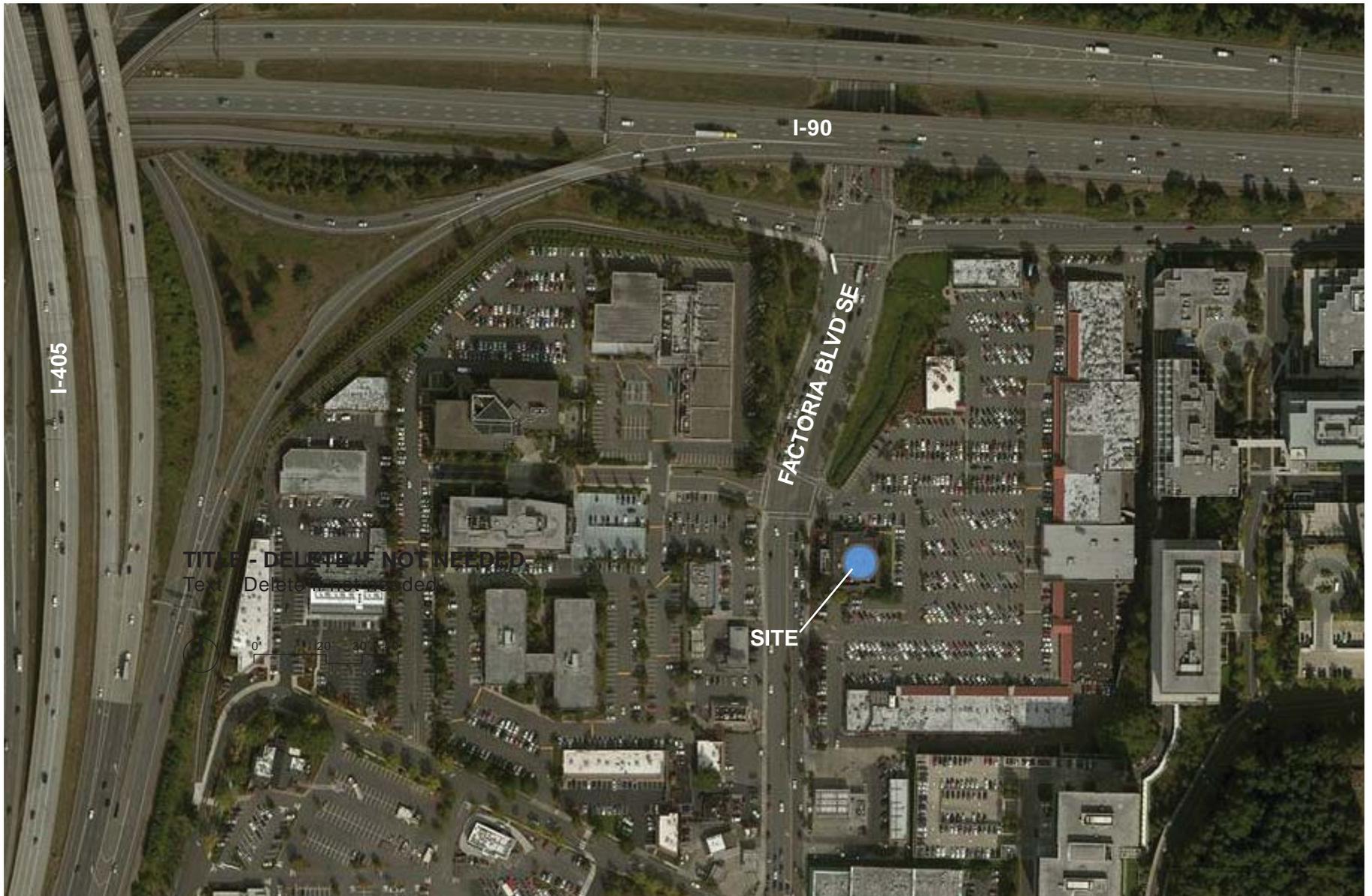
16. Utilities

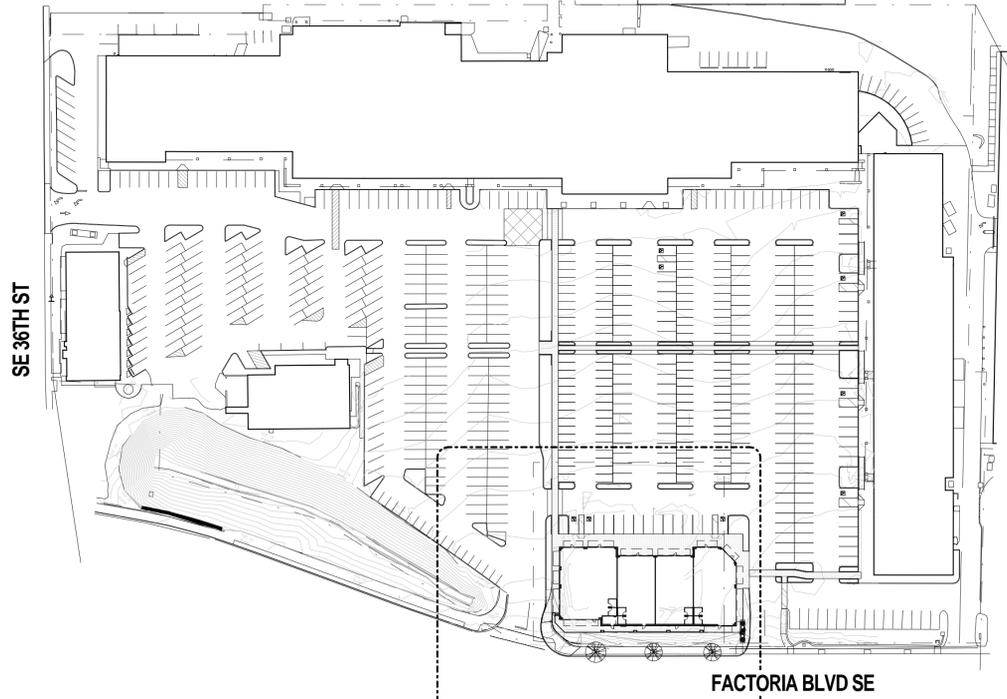
- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site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

