DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Brookside Office Stair Replacement

LOCATION OF PROPOSAL: 11400 SE 6th Street

DESCRIPTION OF PROPOSAL: Threshold determination to replace two deteriorating stairs, approximately 105 square feet each, with new stairs, approximately 65-75 square feet each. The existing stairs are within the 50-foot stream buffer of Sturtevant Creek, a Type F stream. The replacement stairs will be more narrow and are located landward of the existing staircases. The proposal includes re-grading the existing paved walkways to meet ADA requirements and restoration plantings of native vegetation, totaling 260 square feet in area, within disturbed areas.

FILE NUMBERS: 17-113355-LO **PLANNER:** Nicholas Whipple

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **8/10/2017**

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

Environmental Coordinator

7/27/2017
Date

OTHERS TO RECEIVE THIS DOCUMENT:
☒ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.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

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Brookside Office Stair Replacement
Proposal Address:	11400 SE 6th Street
Proposal Description:	Land Use review of a Critical Areas Land Use Permit to replace two deteriorating stairs, approximately 105 square feet each, with new stairs, approximately 65-75 square feet each. The existing stairs are within the 50-foot stream buffer of Sturtevant Creek, a Type F stream. The replacement stairs will be more narrow and are located landward of the existing staircases. The proposal includes re-grading the existing paved walkways to meet ADA requirements and restoration plantings of native vegetation, totaling 260 square feet in area, within disturbed areas. No net increase in impervious surface area is proposed.
File Number:	17-113355-LO
Applicant:	Gary Yao
Decisions Included:	Critical Areas Land Use Permit (Process II. 20.30P)
Planner:	Nick Whipple, Associate Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance** **Carol V. Helland, Environmental Coordinator** **Development Services Department**
Director's Decision:	**Approval with Conditions** Michael A. Brennan, Director Development Services Department By: Elizabeth Stead, Land Use Director

Application Date:	May 10, 2017
Notice of Application Publication:	June 15, 2017
Re-Notice of Application Publication:	June 22, 2017
Decision Publication Date:	July 27, 2017
Appeal Deadline:	August 10, 2017

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

CONTENTS

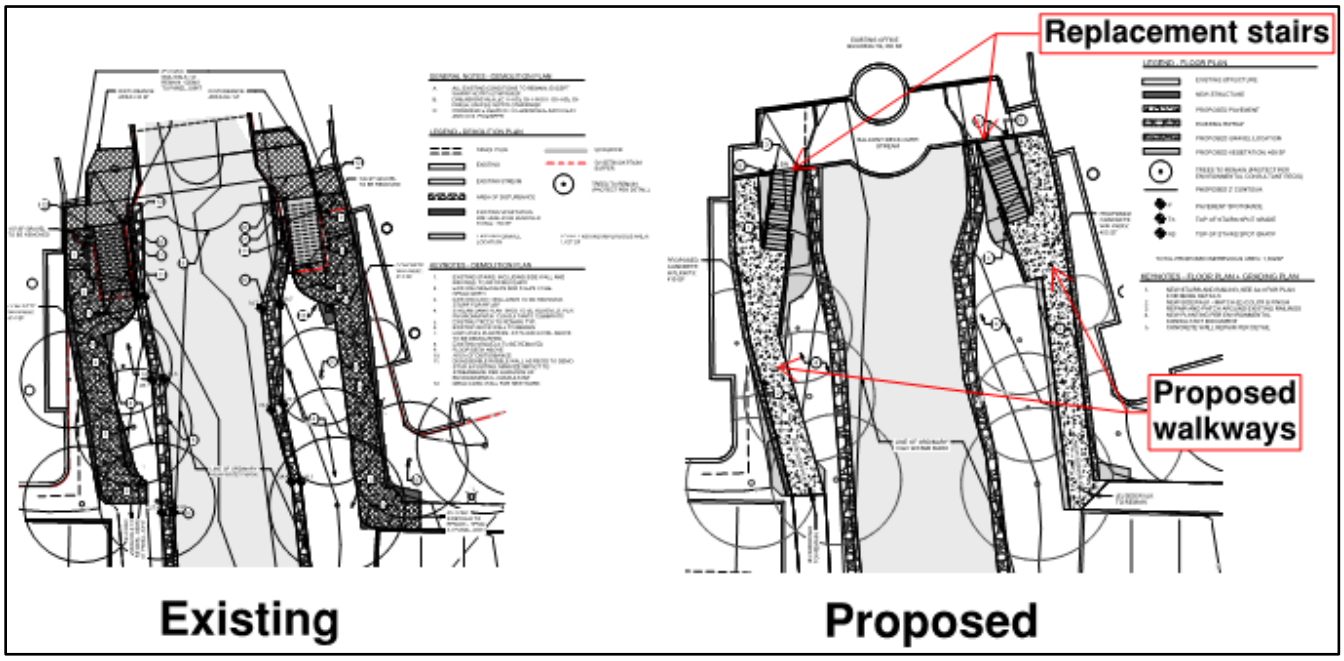
Attachments

1. Project and Restoration Plans – Attached
2. SEPA Checklist – In File

I. Proposal Description

The Brookside Office building has two deteriorating staircases which must be replaced. Two approximately 4'10" wide by 15'6" long concrete staircases are proposed to replace the existing concrete staircases. The new staircases, although greater in length, have a more narrow design resulting in a footprint reduction of 30 square feet per staircase. The replacement stairs will be placed landward of the existing staircases with a slightly modified orientation in order to match the regraded pedestrian walkways and meet building code requirements. The overall project will result in an impervious surface area reduction of 125 square feet. Approximately 135 square feet of vegetated stream buffer would be disturbed by the project, and 1,427 square feet of impervious surface area will be disturbed. Buffer enhancement totals approximately 960 square feet in size, 135 square feet of restoration for temporary disturbance, 125 square feet of new stream buffer area, and 700 square feet of enhancement of the existing vegetated buffer area. Disturbance in a critical area buffer requires approval of a Critical Areas Land Use Permit.

Figure 1 – Project Proposal



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

A. Site Description

The project is located in Southwest Bellevue, approximately one-half mile south of Downtown Bellevue and adjacent to Interstate 405 to the east. The work is proposed along Sturtevant Creek which is a Type F stream. The existing office building was constructed in 1981 and Sturtevant Creek runs under the building in an open channel before entering a culvert below

SE 6th Street and continuing south to Mercer Slough and Lake Washington. The office building provides two staircases as means of ingress and egress along the south façade on both sides of the stream channel. These staircases are within one foot of the top of stream bank on either side and are deteriorating and must be replaced.

Within the property, Sturtevant Creek has a well-defined single-channel averaging six to eight feet wide. According to the stream study authored by Kerrie McArthur, PWS, FP-C of Confluence Environmental Company, the stream is a pool/riffle complex within the property and contains no large woody debris. The dominant substrate is sand with some areas of gravel and cobble within the riffles. As Sturtevant Creek runs under the existing office building it is well shaded and the overall buffer on-site contains very little native vegetation with large areas of impervious surfaces. Due to the narrow buffer, and lack of native vegetation, the habitat function of the stream buffer is low (McArthur, 2017).

