



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Culver Critical Areas Land Use Permit

Proposal Address: 375 Shoreland Drive SE

Proposal Description: Application for a Critical Areas Land Use Permit to modify the shoreline structure setback so as to enclose an existing covered porch to create 878 square feet of new heated space with minimal enlargement (25 square feet) of the existing footprint. A new exterior stairway is planned for the north side and an exterior stair from the lower level.

File Number: 12-113148 LO

Applicant: Tom Kuniholm, Tom Kuniholm Architects

Decisions Included: Critical Areas Land Use Permit
(Process II. 20.30P)
Shoreline Exemption

Planner: Michael Paine, Environmental Planning Manager

**State Environmental Policy Act
Threshold Determination:** Exempt – Minor New Construction (WAC 197-11-800(1)(b))

Director's Decision: Approval with Conditions
Michael A. Brennan, Director
Development Services Department
By: 
Carol V. Helland, Land Use Director

Application Date: April 30, 2012
Notice of Application Date: May 14, 2012
Decision Publication Date: July 12, 2012
SEPA Appeal Deadline: July 26, 2012 (14-days from publication date)

For information on how to appeal a project proposal, visit the Permit Center at City Hall or call 425-452-6800. Appeal of the SEPA Threshold Determination must be made to the City of Bellevue City Clerk's Office by 5 p.m. on the date noted above for SEPA appeal deadline.

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1. Site plan
2. Critical Areas Report
3. Mitigation Plan

I. Proposal Description

The applicant is applying for a Critical Areas Land Use Permit with a Critical Areas Report to modify the existing 25-foot shoreline critical area buffer structure setback to create 878 square feet of new livable, heated space in an area currently dedicated to an existing covered porch and deck (Figure 2). Existing decks are not considered part of the primary structure “footprint” exempted from buffer and setback requirements under LUC 20.25H.035.B.; therefore their expansion or enclosure for livable space requires that the structure setback be modified in accordance with the requirements in 20.25H.230. In this case, all but 25 square feet of the total new living space is within the existing structure under the deck. The proposal also includes two new stairways out to the lake.

The Culver residence sits on a waterfront lot on a 100-foot-wide-lot on the shore of Lake Washington. The lot is accessed with a shared driveway off an easement from Shoreland Drive SE. The residence and detached garage were built in 1984. The existing house has two finished interior levels and a covered lower level outdoor porch (see Figure 1 below for site plan, and Figure 2 on next page for proposed elevation.) The site is encumbered by a steep slope of over 40 percent east of the residence. No work is being planned in the toe-of-slope setback. The site has few large trees and existing landscaping is mostly made up of shrubs and grass. The portion of the site nearest the Lake Washington is relatively flat and consists of grass lawn with a planting strip along the lake shore. There is an existing boat dock. There are a few small trees landward of a wooden bulkhead at the shoreline