Signature

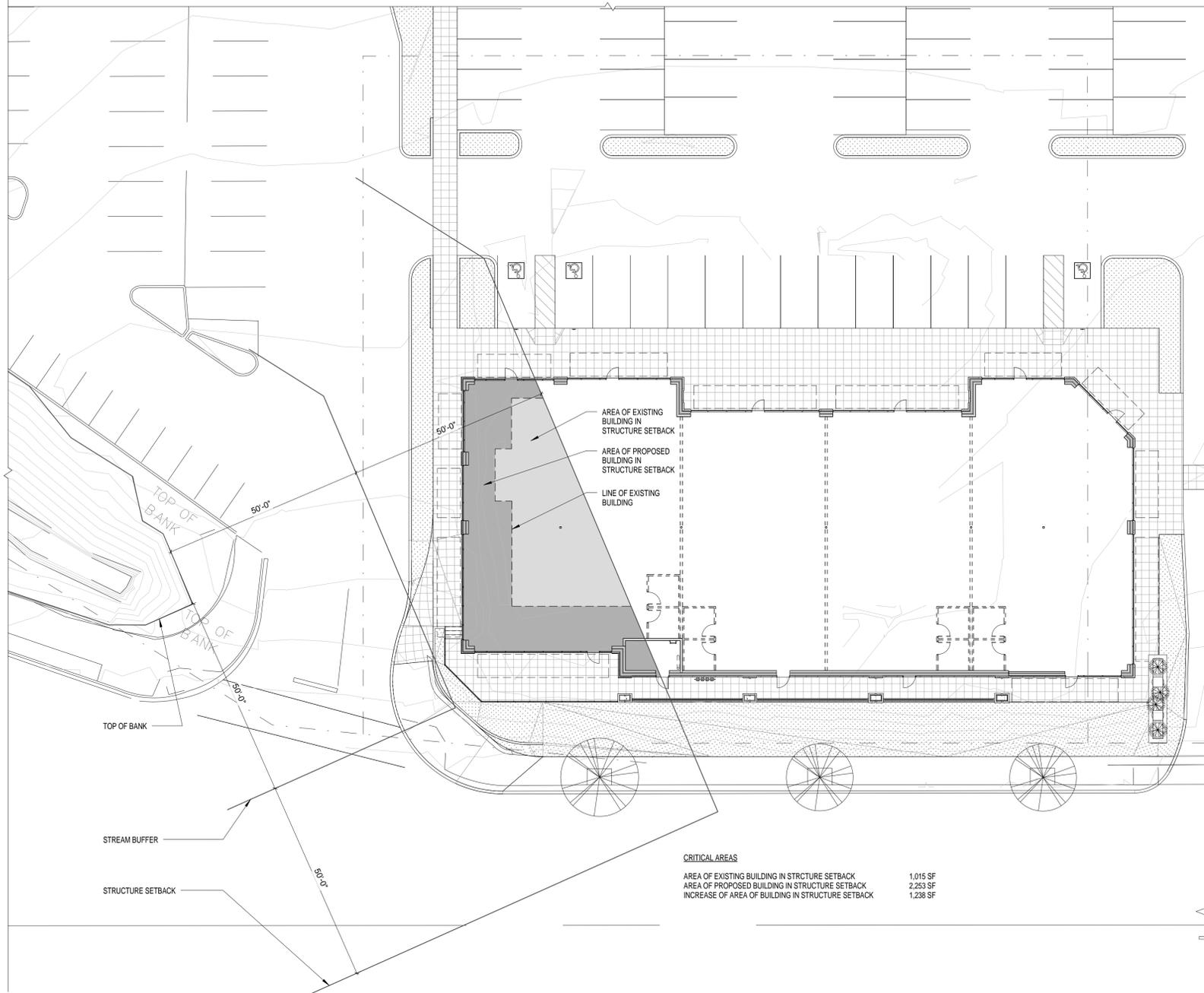
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature  Date Submitted 10-28-15





1 SITE PLAN
LO-A2.00 Scale: 1" = 80'-0"



2 CRITICAL AREA STRUCTURE SETBACK DIAGRAM
LO-A2.00 Scale: 1/16" = 1'-0"

CRITICAL AREAS

AREA OF EXISTING BUILDING IN STRUCTURE SETBACK	1,015 SF
AREA OF PROPOSED BUILDING IN STRUCTURE SETBACK	2,263 SF
INCREASE OF AREA OF BUILDING IN STRUCTURE SETBACK	1,238 SF



Freiheit & Ho
architects

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DESIGN DEVELOPMENT FOR
FACTORIA VILLAGE
REDEVELOPMENT
3600 128TH AVE SE

REV	DESCRIPTION	DATE
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CRITICAL AREA
STRUCTURE
SETBACK DIAGRAM

LO-A2.00
PROJECT NUMBER: A14-491 102015
© FREIHEIT & HO ARCHITECTS, INC., P.S.

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AOA

Environmental
Planning &
Landscape
Architecture



CRITICAL AREAS REPORT
for
FACTORIA VILLAGE
BELLEVUE, WASHINGTON

Prepared For:

Panos Properties LLC
6850 E. Green Lake Way N., Suite 201
Seattle, Washington 98115

September 28, 2015

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FACTORIA VILLAGE BELLEVUE, WASHINGTON CRITICAL AREAS REPORT

September 28, 2015

1.0 INTRODUCTION

This report is the result of a critical areas study for a proposed re-development of the Keg Restaurant located in Factoria Village in the City of Bellevue, Washington. The purpose of this report is to: 1) describe the critical areas identified on the site, 2) identify proposed modifications to the structure setback requirements, and 3) describe the measures that will be implemented to support these modifications.

2.0 GENERAL PROPERTY DESCRIPTION AND LAND USE

The project site consists of Parcels 092405-9015 and -9100 located at 3600 Factoria Blvd. SE and is developed with the existing Factoria Village Shopping Center. The focus of the critical areas study is on the northwest portion of the site, in the vicinity of the old Keg Restaurant and a remnant open channel of Richards Creek.

3.0 METHODOLOGY

On June 2, 2015, John Altmann, principal ecologist with AOA, conducted a wetland and stream reconnaissance on the subject property utilizing the methodology outlined in the May 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*. Additional field investigations, including a habitat assessment, were conducted on September 1, 2015.

4.0 EXISTING CRITICAL AREAS

One stream (Richards Creek) was identified along the northwest property boundary. Small unidentified salmonids were observed within the stream during the site review. No wetlands were identified along the creek or on any other portion of the property during the field investigation.