Figure 2 – Vicinity Map

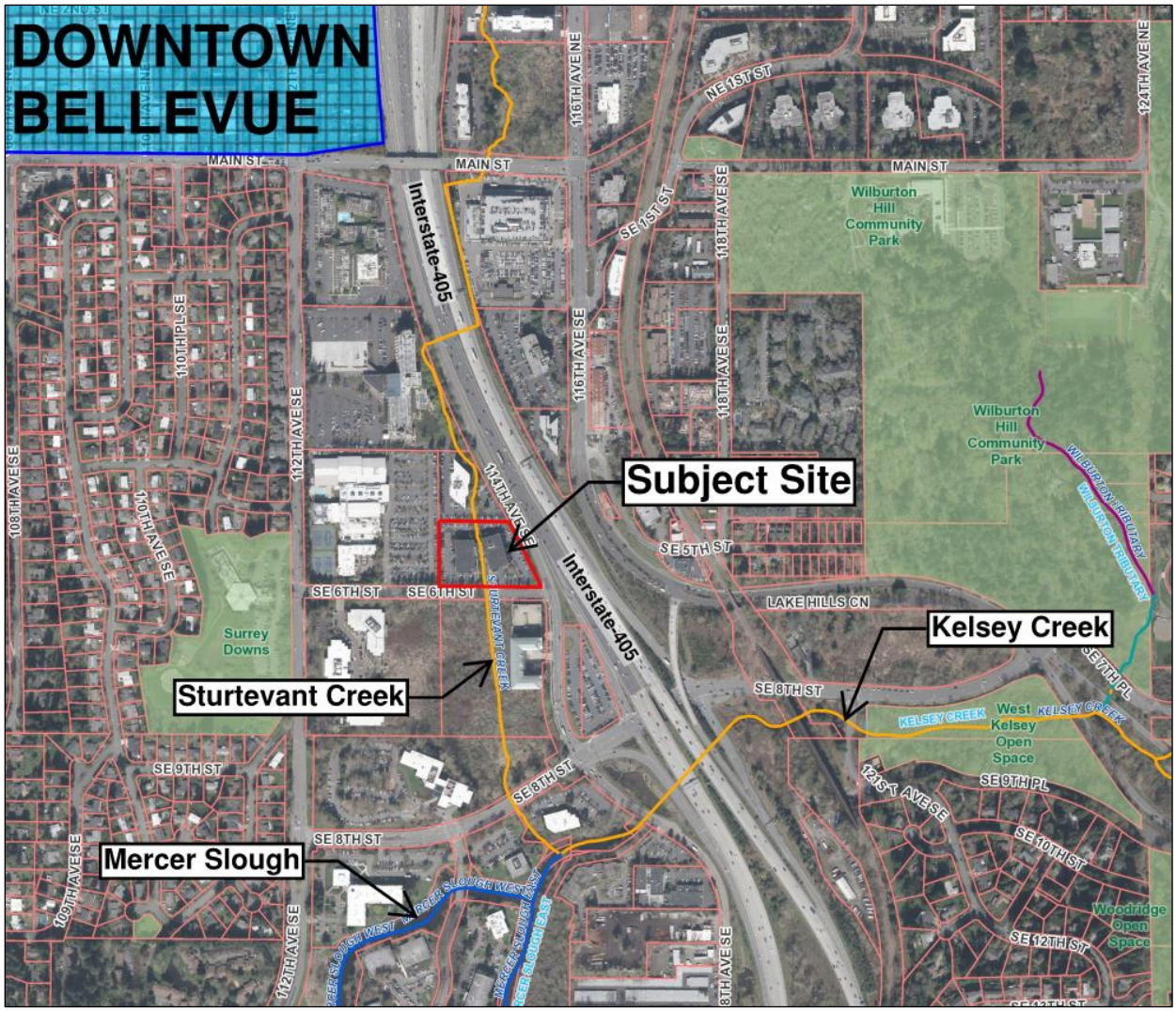
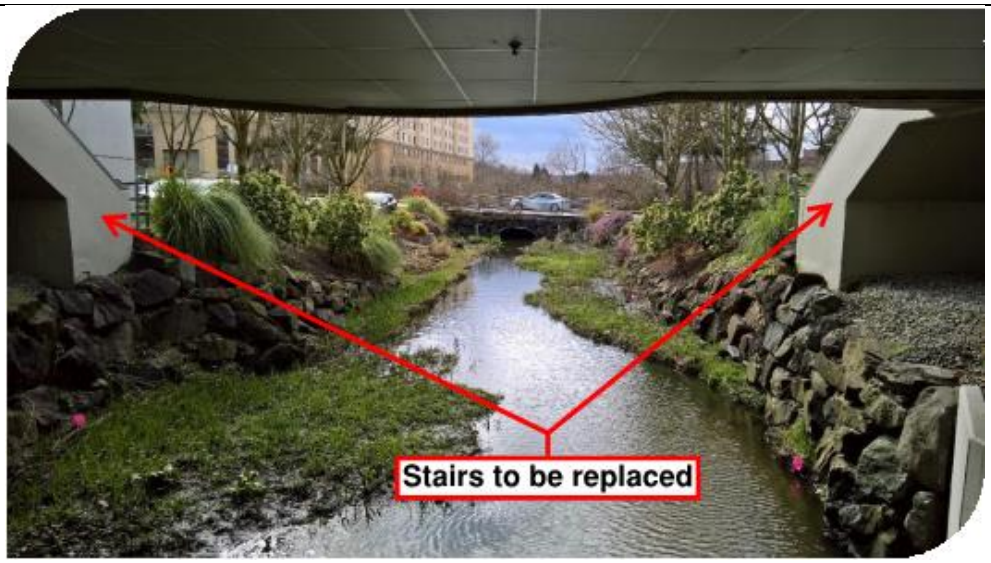


Figure 3 – Site Photographs

View from SE 6th Street



View from under south side of building, behind the stairs

B. Zoning

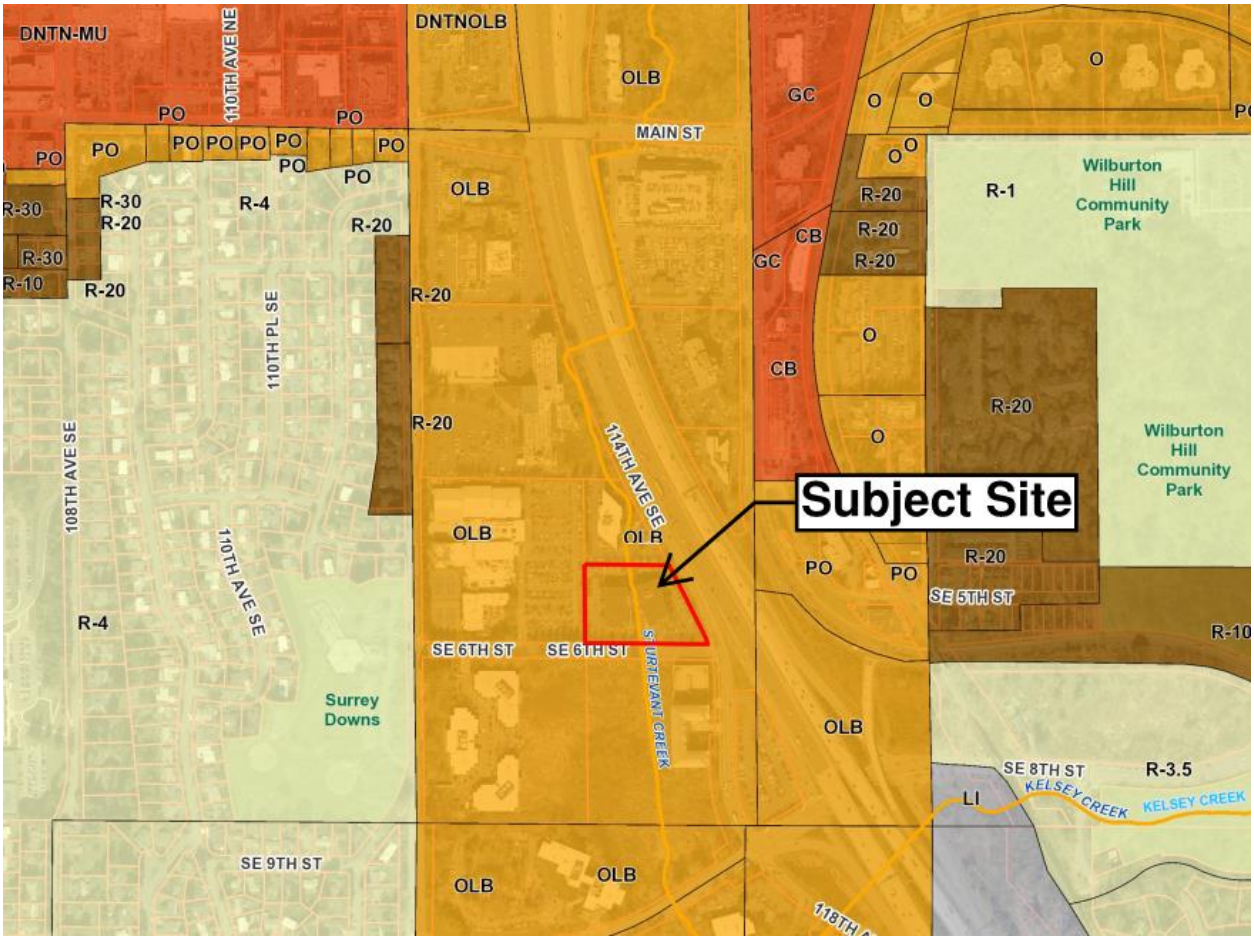
The subject site is zoned Office Limited Business (OLB) and properties abutting the Brookside Office Building have the same zoning designation. The proposal does not affect zoning or change the use of the site.

C. Land Use Context

The site is developed with an office building and has a Comprehensive Plan designation of OLB which is Office Limited Business. The surrounding uses are office to the immediate north,

a hotel to the south, and an athletic club and hotel to the west.

Figure 4 – Zoning Map



D. Critical Areas Function and Value, Regulations

i. Streams and Riparian Areas

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

Riparian vegetation, particularly forested riparian areas, affect water temperature by providing shade to reduce solar exposure and regulate high ambient air temperatures, slowing or preventing increases in water temperature (Brazier and Brown, 1973; Corbett and Lynch, 1985).

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

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

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

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

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

III. Consistency with Code Requirements:

A. Zoning District Dimensional Requirements LUC 20.20.010:

The proposed replacement staircases and pedestrian pathways meet the zoning dimensional requirements in LUC 20.20.010. A building permit is required for the replacement stair cases. **See Section IX for a related condition of approval.**

B. Critical Areas Requirements LUC 20.25H:

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes standards and procedures that apply to construction of improvements on any site which

contains critical areas or critical area buffers. The proposed staircase replacement, concrete pedestrian pathways, and stream buffer restoration will cause disturbance to the stream buffer. Therefore, the proposal is subject to the following code requirements.

i. Consistency with LUC 20.25H.055.C.2.a

New or expanded facilities and systems are allowed within the critical area or critical area buffer only where no technically feasible alternative with less impact on the critical area or critical area buffer exists. A determination of technically feasible alternatives will consider:

1. The location of existing infrastructure;

The project is intended to provide ingress/egress to the existing office building and the concrete pedestrian pathways must be re-graded to connect to the replacement stairs so that ADA requirements can be met. Given the location of the office building, the replacement staircases and concrete paths must be located in the proposed configuration.

2. The function or objective of the proposed new or expanded facility or system;

The objective of the stair replacement and pedestrian walkway project is to replace deteriorating staircases to improve safety and meet building code requirements.

3. Demonstration that no alternative location or configuration outside of the critical area or critical area buffer achieves the stated function or objective, including construction of new or expanded facilities or systems outside of the critical area;

The proposal to replace existing ingress/egress stairs cannot occur in another location as the stairs attach to an existing office building. The construction of new stairs and pedestrian pathways are necessary to maintain access to the office building and to meet ADA accessibility requirements.