Richards Creek flows from south to north within a well-defined channel at the bottom of a rockied slope. The on-site portion of the stream enters a large culvert located under Interstate 90. The on-site slope is rockied from the east ordinary high water of the stream to the top of the slope. A thin strip of mowed grass and a Photinia hedge is located between the rockied top of slope and the edge of the existing paved parking lot. Vegetation on the rockied slope consisted almost entirely of monotypic Himalayan blackberry (*Rubus armeniacus*).

The western bank of the stream consisted of a narrow terrace dominated by Himalayan blackberry, reed canarygrass (*Phalaris arundinacea*), Watson's willow-herb (*Epilobium watsoni*), and horsetail (*Equisetum* sp.).

Richards Creek is considered a Type F stream and requires a standard 50-foot buffer plus 50-foot structure setback on Developed Sites per BMC 20.25H.035.A. This buffer is measured from the “Top of Bank” as defined in BMC 20.50.048, which on this site corresponds closely to the top of the slope adjacent the existing parking. The Top of Bank was subsequently surveyed and is depicted on **Drawing W-1**.

Nearly all of the buffer is currently developed with the existing entry to the Factoria Village Shopping Center and associated parking. The 50-foot structure setback extends into the existing Keg Restaurant building.

Per BMC 20.25H.035B, “*where a primary structure legally established on a site prior to August 1, 2006, encroaches into the critical area buffer or structure setback established in subsection A, the critical area buffer and/or structure setback shall be modified to exclude the footprint of the existing primary structure.*” This code section applies since the standard buffer and structure setback area on the site is developed with the existing entry road, parking and building.

4.1 Existing Stream Buffer Functions

Stream buffers, in general, provide many valuable ecological and social functions, including water quality protection and wildlife habitat. Buffer areas often provide stormwater storage that may reduce downstream flooding while trapping sediments. The trapping of sediments and other pollutants within the buffer maintains water quality in downstream areas and aids in the prevention of fish habitat degradation by limiting silt accumulation within spawning areas.

The existing stream buffer currently provides very limited functions to the riparian corridor of the creek due to its relatively narrow width and a dominant invasive plant community. The side slopes adjacent the stream limit the buffer’s ability to provide stormwater storage. In addition, the site’s isolation from other habitat areas and the low plant species diversity limit the site’s habitat value.

The existing buffer currently benefits the stream primarily by: 1) providing some minor shade to keep the water cool during the summer months, 2) contributing detritus and other desirable allochthonous inputs into the aquatic environment, and 3) providing some overhead cover to fish.

Although privately owned, the riparian area does provide some cultural functions as part of the overall open space associated with the Richards Creek corridor. The stream and buffer also contain some passive recreational opportunities such as wildlife viewing, and have the potential to provide educational opportunities.



Photo 1: View of Richards Creek looking north

5.0 PROPOSED STREAM BUFFER IMPROVEMENTS & STRUCTURE SETBACK MODIFICATIONS

The proposed project consists of the re-development of the Keg Restaurant into a retail development. Although no new building expansion would occur within the existing buffer, 1,246 s.f. of building expansion would occur within the structure setback. The area of building expansion currently consists of an existing sidewalk and mulched landscape bed. The area of proposed expansion is separated from the stream by the existing entry road to the Factoria Village Shopping Center and does not provide any functional benefit to the stream.

The structure setback modification is justified due to the proposed improvements to the post-construction buffer functions that will be provided by implementation of the buffer enhancement plan (see Section 6). Following construction, the amount of native vegetation within the post-construction buffer will be significantly greater than currently exists on the site.



Photo 2: View of proposed structure setback modification area.

5.1 Potential Cumulative Impacts to Critical Areas

There are no anticipated cumulative impacts to the riparian corridor from the proposed project. As part of the project, the functioning buffer on the site will be increased through the planting of willows along the west side of the stream. No native plant communities would be impacted as part of the development.



Photo 3: View of existing entry located between stream and proposed re-development

5.2 Required Performance Standards in LUC 20.25H.080

All development on sites with a Type F stream require that the following performance standards be incorporated into the design of the development. The performance standards in LUC 20.25H.080 include:

- 1. Lights shall be directed away from the stream.*

All outdoor lights from the proposed re-development should contain low-wattage bulbs with narrow angles of illumination directed away from the stream buffer to the extent feasible. If possible, metal hoods should be added to all exterior lights to direct lighting down and not out from fixtures.

- 2. Activity that generates noise such as parking lots, generators, and residential uses shall be located away from the stream or any noise shall be minimized through use of design and insulation techniques.*

The site is currently developed with the Factoria Village Shopping Center and it is not anticipated that the proposed re-development would significantly modify noise levels over current conditions. In addition, due to the surrounding existing urban development it is anticipated that wildlife currently utilizing the site has become acclimated to noise levels associated with urban environs.

3. *Toxic runoff from new impervious area shall be routed away from the stream.*

All stormwater associated with the proposed re-development will be collected and routed into the existing storm system. No runoff would be directed into the stream channel.

4. *Treated water may be allowed to enter the stream critical area buffer.*

All collected runoff will be routed into the existing storm system and no runoff would be directed to the stream.

5. *The outer edge of the stream critical area buffer shall be planted with dense vegetation to limit pet or human use.*

The existing dense Photinia hedge would remain along the edge of the parking area to limit pet and human intrusion onto the slope.

6. *Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the stream critical area buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended.*

All plants utilized in the buffer enhancement plan are native species that should not require pesticides, insecticides, or fertilizers to establish or maintain.

5.3 General Critical Areas Report Decision LUC 20.25H.255

The Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:

1. *The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code;*

The existing structure setback area proposed for modification currently consists of sidewalk and non-native landscape vegetation that does not provide any functional benefit to the stream corridor. Implementation of the proposed buffer enhancement plan would increase shade and habitat functions of the riparian corridor on the site over current conditions. Natural cover and detritus input into the aquatic area would also increase following implementation of the plan.

2. *Adequate resources to ensure completion of any required mitigation and monitoring efforts;*

To ensure the success of the enhancement plan, a financial guarantee will be posted by the applicant for the duration of the 5-year mitigation and monitoring effort.

3. *The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and*

The minor modifications to the on-site structure setback will not be detrimental to or impact any off-site critical areas or buffers.

4. *The resulting development is compatible with other uses and development in the same land use district.*

The proposed re-development is compatible with on-site and adjacent land uses.