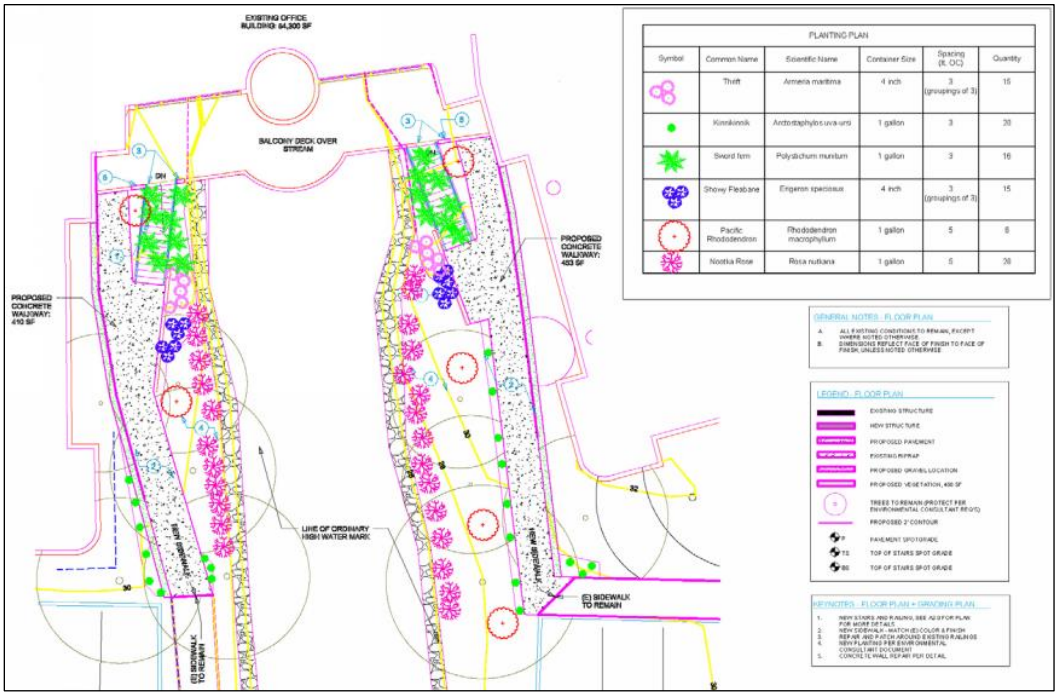
4. Whether the cost of avoiding disturbance is substantially disproportionate as compared to the environmental impact of proposed disturbance; and

Relocating the stairs would require a substantial redesign of the 1981 office building. The new staircases are proposed to be landward of the existing staircase footprints, and the overall impervious surface area will be reduced by 125 square feet. The cost of avoidance is substantially disproportionate to the environmental impact resulting from the proposed improvements and native plant restoration which will improve habitat function to this stream channel segment.

5. The ability of both permanent and temporary disturbance to be mitigated.

The proposal results in a reduction of the permanent disturbance as it removes 125 square feet of impervious surface. Permanent and temporary disturbance areas will be mitigated for and stream buffer enhancement totals approximately 960 square feet in size, 135 square feet of restoration for temporary disturbance, 125 square feet of new stream buffer area, and 700 square feet of enhancement of the existing vegetated buffer area. See the Figure 5 below for restoration plans.

Figure 5 – Restoration Plan



Strata	Common Name	Scientific Name	Container Size*	Spacing (ft OC)	Quantity	Wildlife Benefit (Cooke 1997, SAS U.D.)
Groundcover	Thrift	*Armeria maritima*	4 inch	3 (groupings of 3)	15	Bees/butterflies collect nectar from flowers.
Groundcover	Kinnikinnik	*Arctostaphylos uva-ursi*	4 inch	3	20	Berries eaten by birds, provides nectar to bees and butterflies.
Groundcover	Sword Fern	*Polystichum munitum*	1 gallon	3	16	
Groundcover	Showy Fleabane	*Erigeron speciosus*	4 inch	3	15	Bees/butterflies collect nectar from flowers
Shrub	Pacific Rhododendron	*Rhododendron macrophyllum*	1 gallon	5	6	Fruits are eaten by birds. Provides nesting and habitat for song birds.
Shrub	Nootka Rose	*Rosa nutkana*	1 gallon	5	26	Fruits are eaten by various herbivores and upland game birds. Leaves and twigs are eaten by browsers. Provides nesting and habitat for song birds.
			Total		98	

ii. Consistency with LUC 20.25H.055.C.2.b

If the applicant demonstrates that no technically feasible alternative with less impact on the critical area or critical area buffer exists, then the applicant shall comply with the following**:**

1. **Location and design shall result in the least impacts on the critical area or critical area buffer.**

   The proposal reduces the area of permanent disturbance by narrowing the staircases and locating the replacements stairs landward of the existing stairs. The replacement stairs will reduce the impervious surface area by 125 square feet. The proposal has the least impact on critical area.

2. **Disturbance of the critical area and critical area buffer, including disturbance of vegetation and soils, shall be minimized.**

   Disturbance to the stream buffer in the project area will be minimized by providing construction staging outside the stream buffer. Temporary construction impacts are anticipated adjacent to the stream and will be restored with native vegetation. All areas of permanent disturbance will be mitigated.

3. **Disturbance shall not occur in habitat used for salmonid rearing or spawning or by any species of local importance unless no other technically feasible location exists.**

   The proposal to replace existing ingress/egress stairs cannot occur in another location as the stairs attach to an existing office building that straddles Sturtevant Creek. The proposed project will reduce the area of permanent disturbance within the stream buffer and add 125 square feet of habitat to the site. As shown previously, there is no alternative location for this project that can have an expectation to achieve the project's purpose.

4. **Any crossing over of a wetland or stream shall be designed to minimize critical area and critical area buffer coverage and critical area and critical area buffer disturbance, for example by use of bridge, boring, or open cut and perpendicular crossings, and shall be the minimum width necessary to accommodate the intended function or objective; provided, that the Director may require that the facility be designed to accommodate additional facilities where the likelihood of additional facilities exists, and one consolidated corridor would result in fewer impacts to the critical area or critical area buffer than multiple intrusions into the critical area or critical area buffer.**

The proposed stairs and pedestrian pathways are necessary to maintain access to the office building and to meet ADA accessibility requirements. The stairs connect to the office building, which crosses Sturtevant Creek. The replacement stairs are narrower in size and will reduce the area of permanent disturbance within the stream buffer by 125 square feet.

5. **All work shall be consistent with applicable City of Bellevue codes and standards.**

   As discussed in Section III of this report, the project complies with City of Bellevue codes and standards.

6. **The facility or system shall not have a significant adverse impact on overall aquatic area flow peaks, duration or volume or flood storage capacity, or hydroperiod.**

   All work and improvements will take place above the Ordinary High Water Mark (OHWM) and outside of the floodplain designation. Therefore, the project will not impact flows, volume, flood storage capacity, or the hydroperiod associated with this stream.

7. **Associated parking and other support functions, including, for example, mechanical equipment and maintenance sheds, must be located outside critical area or critical area buffer except where no feasible alternative exists.**

   This is not applicable to the project as there are no support functions proposed.

8. **Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.**

   The proposed project will avoid or minimize impacts to the stream buffer wherever feasible. All unavoidable temporary and permanent disturbance is proposed to be restored and mitigated for. See attachment for restoration plans. **See Section IX for a related condition of approval.**

iii. Consistency With LUC 20.25H.080.A

Development on sites with a type S or F stream, wetlands, or associated critical area buffer shall incorporate the following performance standards in design of the development, as applicable

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

No lighting is proposed.

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.**

   Construction noise will be temporary and no long-term noise will be generated by the proposed stairs and pedestrian walkways. The project will be required to meet construction noise requirements in BCC 9.18. **See Section IX for a related condition of approval.**

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

   The total impervious surface area will be reduced by this project and no toxic runoff will be generated.

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

   The project will not generate water that needs to be treated.

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

   The stream banks and buffer will be restored with native planting.

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.**

   The applicant must submit as part of the required Building Permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices". **See Section IX for a related condition of approval.**

IV. Public Notice and Comment

Application Date:	May 10, 2017
Public Notice (500 feet):	June 22, 2017
Minimum Comment Period:	July 6, 2017

The Notice of Application for this project was published in the City of Bellevue Weekly Permit

Bulletin and the Seattle Times on June 15, 2017 and was later re-noticed on June 22, 2017 to include the optional DNS. Notice was also mailed to property owners within 500 feet of the project site.

One comment was received by a representative from the Muckleshoot Indian Tribe Fisheries Division noting that the Critical Area Study submitted by the applicant states that Chinook are modeled for presence within Sturtevant Creek; however, the City has a stream study of the Sturtevant Creek Basin which notes that Chinook Salmon are present within this creek, not just modeled for presence. This information has been noted in the file and does not change the Critical Areas Land Use Permit decision contained herein.

V. Summary of Technical Reviews

Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development.

VI. State Environmental Policy Act (SEPA)

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

A. Earth, Air, and Water

Earth disturbance anticipated will be temporary resulting from removal of the existing stairs and concrete pathways. All work will occur above the Ordinary High Water Mark (OHWM) and any erosion potential would be temporary and mitigated by required best management practices for erosion control in conformance with the City's Clearing and Grading Code BCC 23.76. **See Section IX for a related condition of approval.**

B. Animals

Due to the limited vegetation on-site this area is not considered primary habitat for mammal, bird, or reptile species. Sturtevant Creek is known to have chinook, coho, sockeye, peamouth chub and cutthroat trout present. The proposed stair replacement will result in more stream buffer area and will improve the stream channel in this location. The stream buffer planting is anticipated to have benefits for fish habitat over the existing site conditions.