5.4 Decision Criteria per LUC 20.30P.140

The Director may approve or approve with modifications an application for a Critical Areas Land Use Permit if:

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

It is our understanding that all other permits required by the Land Use Code will be obtained.

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

The project will utilize all of the best available construction, design, and development techniques to ensure the least possible impact on the critical area and its buffer.

- C. *The proposal incorporates the performance standards of Part [20.25H](#) LUC to the maximum extent applicable; and*

All of the performance standards in LUC 20.25H.080 would be implemented to the maximum extent applicable.

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

It is our understanding that the proposal will be served by adequate public facilities including streets, fire protection, and utilities.

- E. *The proposal includes a mitigation or restoration plan consistent with the requirements of LUC [20.25H.210](#); except that a proposal to modify or remove*

vegetation pursuant to an approved Vegetation Management Plan under LUC 20.25H.055.C.3.i shall not require a mitigation or restoration plan; and

A buffer enhancement plan has been prepared that is consistent with the requirements of LUC 20.25H.210.

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

It is our understanding that all other applicable requirements of the Land Use Code will be met.

6.0 CRITICAL AREA MITIGATION

A stream buffer enhancement plan has been prepared by AOA. As part of the enhancement plan, existing invasive plants along the west terrace of the stream would be removed and willow cuttings would be installed along the stream bank. It was determined that planting the west bank would provide the most shade and best opportunity for meaningful habitat enhancement. Due to the armored condition of the east slope, this area does not likely contain a substrate suitable for the establishment of a native plant community.

The native willow plantings would also provide an increased visual and physical screen to the stream from the adjacent roadway.

6.1 Post Construction Functional Assessment

As part of a Critical Areas Report, the City of Bellevue requires “an analysis of the level of protection of critical area functions and values provided by the regulations or standards of this code, compared with the level of protection provided by the proposal. The analysis shall include:”

- a. A discussion of the functions and values currently provided by the critical area and critical area buffer on the site and their relative importance to the ecosystem in which they exist;*

As previously discussed in Section 4.1, the existing stream buffer currently provides very limited functions to the riparian corridor of the creek due to its relatively narrow width and a dominant invasive plant community. The side slopes adjacent the stream limit the buffer’s ability to provide stormwater storage. In addition, the site’s isolation from other habitat areas and the low plant species diversity limit the site’s habitat value.

The existing buffer currently benefits the stream primarily by: 1) providing some minor shade to keep the water cool during the summer months, 2) contributing detritus and other desirable allochthonous inputs into the aquatic environment, and 3) providing some minor overhead cover to fish. Since Richards Creek is known to support salmonids, a functioning buffer is important for long-term fish survival.

Although privately owned, the riparian area does provide some cultural functions as part of the overall open space associated with the Richards Creek corridor. The stream and buffer also contain some passive recreational opportunities such as wildlife viewing, and have the potential to provide educational opportunities.

- b. A discussion of the functions and values likely to be provided by the critical area and critical area buffer on the site through application of the regulations and standards of this Code over the anticipated life of the proposed development; and*

The Land Use Code requires a standard 50-foot buffer and 50-foot structure setback from Richards Creek. As previously discussed, this buffer and structure setback is currently developed and provides very limited functional value to the riparian corridor. If no modifications were proposed within the buffer or structure setback and the existing conditions were to remain, there would be no functional lift associated with the implementation of a buffer enhancement plan. Preservation of the existing degraded standard buffer would also not increase shade or fish cover.

- c. A discussion of the functions and values likely to be provided by the critical area and critical area buffer on the site through the modifications and performance standards included in the proposal over the anticipated life of the proposed development;*

Proposed modifications include 1,246 s.f. of building expansion within the structure setback. This structure setback area consists of sidewalk and non-native landscaping and does not currently provide any functional value to the riparian corridor.

Implementation of the proposed buffer enhancement plan as mitigation for this minor encroachment would increase the functions of the riparian corridor on the site over current conditions. Natural shade, cover, and detritus input into the aquatic area would also increase following implementation of the plan.

6.2 Goal, Objectives, and Performance Standards for Enhancement Areas

The primary goal of the mitigation plan is to increase the habitat and shade functions of the buffer on the site over current conditions. To meet this goal, the following objectives and performance standards have been incorporated into the design of the plan:

Objective A: Increase the structural and plant species diversity within the enhancement areas.

Performance Standard: *There will be 100% survival of all woody planted species throughout the enhancement area at the end of the first year of planting. Following Year 1, success will be based on an 80% survival rate. Areal coverage of plantings or native re-colonized species will be at least 15% at Year 1, 20% at year 2, 40% at year 3, and 60% at year 5.*

Objective B: Limit the amount of invasive and exotic species within the enhancement areas.

Performance Standard: After construction and following every monitoring event for a period of at least five years, exotic and invasive plant species will be maintained at levels below 10% total cover in all planted areas. These species include, but are not limited to, Himalayan and evergreen blackberry, Japanese knotweed, English ivy, thistle, and creeping nightshade.

6.3 Construction Management

Prior to commencement of any work in the enhancement areas, the clearing limits will be staked and all existing vegetation to be saved will be clearly marked. A pre-construction meeting will be held at the site to review and discuss all aspects of the project with the landscape contractor and the owner.

A consultant will supervise plan implementation during construction to ensure that objectives and specifications of the enhancement plan are met. Any necessary significant modifications to the design that occur as a result of unforeseen site conditions will be jointly approved by the City of Bellevue and the consultant prior to their implementation.

6.4 Monitoring Methodology

The monitoring program will be conducted for a period of five years, with annual reports submitted to the City of Bellevue. Permanent vegetation sampling plots will be established to monitor the general appearance, health, mortality, colonization rates, percent cover, percent survival, volunteer plant species, and invasive weeds.

Photo-points will be established from which photographs will be taken throughout the monitoring period. These photographs will document general appearance and progress in plant community establishment in the enhancement areas. Review of the photos over time will provide a visual representation of success of the plan.

6.5 Maintenance Plan

Maintenance will be conducted on a routine, year round basis. Additional maintenance needs will be identified and addressed following a twice-yearly maintenance review. Contingency measures and remedial action on the site shall be implemented on an as-needed basis at the direction of the consultant or the owner.

Routine removal and control of non-native and other invasive plants (e.g., Himalayan and evergreen blackberry, Japanese knotweed, English ivy, thistle and creeping nightshade) should be performed only by manual means. Undesirable and weedy exotic plant species shall be maintained at levels below 10% total cover within any given stratum at any time during the five-year monitoring period.

6.6 Contingency Plan

All dead plants will be replaced with the same species or an approved substitute species that meets the goal of the enhancement plan. Plant material shall meet the same specifications as originally-installed material. Replanting will not occur until

after reason for failure has been identified (e.g., moisture regime, poor plant stock, disease, shade/sun conditions, wildlife damage, etc.). Replanting shall be completed under the direction of the consultant, City of Bellevue, or the owner.

6.7 As-Built Plan

Following completion of construction activities, an as-built plan for the restoration area will be provided to the City of Bellevue. The plan will identify and describe any changes in relation to the original approved plan.

6.8 Financial Guarantee

A financial guarantee will be posted to ensure that the mitigation and monitoring program is fully implemented.

Altmann Oliver Associates, LLC

AOA



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Carnation, WA 98014

Office (425) 333-4535

Fax (425) 333-4509

Environmental
Planning &
Landscape
Architecture

HABITAT ASSESSMENT

FACTORIA VILLAGE BELLEVUE, WASHINGTON

Prepared For:

Panos Properties
6850 E. Green Lake Way N., Suite 201
Seattle, Washington 98115

September 28, 2015

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FACTORIA VILLAGE HABITAT ASSESSMENT BELLEVUE, WASHINGTON

September 28, 2015

1.0 METHODOLOGY

A habitat assessment was conducted by John Altmann on September 1, 2015 and included the general methodology outlined in *Using the Bellevue Urban Wildlife Habitat Functional Assessment Model* (revised February 2010). During this site visit an on-site analysis of vegetation structure and composition was conducted. Observations were also made of the presence of habitat features and the extent of human disturbance. Prior to conducting the habitat assessment, the Washington Department of Fish and Wildlife Priority Habitats and Species database (PHS) was reviewed.

2.0 WILDLIFE HABITAT ASSESSMENT

Based on the habitat classifications outlined in *Wildlife-Habitat Relationships in Oregon and Washington* (Johnson and O'Neil, 2001) the study area would be classified as Urban and Mixed Environs – High Density Zone.

The site is currently developed with the Factoria Village Shopping Center. The only significant habitat area on the site is Richards Creek, which flows from south to north within a well-defined channel at the bottom of a rock slope in the northwestern portion of the site. The rock slope extends east from the stream to the top of the slope and the edge of the existing paved parking lot.

Vegetation on the site is generally limited to Himalayan blackberry (*Rubus armeniacus*) and other weeds located along the stream channel. No significant native plant communities or habitat features were observed on the property.

2.1 Draft Functional Assessment Tool

The project site has a numerical score of 15 based on the City of Bellevue's *Draft Functional Assessment Tool for Upland Habitat* (**attached**). In general, sites with scores of 11 to 25 indicate that "while habitat might be present in the landscape, potential for wildlife to use the property might be low". The property received low scores for the existing high impervious surface, isolation from other habitat areas, and a dominance of invasive species. The site's habitat value is primarily associated with the presence of Richards Creek, a known salmonid stream. Although Richards Creek provides a corridor for fish and aquatic wildlife, the project site is effectively isolated from large habitat patches by the surrounding development and roadway network.

2.2 Wildlife Species of Local Importance

Twenty three (23) species have been designated by the City of Bellevue as species of local importance (LUC 20.25H.150). The potential of site utilization by each species is briefly described below:

- Bald eagle (*Haliaeetus leucocephalus*): site not located within Bald Eagle Buffer Management Zone per PHS data and no nest or perch sites observed. Primary Association: no.
- Peregrine falcon (*Falco peregrinus*): generally associated with coastal cliffs and shorelines, but also use large buildings in city center. Use of project site unlikely. Primary Association: no.
- Common Loon (*Gavia immer*): no presence - highly aquatic species associated with large water bodies. Primary Association: no.
- Pileated woodpecker (*Dryocopus pileatus*): Pileated woodpeckers generally inhabit mature and old-growth forests, and second-growth forests with large snags and fallen trees. No forests are located on the site. Primary Association: no.
- Vaux's swift (*Chaetura vauxi*): Vaux's swifts are strongly associated with old growth and mature forests throughout the state and are highly dependent on large hollow trees and snags for breeding and roosting. No forests are located on the site. Primary Association: no.
- Merlin (*Falco columbarius*): unlikely presence – generally require coastal or high elevation forests. Primary Association: no.
- Purple martin (*Progne subis*): unlikely presence – generally require cavities near or over permanent water for nesting. Primary Association: no.
- Western grebe (*Aechmophorus occidentalis*): no presence – highly aquatic species associated with large water bodies. Primary Association: no.
- Great blue heron (*Ardea herodias*): potential presence - some highly limited potential foraging possible within riparian corridor, but no roosts observed on or adjacent site. Primary Association: no.
- Osprey (*Pandion haliaetus*): unlikely presence - perch availability not immediately adjacent large water body. Primary Association: no.
- Green heron (*Butorides striatus*): potential presence – some limited potential foraging possible within riparian corridor. Primary Association: no.
- Red-tailed hawk (*Buteo jamaicensis*): no suitable perching sites. Primary Association: no.

- Western big-eared bat (*Plecotus townsendii*): unlikely presence. No known nearby hibernacula, caves, or significant concentration of cavities. Primary Association: no.
- Keen's myotis (*Myotis keenii*): unlikely presence. Generally associated with larger coniferous forests so not considered a habitat of primary association. Primary Association: no.
- Long-legged myotis (*Myotis volans*): unlikely presence. Generally associated with larger coniferous forests so not considered a habitat of primary association. Primary Association: no.
- Long-eared myotis (*Myotis evotis*): unlikely presence. Generally associated with larger coniferous forests so not considered a habitat of primary association. Primary Association: no.
- Oregon spotted frog (*Rana pretiosa*): no presence - believed to be extirpated from nearly all of western Washington and no permanent ponding on the site. Primary Association: no.
- Western toad (*Bufo boreas*): unlikely presence. Not considered habitat of primary association. Primary Association: no.
- Western pond turtle (*Clemmys marmorata*): unlikely presence - no permanent ponding on site and no known nearby populations. Primary Association: no.
- Chinook (*Oncorhynchus tshawytscha*): potential presence – identified by WDFW as occurring in downstream portion of Richards Creek. Primary Association: possible.
- Bull trout (*Salvelinus confluentus*): unlikely presence – not known to occur within Richards Creek. Primary Association: no.
- Coho salmon (*Oncorhynchus kisutch*): potential presence – identified by WDFW as occurring in downstream portion of Richards Creek. Primary Association: possible.
- River lamprey (*Lampetra ayresi*): unlikely presence – not known to occur within Richards Creek. Primary Association: no.