C. Plants

No trees or other significant vegetation are proposed to be removed. The area disturbed by construction will be restored with native plants and the proposed buffer enhancement totals approximately 960 square feet in size. The stream buffer will be planted with native shrubs and herbaceous plants to provide more wildlife food sources that the existing non-native species.

D. Noise

The project is adjacent to primarily commercial properties. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. **See Section IX for a related condition of approval.**

VII. Decision Criteria

20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria

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

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

   The applicant must obtain a commercial building permit for the project. **See Section IX for a related condition of approval.**

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

   The project utilizes the best available construction techniques to have the least impact on the critical area and buffer as possible. A gain in stream habitat is expected as a result of the stair replacement project as the impervious surface coverage is reduced by 125 square feet. All areas of temporary disturbance are proposed to be restored following construction. **See Section IX for a related condition of approval.**

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

   As discussed in Section III of this report performance standards will be met.

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

The existing office building is adequately served by public facilities.

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

   Areas of temporary disturbance are proposed to be restored as described in the project plans which are attached and areas of permanent disturbance are proposed to be mitigated for with native plantings. Restoration and mitigation plant installation and on-going maintenance and monitoring is required. Final details regarding the maintenance plan for this area will be provided prior to issuance of the building permit. **See Section IX for a related condition of approval.**

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

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

VIII. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of Development Services Department does hereby **approve with conditions** the proposal to replace two existing staircases and install concrete pathways within the Sturtevant Creek stream buffer.

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

IX. Conditions of Approval

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

Applicable Ordinances	Contact Person
Clearing and Grading Code – BCC 23.76	Janney Gwo, 425-452-56190
Land Use Code – BCC Title 20	Nick Whipple, 425-452-4578
Noise Control – BCC 9.18	Nick Whipple, 425-452-4578

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

1. **Building Permit Required:** A building permit is required for the replacement stair structure. Plans submitted as part of either permit application shall be consistent with the activity permitted under this approval.

   Authority: Land Use Code 20.30P.140
   Reviewer: Nick Whipple, Development Services Department

2. **Obtain all Other Applicable State and/or Federal Permits:** Before work can proceed, all required federal and state permits and approvals must be obtained by the applicant. A copy of the approved Section 404 permit issued by the Army Corps of Engineers and the approved Hydraulic Project Approval (HPA) issued by the Washington State Department of Fish and Wildlife shall be submitted to the City of Bellevue, prior to beginning construction.

   Authority: Land Use Code 20.25H.080
   Reviewer: Nick Whipple, Development Services Department

3. **Restoration Plan:** Plans submitted under the building permit for restoration shall be consistent with this approval and the restoration plans shown as attached. All temporary disturbance is required to be restored.

   Authority: Land Use Code 20.30P.140; 20.25H.220
   Reviewer: Nick Whipple, Development Services Department

4. **Maintenance Surety:** In order to ensure the mitigation and restoration successfully establishes, a maintenance assurance device that is equal to 100% of the cost of plants, installation, and monitoring is required to be held for a period of five years from the date of successful installation. Five years of maintenance and monitoring is required. The maintenance assurance device will be released to the applicant upon receipt of documentation of reporting successful establishment in compliance with the performance standards described below.

   Authority: Land Use Code 20.30P.140
   Reviewer: Nick Whipple, Development Services Department

5. **Maintenance and Monitoring:** The planting area shall be maintained and monitored for 5 years as required by LUC 20.25H.220. Annual monitoring reports are to be submitted to Land Use each of the five years at the beginning (March 24th) and end of each growing season (October 31st). Photos from selected photo points will be included in the monitoring reports to document the planting. The following schedule and performance

standards apply and are evaluated in the report for each year:

Year 1 (from date of plant installation)
- 100% survival of all installed plants and/or replanting in following dormant season to reestablish 100%
- 10% coverage of invasive plants in planting area

Year 2 (from date of plant installation)
- At least 90% survival of all installed material
- Less than 10% coverage of planting area by invasive species or non-native/ornamental vegetation

Year 3, 4, & 5 (from date of plant installation)
- At least 85% survival of all installed material
- Less than 10% coverage by invasive species or non-native/ornamental vegetation

Annual monitoring reports are to be submitted to Land Use each of the five years. The reports, along with a copy of the planting plan, can be sent to Nick Whipple at nwhipple@bellevuewa.gov or to the address below:

Environmental Planning Manager
Development Services Department
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012

Authority: Land Use Code 20.30P.140; 20.25H.220
Reviewer: Nick Whipple, Development Services Department

6. **Land Use Inspection Required:** Inspection of the mitigation planting shall be completed by the Land Use Planner as part of the building permit inspection process. A Land Use inspection will be added to the building permit.

   Authority: Land Use Code 20.25H.210
   Reviewer: Nick Whipple, Development Services Department

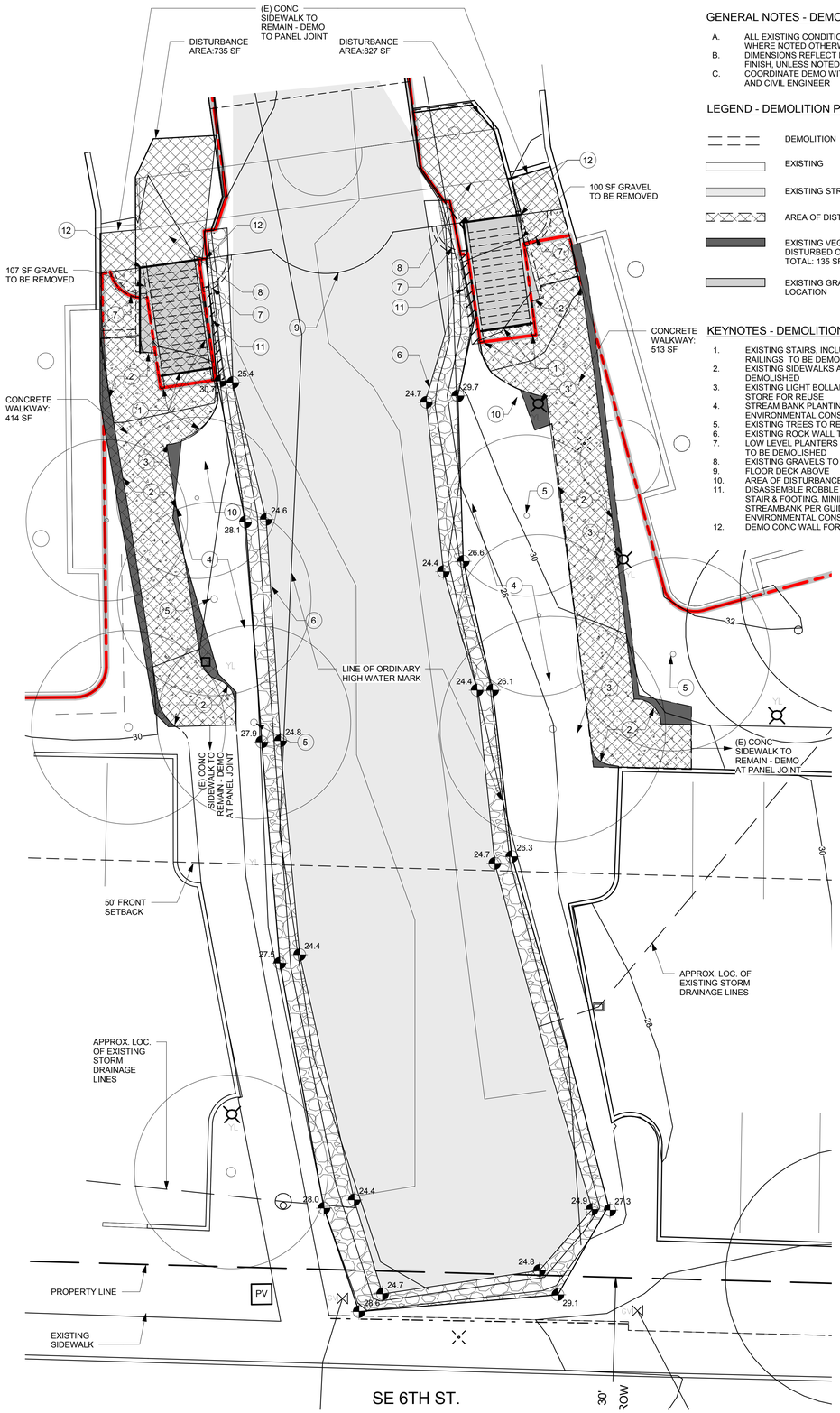
7. **Pesticides, Insecticides, and Fertilizers:** The applicant must submit as part of the required Building Permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices".