Of the 23 species of local importance, Chinook salmon and Coho salmon are known to occur within downstream portions of Richards Creek and may have a primary association with habitat on the project site. Although not listed as species of local importance by the City of Bellevue, other priority fish species within Richards Creek listed by the WDFW that may utilize the site include coastal resident cutthroat, sockeye salmon, and winter steelhead. No other species of local importance are anticipated to utilize the site on a regular basis.

2.3 Other Wildlife

The project site likely provides habitat for a variety of songbird and small mammals that are acclimated to urban development. Larger mammals are unlikely to utilize the site due to its isolation and disconnect from other significant habitat areas by a network of surrounding development and roadways.

3.0 PROPOSED PROJECT

The proposed project consists of the re-development of the Keg Restaurant into retail use. Since the construction would occur within the existing developed portion of the site, there would be no loss of significant habitat area on the property. Modifications within the vegetated stream buffer will be limited to removal of invasive plant species and re-planting willow cuttings along the bank.

3.1 Impacts to Wildlife Species of Local Importance from Proposed Project

Since no impacts to Richards Creek or the primary habitat of salmonids would occur as part of the project, there are no anticipated negative impacts to these species from the proposed development. Implementation of the proposed buffer enhancement plan would provide a net benefit to the salmonids located within the creek. Native plantings will provide increased shade and would also create habitat for benthic invertebrates, while contributing detritus and other desirable allochthonous inputs into the aquatic environment.

3.2 Vegetation Management Plan

As part of the proposed project, the critical area buffers on the site would be enhanced to provide an improvement in habitat quality. The plantings would also provide an increased visual and physical screen to Richards Creek from the surrounding roadway. Implementation of the buffer enhancement plan would increase the functions of the buffer over current conditions.

Factoria Village - Zone A



King County, Prometry International Corp., King County

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Date: 9/28/2015

Notes:



King County
GIS CENTER

City of Bellevue
DRAFT FUNCTIONAL ASSESSMENT TOOL
 for Upland Habitat

Property address 3600 FACTORIA BLVD SE Project name FACTORIA VILLAGE
 Location Range SE Township 24N Section 9 Project contact JOHN ATMAN
 Parcel number 092905-9100 Telephone number (425)-333-4535
 Property owner PANOS PROPERTIES LLC Address Po Box 578 CARNATION WA 98014
 Telephone number (206)-527-3565

Staff JOHN ATMAN Date(s) of site visit(s) 06/02/15 + 09/01/15
 Washington Department of Fish and Wildlife Priority Habitat and Species (PHS) data obtained? Y/N Y

1.0	PROPERTY DESIGNATION	Zone A	Zone B	Zone C	Zone D	Additional points	Zone
1.1	Existing Impervious surface	>90%	50-90%	20-50%	0-20%		A
2.0	LANDSCAPE PARAMETERS	No points	1 point	2 points	3 points	Additional points	Total
2.1	Land use/development density	Zone A	Zone B	Zone C	Zone D		0
2.2	*Occurrence (number) of habitat types	0	1	2	3+		1
2.3	**Proximity of known critical areas (distance to edge)	>2,500 ft	<2,500 ft	<1,200 ft	<100 ft	+1 point if contiguous with critical area	4
2.4	Habitat connectivity and corridors	No connection to other habitat areas	≥50-foot-wide connection to vegetated areas of at least 1 acre	≥50-foot-wide connection to vegetated areas of at least 50 acres but not listed parks***	≥50-foot-wide connection King County wildlife network or listed parks***	+1 point for ≥150-foot-wide connection King County wildlife network or listed parks***	0
2.5	Patch size	<0-.1.0 ac	1.0-5.0 ac	>5-10 ac	10-42 acres	>42 acres = 4 points	0

City of Bellevue
DRAFT FUNCTIONAL ASSESSMENT TOOL
 for upland habitat

2.0	LANDSCAPE PARAMETERS	No points	1 point	2 points	3 points	Additional points	Total
2.6	*Interspersion of habitat patches (excluding patches <1 ac in area)	No or isolated patch (no others within 0.5-ac circle)	Low	Moderate	High	+1 point if wildlife network or listed park is included	0
3.0	LOCAL PARAMETERS	No points	1 point	2 points	3 points	Additional points	Total
3.1	Size of native trees on site	No significant trees on site	6-12" dbh tree(s) present	12-20" dbh tree(s) present	>20" dbh tree(s) present	+1 point if tree(s) >30" dbh are present	1
3.2	Coniferous component	No conifers on site	Conifers very sparse or present in understory only	Conifers co- or sub-dominant in overstory	Conifers dominant	+1 point if conifers >30" dbh are present	1
3.3	Percent cover (sample vegetated areas only)						
	Ground layer (0-2.3 ft) (5-ft radius)	0%	0-25%	25-50%	50%+	+1 point for cover >75%; -1 point if mowed grass is >50%	0
	Shrub layer (2.3-25 ft) (10-ft radius)	0%	0-25%	25-50%	50%+	+1 point for cover >75%	4
	Canopy (>25 ft) (30-ft radius)	0%	0-25%	25-50%	50%+	+1 point for cover >75%	0
3.4	Vegetative vertical structural diversity (foliage height diversity)	FHD = 0	FHD < 0.70	FHD = 0.70-0.90	FHD > 0.90		0
3.5	Vegetative species richness	0-1 species	2-5 species	6-19 species	20+ species		1
3.6	Invasive species component	>75% cover	25-75% cover	10-25% cover	<10% cover		0

City of Bellevue
DRAFT FUNCTIONAL ASSESSMENT TOOL
 for Upland Habitat

3.0	LOCAL PARAMETERS	No points	1 point	2 points	3 points	Additional points	Total
3.7	Proximity to year-round water	>1.0 mi or artificial feature with maintained /invasive buffer present within 0.3-1 mi	0.3-1.0 mi or artificial feature with maintained/ invasive buffer present within <0.3 mi	<0.3 mi or artificial feature with maintained/ invasive buffer present within patch	Natural water feature present within patch with native buffer NATIVE		3
3.8	Snags (24 in dbh)	No snags on site	1/ac or fewer	2-6/ac	>7/ac	Add 0.5 point for each >20 in dbh and 1 point for each >30 in dbh	0
3.9	Other habitat features	None	1	2-4	5 or more		0
Landscape parameters points							
Local parameters points							
TOTAL POINTS							15

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

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

** PHS data required for sites in Zone D

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

PLAN LEGEND
- - - - - PROPERTY LINE
- - - - - CREEK ORDINARY HIGH WATER LINE

MITIGATION LEGEND
[Hatched Pattern] STRUCTURE SETBACK IMPACT - 1,246 SF

MITIGATION LEGEND
[Dotted Pattern] BUFFER ENHANCEMENT - 1,664 SF

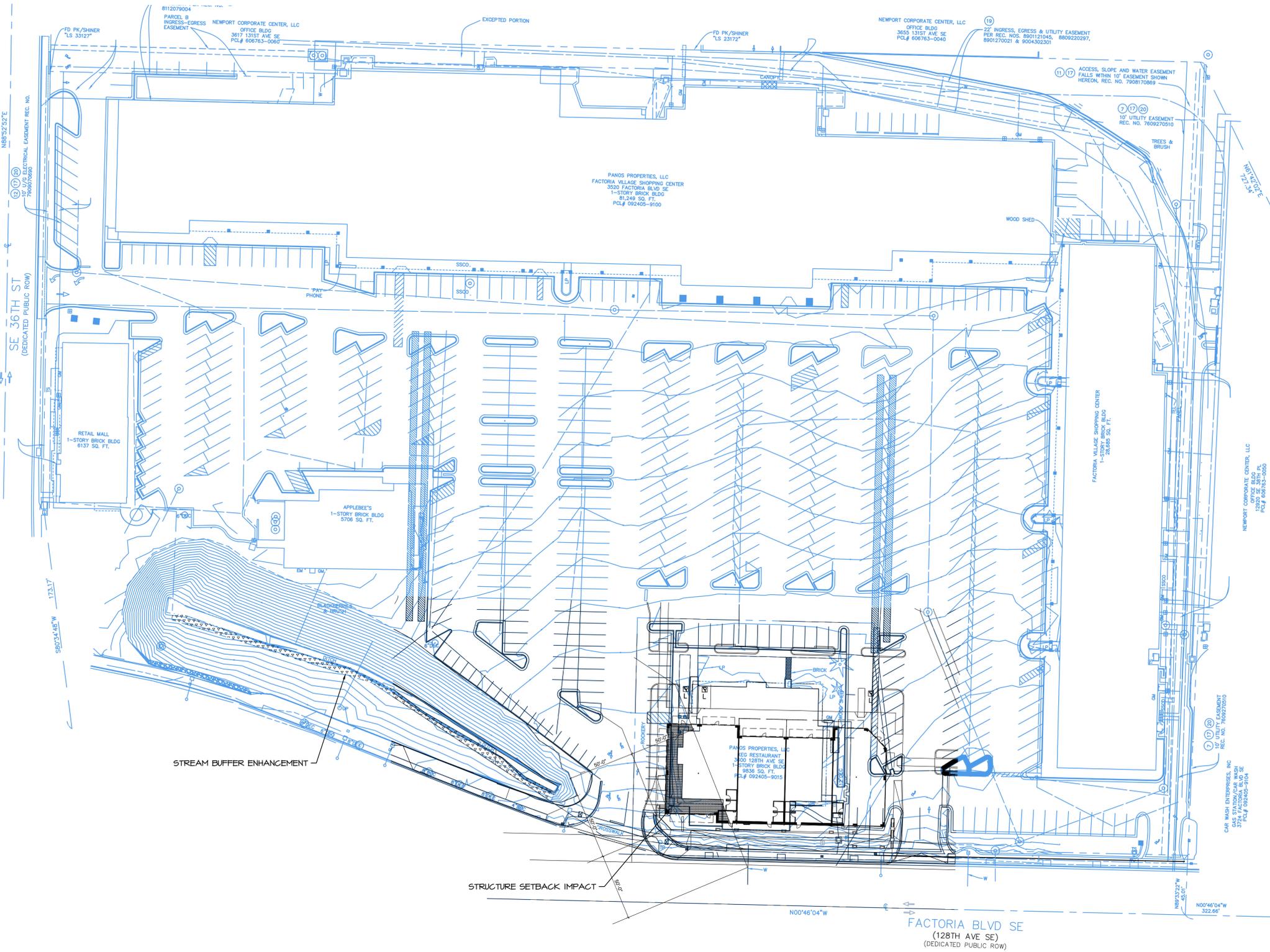
MITIGATION SPECIFICATIONS

- CONTRACTOR INFORMATION. WHEN IT IS AVAILABLE, CONTACT INFORMATION SHALL BE PROVIDED TO THE CITY OF BELLEVUE THAT INCLUDES NAMES, ADDRESSES AND PHONE NUMBERS OF PERSONS/FIRMS THAT WILL BE RESPONSIBLE FOR INSTALLING REQUIRED PLANTS AND PERFORMING REQUIRED MAINTENANCE.
- CONTRACTOR'S QUALIFICATIONS. ALL WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR REGISTERED IN THE STATE OF WASHINGTON. CONTRACTOR MUST BE EXPERIENCED IN MITIGATION AND RESTORATION WORK. THE CONTRACTOR SHALL PROVIDE THAT THERE IS ONE PERSON ON THE SITE AT ALL TIMES DURING WORK AND INSTALLATION WHO IS THOROUGHLY FAMILIAR WITH THE TYPE OF MATERIALS BEING INSTALLED AND THE BEST METHODS FOR THEIR INSTALLATION, AND WHO SHALL DIRECT ALL WORK BEING PERFORMED UNDER THESE SPECIFICATIONS. THIS PERSON SHALL HAVE A MINIMUM OF FIVE (5) YEARS EXPERIENCE INSTALLING NATIVE PLANT MATERIALS FOR WETLAND MITIGATION OR RESTORATION PROJECTS, UNLESS OTHERWISE ALLOWED BY THE WETLAND BIOLOGIST AND/OR THE CITY OF BELLEVUE.
- CUTTINGS SHALL BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH.
- INTERMEDIATE INSPECTIONS. CUTTINGS SHALL BE INSPECTED AND APPROVED BY THE WETLAND BIOLOGIST PRIOR TO INSTALLATION.
- PRIOR TO INSTALLATION OF PLANT MATERIAL, THE PLANTING AREAS WILL BE LAID OUT BASED ON THE PLANTING PLAN, AND ALL HIMALAYAN BLACKBERRY, ENGLISH IVY OR OTHER INVASIVE PLANT SPECIES LOCATED IN THE PLANTING AREAS WILL BE REMOVED BY HAND. AOA SHALL REVIEW INVASIVE REMOVAL PRIOR TO PLANTING.
- NATIVE PLANT CUTTINGS SHALL BE GROWN AND COLLECTED IN THE MARITIME PACIFIC NORTHWEST. CUTTINGS SHALL BE OF ONE- TO TWO-YEAR-OLD WOOD, 1/2" DIA. MINIMUM. CUTTINGS SHALL BE A MINIMUM OF 4' IN LENGTH WITH 4 LATERAL BUDS EXPOSED ABOVE GROUND AFTER PLANTING. THE TOP OF EACH CUTTING SHALL BE A MINIMUM OF 1" ABOVE A LEAF BUD, THE BOTTOM CUT 2" BELOW A BUD. THE BASAL ENDS OF THE CUTTINGS SHALL BE CUT AT A 45 DEGREE ANGLE AND MARKED CLEARLY SO THAT THE ROOTING END IS PLANTED IN THE SOIL. CUTTINGS MUST BE KEPT COVERED AND MOIST DURING STORAGE AND TRANSPORT, AND NO CUTTINGS SHALL BE STORED MORE THAN THREE DAYS FROM DATE OF CUTTING. CUTTINGS SHALL ONLY BE USED IF PLANTING OCCURS BETWEEN DECEMBER 1ST AND APRIL 1ST. FOR PLANTING BETWEEN APRIL 1ST AND DECEMBER 1ST, ROOTED CUTTINGS OR SAFLINGS SHALL BE USED.