   Authority: Land Use Code 20.25H.220
   Reviewer: Nick Whipple, Development Services Department

8. **Noise Control:** Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise

emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18
Reviewer: Nick Whipple, Development Services Department



GENERAL NOTES - DEMOLITION PLAN

A. ALL EXISTING CONDITIONS TO REMAIN, EXCEPT WHERE NOTED OTHERWISE.
B. DIMENSIONS REFLECT FACE OF FINISH TO FACE OF FINISH, UNLESS NOTED OTHERWISE
C. COORDINATE DEMO WITH LANDSCAPE ARCHITECT AND CIVIL ENGINEER

LEGEND - DEMOLITION PLAN

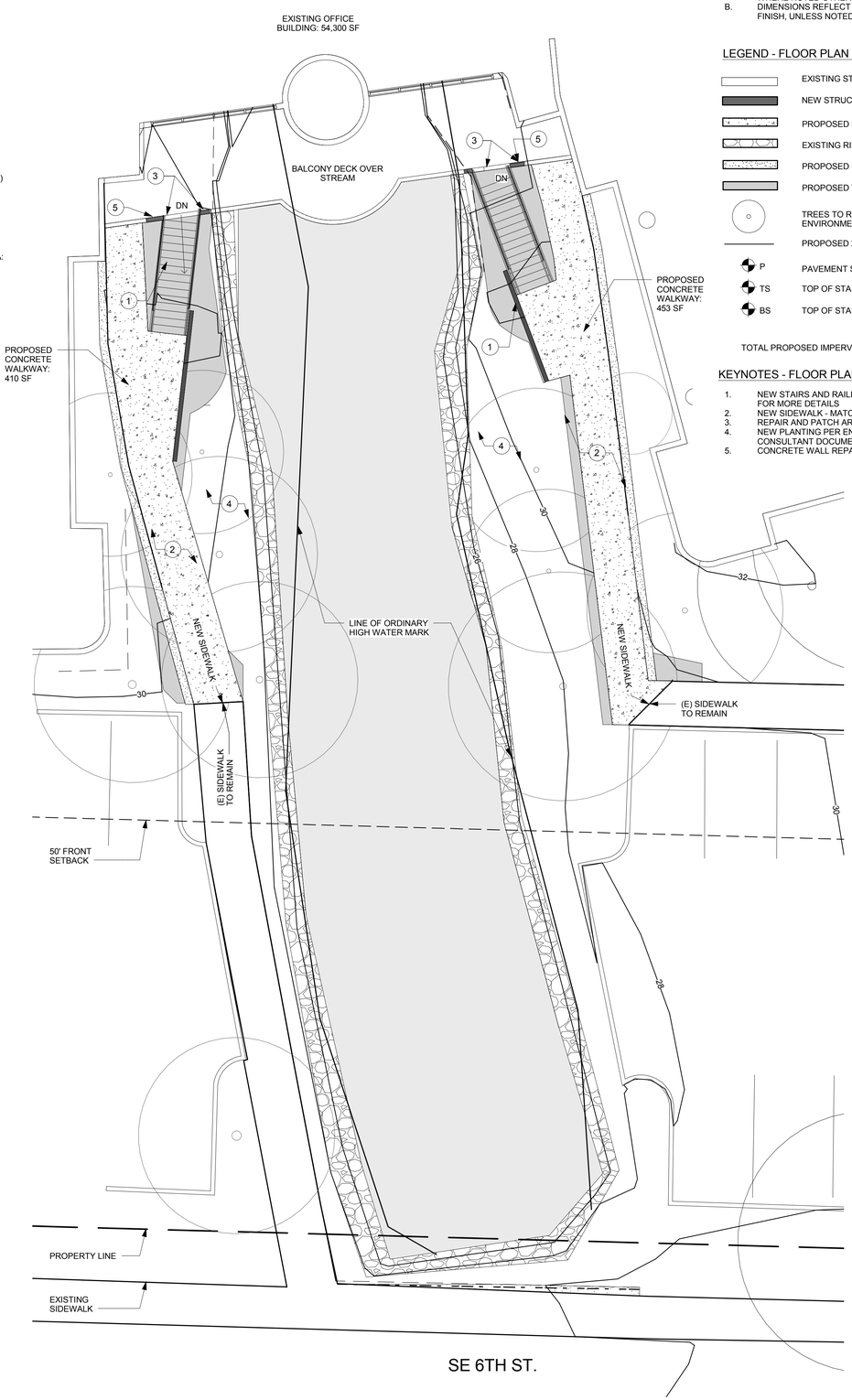
- DEMOLITION
- EXISTING
- EXISTING STREAM
- AREA OF DISTURBANCE
- EXISTING VEGETATION DISTURBED OR REMOVED TOTAL: 135 SF
- EXISTING GRAVEL LOCATION
- 50' BUFFER
- 50' SETBACK FROM BUFFER
- TREES TO REMAIN (PROTECT PER DETAIL)

TOTAL EXISTING IMPERVIOUS AREA: 1,427 SF

KEYNOTES - DEMOLITION PLAN

1. EXISTING STAIRS, INCLUDING SIDE WALL AND RAILINGS TO BE DEMOLISHED
2. EXISTING SIDEWALKS AND STEPS TO BE DEMOLISHED
3. EXISTING LIGHT BOLLARDS TO BE REMOVED. STORE FOR REUSE
4. STREAM BANK PLANTINGS TO BE REMOVED, PER ENVIRONMENTAL CONSULTANTS COMMENTS
5. EXISTING TREES TO REMAIN, TYP.
6. EXISTING ROCK WALL TO REMAIN
7. LOW LEVEL PLANTERS AT FLOOR LEVEL ABOVE TO BE DEMOLISHED
8. EXISTING GRAVELS TO BE REMOVED
9. FLOOR DECK ABOVE
10. AREA OF DISTURBANCE
11. DISASSEMBLE ROBBLE WALL AS REQ'D TO DEMO STAIR & FOOTING. MINIMIZE IMPACT TO STREAMBANK PER GUIDANCE OF ENVIRONMENTAL CONSULTANT
12. DEMO CONC WALL FOR NEW WORK

1 A1.0 DEMOLITION PLAN
1/8" = 1'-0"



GENERAL NOTES - FLOOR PLAN

A. ALL EXISTING CONDITIONS TO REMAIN, EXCEPT WHERE NOTED OTHERWISE.
B. DIMENSIONS REFLECT FACE OF FINISH TO FACE OF FINISH, UNLESS NOTED OTHERWISE

LEGEND - FLOOR PLAN

- EXISTING STRUCTURE
- NEW STRUCTURE
- PROPOSED PAVEMENT
- EXISTING RIPRAP
- PROPOSED GRAVEL LOCATION
- PROPOSED VEGETATION, 400 SF
- TREES TO REMAIN (PROTECT PER ENVIRONMENTAL CONSULTANT REQ'S)
- PROPOSED 2' CONTOUR
- P PAVEMENT SPOTGRADE
- TS TOP OF STAIRS SPOT GRADE
- BS TOP OF STAIRS SPOT GRADE

TOTAL PROPOSED IMPERVIOUS AREA: 1,302SF

KEYNOTES - FLOOR PLAN + GRADING PLAN

1. NEW STAIRS AND RAILING, SEE A2.0 FOR PLAN FOR MORE DETAILS
2. NEW SIDEWALK - MATCH (E) COLOR & FINISH
3. REPAIR AND PATCH AROUND EXISTING RAILINGS
4. NEW PLANTING PER ENVIRONMENTAL CONSULTANT DOCUMENT
5. CONCRETE WALL REPAIR PER DETAIL

2 A1.0 SITE PLAN WITH GRADING
1/8" = 1'-0"

Architecture ▪ Interiors
Planning ▪ Engineering

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503.224.9560
Vancouver, WA
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Seattle, WA
206.749.9993
www.mcknze.com

MACKENZIE
DESIGN DRIVEN | CLIENT FOCUSED

Client

J & J BROOKSIDE
22833 SE BLACK NUGGET RD, ISSAQUAH, WA 98029

Project

BROOKSIDE BUILDING
11400 SE 6TH ST, BELLEVUE, WA 98004

Revision Schedule

Revision Delta	Issue Date

SHEET TITLE:
DEMOLITION PLAN + SITE PLAN WITH GRADING

DRAWN BY: RCK

CHECKED BY: JHR

SHEET
A1.0

JOB NO. **2150448.00**

Critical Areas Permit 5.10.2017

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BROOKSIDE BUILDING - . EXTERIOR ENTRY STAIRS REPLACEMENT
11400 SE 6TH ST, BELLEVUE, WA 98004

OWNER

LAKE WASHINGTON PARTNERS
22833 SE BLACK NUGGET RD
ISSAQUAH, WA 98029

TELEPHONE:206.770.5683
CONTACT: DAVE YORK
EMAIL: DAVEY@LKWP.COM

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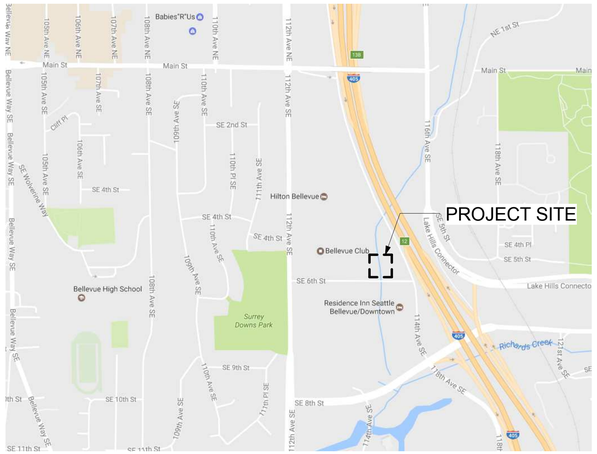
ENVIRONMENTAL

CONFLUENCE
146 N CANAL STREET, SUITE #111
SEATTLE, WA 98103

TELEPHONE: 206.999.6201
CONTACT: KERRIE MCARHUR
EMAIL: KERRI.MCARTHUR@CONFENV.COM



1 T1.1 VICINITY MAP
NTS

SYMBOLS AND REFERENCES

KEYNOTE 00-00
GRIDLINE 0
DOCK HIGH OVERHEAD DOOR
DRIVE IN OVERHEAD DOOR
FUTURE OPENING
DOOR CALLOUT 101A
BUILDING SECTION KEY MARKS 1/A3.2 — SECTION # / SHEET # / SUB-CATEGORY / CATEGORY
WALL SECTION KEY MARKS 1/A3.2 — SECTION # / SHEET # / SUB-CATEGORY / CATEGORY
DETAIL REFERENCE MARKS 1/A3.2 — DETAIL # / SHEET # / SUB-CATEGORY / CATEGORY
ROOM/SPACE IDENTIFICATION — Room name: 101

ABBREVIATIONS

AB	ANCHOR BOLT
AC	ASPHALT CONCRETE
ADA	AMERICAN DISABILITY ACT
ADD'L	ADDITIONAL
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
AL	ALUMINUM
ALT	ALTERNATE
AN	ANNODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
B/	BOTTOM OF
BATT	BATTEN INSULATION
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BM	BENCH MARK / BEAM
BN	BOUNDARY NAIL
BOTT	BOTTOM
BRG PL	BEARING PLATE
BSMT	BASEMENT
BTWN	BETWEEN
CAB	CABINET
CB	CATCH BASIN
CI	CAST IRON
CJ	CONTROL JOINT
CL	CENTER LINE
CLG / CLNG	CEILING
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CNTR / CTR	CENTER
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CORR	CORRUGATED(ION)
CSK	COUNTERSUNK
CSP	CONCRETE SEWER PIPE
CTOP	COUNTERTOP
d	PENNY (NAILS)
DBA	DEFORMED BAR ANCHOR
DBL	DOUBLE
DET / DTL	DETAIL
DF	DRINKING FOUNTAIN / DOUGLAS FIR
DIA	DIAMETER
DIAPH	DIAPHRAGM
DIM	DIMENSION
DL	DEAD LOAD
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DWG	DRAWING
DWLS	DOWELS
EA/	EACH
EF	EACH FACE
EIFS	EXTERIOR INSULATED FINISH SYSTEM
ELECT	ELECTRICAL
ELEV	ELEVATION
ENGR	ENGINEER
EOP	EDGE OF PANEL
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EQ	EQUAL
ETC	EPOXY TRAFFIC COATING / ET CETERA
EW	EACH WAY
EX / EXIST	EXISTING
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
F	FLUSH
F/	FACE OF
FB	FLAT BAR
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FF	FACTORY FINISH
FFE	FINISH FLOOR ELEVATION
FIN	FINISH(ED)
FLR	FLOOR
FM	FACTORY MUTUAL
FN	FIELD NAILING
FND	FOUNDATION
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOIC	FURNISH BY OWNER INSTALL BY CONTRACTOR
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FOW	FACE OF WALL
FS	FAR SIDE
FT	FEET / FOOT / FIRE TREATED
FTG	FOOTING
FWC	FABRIC WALL COVERING
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GEN	GENERAL
GLB	GLU-LAM BEAM
GR	GRADE
GRD	GRID ONLY
GYP BD	GYPSUM BOARD
HB	HOSE BIB
HC	HOLLOW CORE / HANDICAP
HDPE	HIGH DENSITY POLYETHYLENE
HDR	HEADER
HGR	HANGER
HM	HOLLOW METAL WELDED
HMK	HOLLOW METAL KNOCKDOWN
HORIZ	HORIZONTAL
HR(S)	HOUR(S)
HS	HEADED STUD
HSB	HIGH STRENGTH BOLT
HTG	HEATING
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
HWS	HEADED WELD STUD
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIMENSION
IE	INVERT ELEVATION
IF	INSIDE FACE
IFC	INTERNATIONAL FIRE CODE
IMC	INTERNATIONAL MECHANICAL CODE
IMP	INSULATED METAL PANEL
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
IPC	INTERNATIONAL PLUMBING CODE
JNT	JOINT
JST	JOIST
L	ANGLE
LAM	LAMINATE
LAV	LAVATORY
LB	LAG BOLT
LL	LIVE LOAD
LLV	LONG LEG VERTICAL
LONGIT	LONGITUDINAL
LP	LOW POINT
LWC	LIGHT WEIGHT CONCRETE
M	MIRROR
ME/P	MECHANICAL / ELECTRICAL / PLUMBING
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MDF	MEDIUM DENSITY FIBERBOARD
MFG	MANUFACTURING
MFR	MANUFACTURER
MH	MAN HOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MK	MARK
MNGR	MANAGER
MTL	METAL
NFPA	NATIONAL FIRE PROTECTION AGENCY
NIC	NOT IN CONTRACT
NO. / #	NUMBER
NOM	NOMINAL
NR	NON-RATED
NS	NEAR SIDE(D)
NTE	NOT TO EXCEED
NTS	NOT TO SCALE
O/A	OVERALL
O/S	OUTSIDE
OC	ON CENTER
OH	OPPOSITE HAND
OHD / OVHD	OVERHEAD DOOR
OPNG	OPENING
OPP	OPPOSITE
OSF / O/FACE	OUTSIDE FACE
OSSC	OREGON STRUCTURAL SPECIALTY CODE
OTS	OPEN TO STRUCTURE
P	PAINT
PB	PARTICLE BOARD
PDA	POWER DRIVEN ANCHORS
PJ	PANEL JOINT
PL	PLATE
PLB	PARALLAM BEAM
PLMB	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PR	PAIR
PS	POUR STRIP
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED / PORCELAIN TILE
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
R	RADIUS
RAD	RADIAL
RBE	ROOF BEARING ELEVATION
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE / REFRIGERATOR
REINF	REINFORCING
REQ'D	REQUIRED
REV	REVISION
RF	RESILIENT FLOORING
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
S	STAIN
SAT	SUSPENDED ACOUSTICAL TILE
SC	SEALED CONCRETE / SOLID CORE
SCHED	SCHEDULE
SCM	STRUCTURAL CLAY MASONRY
SF	SQUARE FEET / STOREFRONT
SHTG	SHEATHING
SIM	SIMILAR
SLV	SHORT LEG VERTICAL
SMS	SHEET METAL SCREW
SP	SPACE(D)(S)
SPEC(S)	SPECIFICATION(S)
SQ	SQUARE
SS	STAINLESS STEEL
ST	STONE
STA PT	STATION POINT
STAGG	STAGGERED
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPENDED
T	TEMPERED GLASS
T&B	TOP AND BOTTOM
T/	TOP OF
TEMP	TEMPERATURE / TEMPORARY
THK	THICK(NESS)
TL	TOTAL LOAD
TN	TOE NAIL
TO	TOP OF
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TOW	TOP OF WALL
TRANSV	TRANSVERSE
TS	TUBE STEEL
TU	TILT-UP
TYP	TYPICAL
U/S	UNDERSIDE
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
USG	UNITED STATES GYPSUM
V	VARIES
VERT	VERTICAL
VEST	VESTIBULE
W/	WITH
W/O	WITHOUT
WB	WOOD BASE
WC	WATER CLOSET / WALL COVERING
WD	WOOD
WF	WIDE FLANGE
WH	WATER HEATER
WP	WATER PROOF / WOOD PANELING
WR	WATER RESISTANT
WS	WATER STOP / WELDED STUD
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

TITLE

T1.1	TITLE SHEET, DRAWING INDEX, AND CODE PLAN

ARCHITECTURAL

A1.0	DEMOLITION PLAN + SITE PLAN WITH GRADING

SITE INFORMATION

ADDRESS — 11400 SE 6TH ST, BELLEVUE, WA 98004

PARCEL NUMBER — 3225059043

LEGAL DESCRIPTION

Per King County Department of Assessments: S 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4 LESS POR FOR STATE HWAY # 2A LESS ST HWY LESS S 30 FT FOR ST.

ZONING — OLB OFFICE AND LIMITED BUSINESS

PROJECT DESCRIPTION

THE PROPOSED PROJECT AT 11400 SE 6TH ST CONSISTS OF DEMOLITION OF TWO (2) EXISTING EXTERIOR ENTRY STAIRS, CONSTRUCTION OF TWO (2) REPLACEMENT EXTERIOR ENTRY STAIRS, AND REGRADING THE EXISTING WALKWAYS

DEFFERED SUBMITTALS

Architecture ▪ Interiors
Planning ▪ Engineering

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Client

J & J BROOKSIDE
22833 SE BLACK NUGGET RD,
ISSAQUAH, WA 98029

Project

BROOKSIDE BUILDING
11400 SE 6TH ST,
BELLEVUE, WA 98004

Revision Schedule

Revision Delta	Issue Date

SHEET TITLE:
TITLE SHEET, DRAWING INDEX, AND CODE PLAN

DRAWN BY: RCK

CHECKED BY: JHR

SHEET
T1.1

JOB NO. 2150448.00

Critical Areas Permit 5.10.2017

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SEPA Checklist Annotated by Nick Whipple 6/1/2017

DEVELOPMENT SERVICES DEPARTMENT
450 110TH AVENUE NE
BELLEVUE, WA 98009-9012

SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:
The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use “not applicable” or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

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. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

A. Background [help]

1. Name of proposed project, if applicable: [help]
   Brookside – Stair Replacement and Walkway Regrade

2. Name of applicant: [help]
   Gary Yao, Mackenzie

3. Address and phone number of applicant and contact person: [help]
   500 Union Street Suite 545
   Seattle, WA 98101
   (206) 749-9993

4. Date checklist prepared: [help]
   May 10, 2017

5. Agency requesting checklist: [help]
   City of Bellevue

6. Proposed timing or schedule (including phasing, if applicable): [help]
   Critical Areas Permit approval – Fall 2017
   Building Permit/Clearing and Grading Permit approval – Fall 2017
   Construction – Spring/Summer 2018

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
   N/A

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
   Critical Areas Report, Confluence Environmental Company, April 28, 2017
   Conceptual Mitigation Plan, Confluence Environmental Company, May 8, 2017

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]
   N/A

10. List any government approvals or permits that will be needed for your proposal, if known. [help]
    Critical Areas Permit, Clearing and Grading Permit, Building Permit (City of Bellevue)

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]
    Replace two (2) existing exterior staircases approximately 105 SF in footprint each with replacement staricases approximately

65-75 SF in footprint each on the east and west side of the existing aprpoixmately 54,300 SF office building's front (south) façade due to advanced age and deteriorating conditions; regrade the existing paved pedestrian walkways for ADA accessibility, and modify the existing locations of the staircases and pedestrian walkways to connect the staircase with the regraded pedestrian walkways. To mitigate for the approximately 135 SF vegetation disturbed or removed, 400 SF of proposed mitigation planting is proposed. No expansion in floor area, net expansion of impervious surface area, or other site improvements are proposed.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]
11400 SE 6th Street, Bellevue, WA 98004. SE ¼ of 32-25-05.