- CUTTING LAYOUT SHALL BE APPROVED BY AOA PRIOR TO INSTALLATION AND APPROVED UPON COMPLETION OF PLANTING.
- UPON COMPLETION OF PLANTING, ALL CUTTINGS SHALL BE THOROUGHLY WATERED.
- UPON APPROVAL OF CUTTING INSTALLATION BY AOA, THE CITY OF BELLEVUE WILL HAVE A NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
- PERFORMANCE MONITORING IS REQUIRED OF THE MITIGATION PLANTINGS FOR A MINIMUM OF 5 YEARS.
 - THE MONITORING PROGRAM WILL BE CONDUCTED TWICE YEARLY (IN THE SPRING AND FALL) WITH REPORTS SUBMITTED ANNUALLY IN THE FALL TO THE CITY. REPORTS WILL INCLUDE SUMMARY OF VEGETATION ESTABLISHMENT THROUGH THE INSTALLATION OF TRANSECTS, PHOTOS AND AS-BUILT PLAN.
 - PERFORMANCE STANDARDS INCLUDE: 1. 100% SURVIVAL AT YEAR 1, 85% SURVIVAL AT YEARS 2-5 FOR ALL WOODY PLANTS, 2. WOODY COVER OF 10% AT YEAR 1, 15% AT YEAR 2, 30% AT YEAR 4 AND 50% AT YEAR 5, 3. EXOTIC AND INVASIVE PLANT SPECIES WILL BE MAINTAINED AT LEVELS BELOW 10% TOTAL COVER WITHIN THE PLANTED AREAS.
 - A PERFORMANCE BOND OR OTHER SURETY DEVICE WILL BE POSTED WITH THE CITY OF BELLEVUE BY THE APPLICANT TO COVER THE COSTS OF THE MITIGATION PLAN IMPLEMENTATION. PARTIAL RELEASES OF THE SURETY CAN BE MADE UPON SUCCESSFUL COMPLETION OF WORK OVER THE DURATION OF THE 5-YEAR MONITORING PERIOD.
- MAINTENANCE SHALL BE REQUIRED IN ACCORDANCE WITH THE CITY OF BELLEVUE SENSITIVE AREAS MITIGATION GUIDELINES AND APPROVED PLANS.
- ALL PLANTINGS SHALL BE HAND WATERED SUPPLYING 1/2" OF FLOW TO ALL PLANTINGS 2 TIMES WEEKLY, FROM JUNE 15-OCT 31 THE FIRST YEAR AFTER PLANTING. THE SECOND YEAR FLOW SHOULD BE REDUCED TO PROVIDE 1/4" OF FLOW 1 TIME WEEKLY FROM JULY 1-OCT 15.
- MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE BELOW.

ANNUAL MAINTENANCE SCHEDULE

MAINTENANCE ITEM	J	F	M	A	M	J	J	A	S	O	N	D
WATERING - YEAR 1						4	8	8	4	4	2	
WATERING - YEAR 2												
WEED CONTROL												
GENERAL MAINT.												

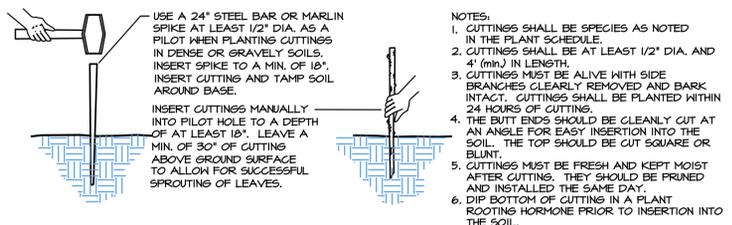
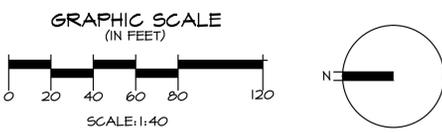
1-8 = NUMBER OF TIMES TASK SHALL BE PERFORMED PER MONTH.



PLANT SCHEDULE

CUTTINGS

SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
SALIX LASIANDRA	PACIFIC WILLOW	2' O.C.	190	4' CUTTING	1/2" DIA., MIN., BARK INTACT
SALIX SITCHENSIS	SITKA WILLOW	2' O.C.	190	4' CUTTING	1/2" DIA., MIN., BARK INTACT



NOTES

- BASE INFORMATION PROVIDED BY BUSH, ROED & HITCHINGS, INC., 2009 MINOR AVE. EAST, SEATTLE, WA 98102, (206) 323-4144.

1 CUTTING INSTALLATION (TYP.)
SCALE: NTS