B. Environmental Elements [help]

1. Earth [help]

a. General description of the site: [help] (select one): ☒Flat, ☒rolling, ☐hilly, ☐steep slopes, ☐mountainous, other: *Click here to enter text.*

b. What is the steepest slope on the site (approximate percent slope)? [help]
The western half of the site is more or less flat. The eastern half of the site is rolling and generally slopes westward (less than 10% slope) toward Sturtevant Creek, which roughly bisects the site. The steepest slopes on-site are the rip-rap embankment of Sturtevant Creek, which is nearly vertical at certain locations.

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]
Per the USDA Natural Resources Conservation Service (NRCS) Web Soil Survey, the proposed site is underlain with Tukwila muck (Tu) soils. Although Tu soils are considered by the USDA NRCS to be prime farmland if drained, the site and vicinity are developed and not zoned or used for agricultural purposes.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]
Per the Liquefaction Susceptibility Map of the Washington State Department of Natural Resources (DNR), the site and

vicinity is underlain by soils that are moderate in liquefaction susceptibility. No surface indication or history of unstable soils is otherwise present in the immediate vicinity of this flat/rolling, previously developed site.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]
In order to install the replacement staircases and regrade the pedestrian walkways for ADA accessibility, approimxately 20 CY of grade is proposed.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]
Per the USDA NRCS Web Soil Survey, the site is not underlain by erosion-prone soils. Some erosion typical to construction activity, however, is anticipated. Potential erosion will be addressed by erosion and sediment control plans consistent with the City of Bellevue Environmental Best Management Practices and Clearing and Grading Development Standards, which are required to be submitted for City permit applications and approvals.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]
Approximately 74% (90,000 SF) of the site is covered by impervious surfaces. The footprint of the staircases will be reduced from 105 SF to 65-75 SF each and risers will provide light to the vegetated area below, previously graveled. In addition, the footprint of the pedestrian walkways will be reduced. A total approximately 125 SF reduction in impervious surface area is proposed.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]
To address short-term construction-related erosion, erosion and sediment control plans consistent with the City of Bellevue Environmental Best Management Practices and Clearing and Grading Development Standards will be included in project plans, as required for City permit applciations and approvals. Additionally, to ensure that construction materials and sediment does not enter the stream channel, all work will occur above ordinary high water mark (OHWM), existing riprap will be removed and replaced manually during staircase demolition, and clearing limits staked. **Erosion Control per BCC 23.76**

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]

Short-term impacts on air quality, such as an increase in suspended particulate levels, are anticipated during constrction activity. Long-term impacts, such as increases in vehicle exhaust, are not anticipated as expansion in floor area and corollary increases in vehicular traffic is not anticipated.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]
N/A. No off-site sources of emissions or odor are anticipated to affect our proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]
Short term construction-related impacts to air quality will be addressed by consistency with dust and emissions control measures per the City of Bellevue Clearing and Grading Development Standards as part of City permit approvals.

3. Water [help]

a. Surface Water:

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. [help]
Sturtevant Creek runs north-south through and roughly bisects the site. Per the Critical Areas Report prepared by Confluence Environmental Company, Sturtevant Creek is a Type F water. No wetlands were identified on-site. Sturtevant Creek continues south off-site, where it is bordered by abutting wetlands, and through Mercer Slough before ultimately draining into Lake Washington.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help]
The existing staircases (approimxately 105 SF in footprint) and paved pedestrian walkways (approximately 6’ wide) are located within the 50’ stream buffer and 50’ structure setback associated with Sturtevant Creek.

The two (2) existing staircases, which have deteriorated due to their advanced age, are proposed to be replaced by two (2) staircases that have an approximately 65-75 SF footprint, which is less than the existing staircases’ footprint despite their longer length. The staircases are also narrower and located landward of the existing staircases.

Additionally, the existing paved pedestrian walkways will be regraded to meet ADA accessibility requirements. In order to meet ADA accessibility requirements and to provide connection with the replacement staircases, the location of the pedestrian walkways will be located in existing vegetated areas in the stream buffer. Overall, however, the proposed pedestrian walkways will equivalent in width to the existing walkways and located landward of the existing locations. No net increase in impervious surface area is proposed.

Mitigation for the 135 SF of temporary disturbance and permanent removal of vegetation will be provided as specified by the Mitigation Plan. Mitigation planting will be generally include 260 SF of native shrubs and herbaceous plants installed in vegetated areas disturbed and in areas where existing impervious surfaces are proposed to be removed.

All work will be completed above OHWM.

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. [help]
N/A. No filling or dredging is proposed in Sturtevant Creek.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]
N/A. No surface water withdrawals or diversions are proposed.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]
No, the site is not situated in the regulatory floodplain per Federal Emergency Management Agency (FEMA) maps.

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. [help]
N/A. No discharges of waste materials to surface water is proposed. The staircases and walkways are not accessible to motorized traffic, and all proposed impervious surfaces will drain to vegetated areas in the buffer landward of the walkways for infiltration.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities

withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]
N/A. No groundwater will be withdrawn, nor water discharged to groundwater. Water services for the site will continue to be provided by City of Bellevue Utilities.

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. [help]
N/A. No waste materials will be discharged into the ground. Sewer services for the site will continue to be provided by City of Bellevue Utilities.

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. [help]
All proposed impervious surfaces will drain to vegetated areas in the buffer landward of the walkways for infiltration.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]
No waste materials are anticipated to enter ground or surface waters. No waste materials will be discharged into the ground. Sewer services for the site will continue to be provided by City of Bellevue Utilities. No discharges of waste materials to surface water is proposed. The staircases and walkways are not accessible to motorized traffic, and all proposed impervious surfaces will drain to vegetated areas in the buffer landward of the walkways for infiltration.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [help]
The proposal is not anticipated to alter or otherwise affect drainage patterns in the vicinity of the site. Upslope sites in the vicinity are previously developed, no net increase in impervious surface area is proposed, and stormwater from all proposed impervious surfaces will infiltrate on-site.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [help]
No potential long-term surface, ground, and runoff water or drainage impacts are anticipated. To ensure that construction materials and sediment does not enter the stream channel, however, all work will occur above ordinary high water mark

(OHWM), existing riprap will be removed and replaced manually, clearing limits staked, and erosion control measures provided consistent with City of Bellevue Environmental Best Management Practices and Clearing and Grading Development Standards.

Impacts minimized per BCC 23.76

4. Plants [help]

a. Check the types of vegetation found on the site: [help]
☒deciduous tree: alder, maple, aspen, other: *Maple and other non-native deciduous trees*
☒evergreen tree: fir, cedar, pine, other: *Cedar*
☒shrubs
☒grass
☐pasture
☐crop or grain
☐Orchards, vineyards or other permanent crops.
☒wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Per Critical Areas Report prepared by Confluence Environmental Company*
☐water plants: water lily, eelgrass, milfoil, other: *Per Critical Areas Report prepared by Confluence Environmental Company*
☐other types of vegetation: *Click here to enter text.*

b. What kind and amount of vegetation will be removed or altered? [help]
Approximately 135 SF of mostly non-native shrubs, grasses, and lawn within the stream buffer will be disturbed or removed.

c. List threatened and endangered species known to be on or near the site. [help]
No threatened or endangered 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: [help]
Approximately 260 SF of native shrubs and herbaceous plants will be installed to replace the 135 SF of vegetation disturbed or removed and to mitigate for temporal impacts to the stream buffer. The mitigation planting will be installed in existing vegetated areas in the buffer disturbed during construction and in areas where existing impervious surfaces are removed to accommodate the replacement stairs and regraded and relocated pedestrian walkways.

e. List all noxious weeds and invasive species known to be on or near the site. [help]
Noxious weeds and invasive speices present on-site per the Critical Areas Report include reed canarygrass (Phalaris arundinacea) and yellow flag iris (Iris pseudacorus).

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known

to be on or near the site. [help]

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☒songbirds, other: *Click here to enter text.*
mammals: ☐deer, ☐bear, ☐elk, ☒beaver, other: *Click here to enter text.*
fish: ☐bass, ☒salmon, ☒trout, ☐herring, ☐shellfish, other: *peamouth chub*

b. List any threatened and endangered species known to be on or near the site. [help]
Per the Critical Areas Report, Sturtevant Creek is primary habitat for Chinook salmon (Oncorhynchus tshawytscha) and Coho salmon (Oncorhynchus kisutch). While only Chinook salmon is a federal threatened species, both fish are considered species of local importance per City of Bellevue Land Use Code (LUC) 20.25H.150. Additionally, the WA State Department of Fish and Wildlife (WDFW) has modeled the potential presence of steelhead trout (Oncorhynchus mykiss), which is a federal threatened species, though per the Critical Areas Report, steelhead presence is unlikely due to stream habitat quality, flow, and other conditions preventing habitat use.

c. Is the site part of a migration route? If so, explain. [help]
Per the Critical Areas Report, Sturtevant Creek is used by fall Chinook and modeled to be used by winter steelhead. The site is also part of the Pacific Flyway.

d. Proposed measures to preserve or enhance wildlife, if any: [help]
Per the mitigation planting specified under SEPA Environmetnal Checklist 4.d and the Conceptual Mitigation Plan, the mitigation planting at maturity would provide an increase in stream shading over shading provided by existing vegetation, and native vegetation would provide more wildlife food sources than existing non-native species.

e. List any invasive animal species known to be on or near the site. [help]
No invasive animal species are known to be on or near the site.

6. Energy and Natural Resources [help]

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. [help]
N/A. The project consists of replacing existing exterior staircaess and regrading existing pedestrian walkways only.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]
The project is not anticipated to affect the potential use of

solar energy by adjacent properties. The replacement staircases are interior of the existing building, setback more than 100' from the closest property line, and do not extend abaove the second floor.

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: [help]
N/A. The project consists of replacing existing exterior staircaess and regrading existing pedestrian walkways only. Lighting for the staircases required by the building code will require minimal energy use.

7. Environmental Health [help]

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. [help]
N/A. No environmental health hazards are anticipated.

1) Describe any known or possible contamination at the site from present or past uses. [help]
N/A. The site is occupied by an existing office building constructed in 1981.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [help]
N/A. There are no existing hazardous chemicals or conditions on-site or in the vicinity. Properties in the vicinity are developed as office, professional services, health club, and hotel uses.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [help]
N/A. No toxic or hazardous chemicals will be stored, used, or produced during construction or operation of the project.

4) Describe special emergency services that might be required. [help]
N/A. No special emergency services are anticipated to be required. Emergency services serving the existing office building will not be impacted by the project.

5) Proposed measures to reduce or control environmental health hazards, if any: [help]
N/A. No environmental health hazards are anticipated.

b. Noise [help]

1) What types of noise exist in the area which may affect your project (for example:

traffic, equipment, operation, other)? [help]
Noise associated with Interstate 405 (I-405), 114th Avenue SE, and SE 6th Street are not anticipated to 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)? Indi-cate what hours noise would come from the site. [help]
Short-term construction activity-related noise is anticipated during daylight hours, but will be minimal as staircase demolition will be completed manually and will be consistent with state and local noise regulations. Long-term noise associated with tenants and visitors entering and exiting the building is anticipated, though there is no net increase as floor are is not proposed to be expanded.

Use of any diesel, pneumatic, or gasoline-powered equipment that is not properly muffled or silenced is prohibited.

3) Proposed measures to reduce or control noise impacts, if any: [help]
N/A. Limited hours of construction activity will adequately control noise impacts to be consistent with Bellevue City Code (BCC) 9.18.020.B.

Sounds created by construction activity are limited to the hours between 7 a.m. to 6 p.m. on weekdays and 9 a.m. and 6 p.m. on Saturdays and prohibited on Sundays and other legal holidays (See BCC 9.18)

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]
The site consists of office and professional services uses, as does property to the north. To the east is I-405. To the south, the property is developed as a hotel and to the west, a hotel and health club. The replacement staircases and regraded walkways serve existing office and professional services uses, which are permitted outright in the OLB zone, and will be consistent with the applicable development standards of the City's LUC, Environmental Best Management Practices, and Clearing and Grading Development Standards. Consequently, no adverse impacts to adjacent uses are anticipated.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]
Given the history of the City and the site's proximity to Mercer Slough, the site may have consisted of agricultural uses in the past. The site is developed with an existing office building and not designated as agricultural or forest land of long-term commercial significance nor designated as resource lands.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides,

tilling, and harvesting? If so, how: [help]
N/A. The site is not adjacent to any farm or forest land or uses.

c. Describe any structures on the site. [help]
There is one (1) office building (approximately 54,300 SF gross floor area) and two (2) exterior staircases (approximately 105 SF each in footprint).

d. Will any structures be demolished? If so, what? [help]
Two (2) exterior staircases will be demolished.

e. What is the current zoning classification of the site? [help]
The site is zoned OLB Office/Limited Business.

f. What is the current comprehensive plan designation of the site? [help]
The site has a comprehensive plan designation of OLB Office, Limited Business.

g. If applicable, what is the current shoreline master program designation of the site? [help]
N/A. The site is not located within the shoreline jurisdiction.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]
Sturtevant Creek runs north-south through and roughly bisects the site. Per the Critical Areas Report prepared by Confluence Environmental Company, Sturtevant Creek is a Type F water. No wetlands were identified on-site.

i. Approximately how many people would reside or work in the completed project? [help]
No change to the maximum number of people working in the existing office building is anticipated. No expansion of floor area is proposed. No residences are proposed.

j. Approximately how many people would the completed project displace? [help]
N/A. No people will be displaced.

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]
N/A. No displacement is anticipated.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]
N/A. The replacement staircases and regraded walkways serve existing office and professional services uses, which are permitted outright in the OLB zone, and will be consistent with the applicable development standards of the City's LUC, Environmental Best Management Practices, and Clearing and Grading Development Standards.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [help]
N/A. There is no nearby agricultural or forest land.

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]
N/A. No residences are proposed.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]
N/A. No residences are proposed to be eliminated.

c. Proposed measures to reduce or control housing impacts, if any: [help]
N/A. No residences are proposed or eliminated.

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]
The height of the proposed replacement staircases exceed the second floor of the existing office building. The principal exterior materials of the staircases will be concrete with a perforated steel panel between each step to allow light to the vegetation below with steel stringer railings.

b. What views in the immediate vicinity would be altered or obstructed? [help]
No protected view will be altered or obstructed.

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]
N/A. The project will be consistent with the applicable development standards of the City's LUC, Environmental Best Management Practices, and Clearing and Grading Development Standards.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]
Lighting for the project is limited to lighting for the staircases required by the building code. Lighting will be on from dusk to dawn.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]
No light or glare from the project is anticipated to be a

Date Submitted: *May 10, 2017*

safety hazard or interfere with views. Lighting for the staircases will be shielded and directed downward and will be consistent with the applicable development standards of the City's LUC, Environmental Best Management Practices, and Clearing and Grading Development Standards.

c. What existing off-site sources of light or glare may affect your proposal? [help]
No off-site sources of light or glare is anticipated to affect our proposal, and the proposal is not a light-sensitive use.

d. Proposed measures to reduce or control light and glare impacts, if any: [help]
N/A. No light and glare impacts are anticipated as exterior lighting will be shielded and directed downward.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
There are no designated or informal recreational opportunities in the immediate vicinity. The closest park (Surrey Downs Park) is approximately 0.1 miles west of the site.

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]
No recreational uses will be displaced.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]
N/A. No recreation impacts are anticipated. No residences are proposed.

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]
No buildings, structures, or sites are listed or eligible to be listed on any preservation register per the WA State Department of Preservation (DAHP)'s WISAARD mapping system.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]
Per the DAHP's WISAARD mapping system, no landmarks, features, evidence, artifacts, or areas of Indian, historic, or cultural use, occupation, or importance are on-site. The project is located on a previously developed site.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

[help]
In addition to the DAHP's WISAARD mapping system, potential impacts to cultural and historic resources were assessed based on the scope of work on a previously developed site. Specifically, the scope of work is limited to replacement staircases and regrading of walkways only in existing hardscape and landscape areas. No potential disturbance to Indian resources is anticipated despite the site's location just north of the current configuration of the Mercer Slough.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [help]
N/A. No impacts to cultural or historic resources are anticipated.

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]
The site has frontage on SE 6th Street to the south and 114th Avenue SE to the east. Access will to the site will continue to be from two (2) driveways on SE 6th Street, east and west of Sturtevant Creek.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]
The site is not directly served by public transit. Bus stops for Metro Routes 240, 246, and 342 traveling northbound and southbound on 108th Avenue SE are approimxately 0.25 miles away.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]
No additional parking spaces are proposed. No existing parking spaces will be eliminated.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]
No ROW dedication or street frontage improvements are required or proposed.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]
N/A. The project does not use nor is in the vicinity of water, rail, and air transportation.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume

would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]
N/A. No expansion of floor area is proposed.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [help]
N/A. The site is not in the vicinity of agricultural or forest lands nor in the vicinity of the roads or streets used primarily for agricultural or forest product transport.

h. Proposed measures to reduce or control transportation impacts, if any: [help]
N/A. No transportation impacts are anticipated based on the scope of work, which is limited to replacing stairs and regrading walkways only.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]
No increased need of public services is anticipated based on the scope of work, which is limited to replacing stairs and regrading walkways only.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]
N/A. No impacts on public services is anticipated.

16. Utilities [help]

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

c. 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. [help]
N/A. No new utilities or alterations to existing utilities are proposed.

C. Signature [help]

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: Gary Yao

Name of signee: *Gary Yao*
Position and Agency/Organization: *Land Use Planner, Mackenzie*