Figure 1: Part of site plan showing deck and porch area

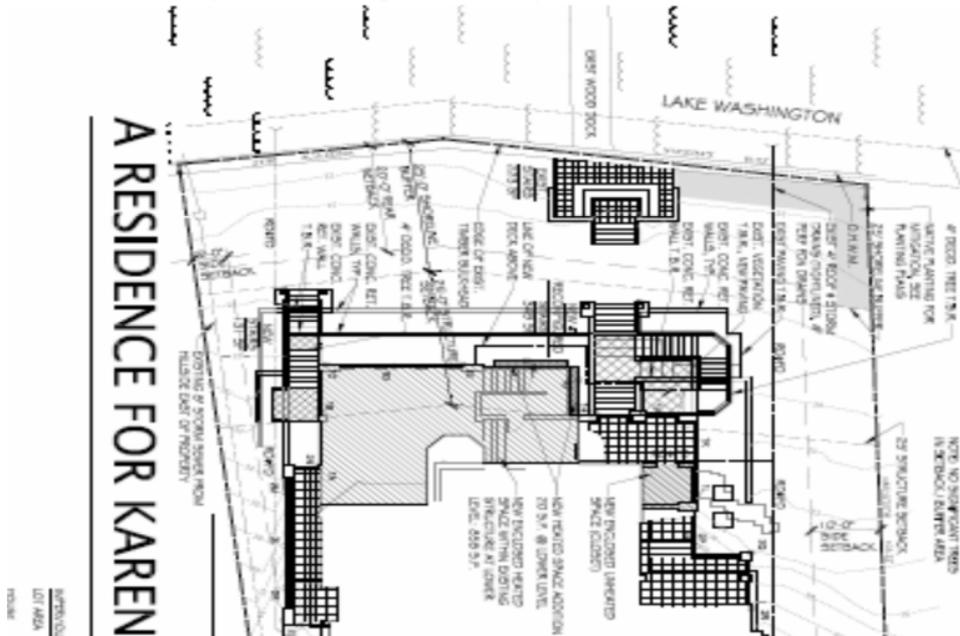
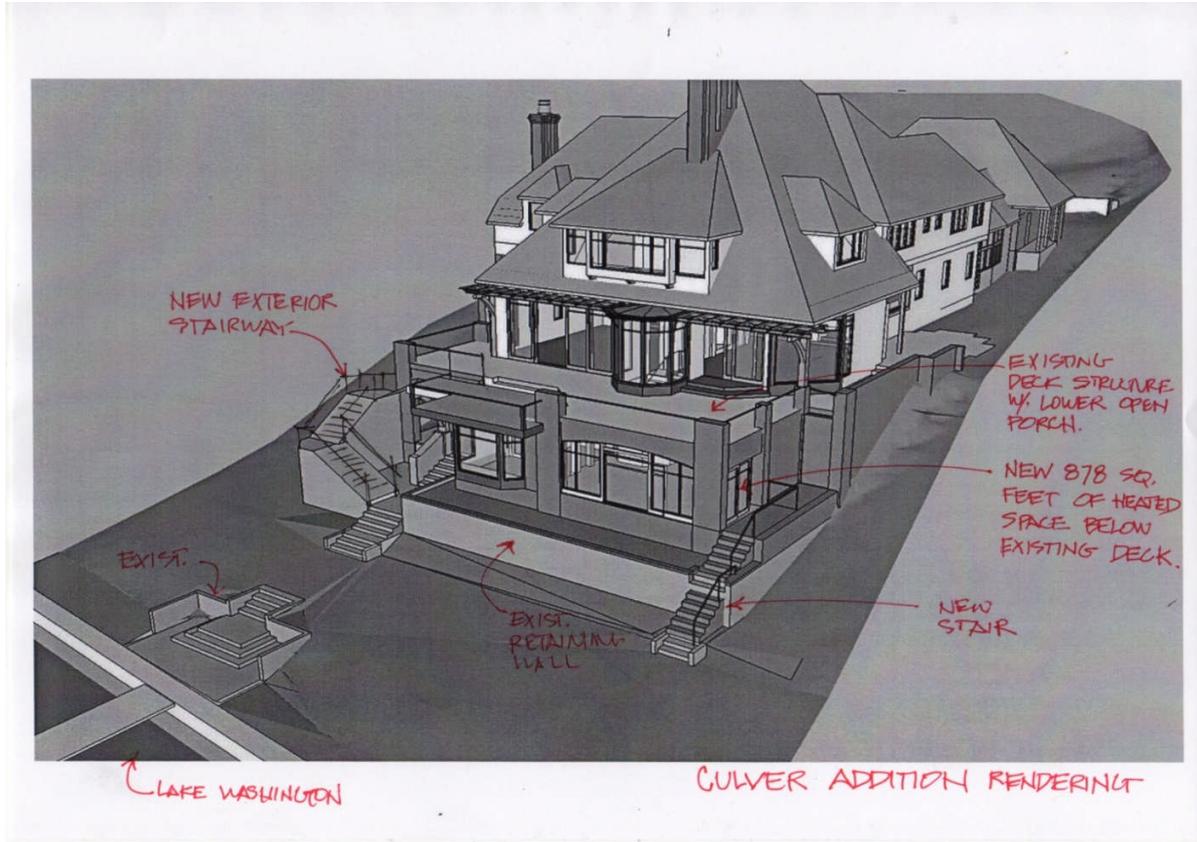


Figure 2: Elevation drawing showing proposed changes



II. Site Description, Zoning, and Land Use

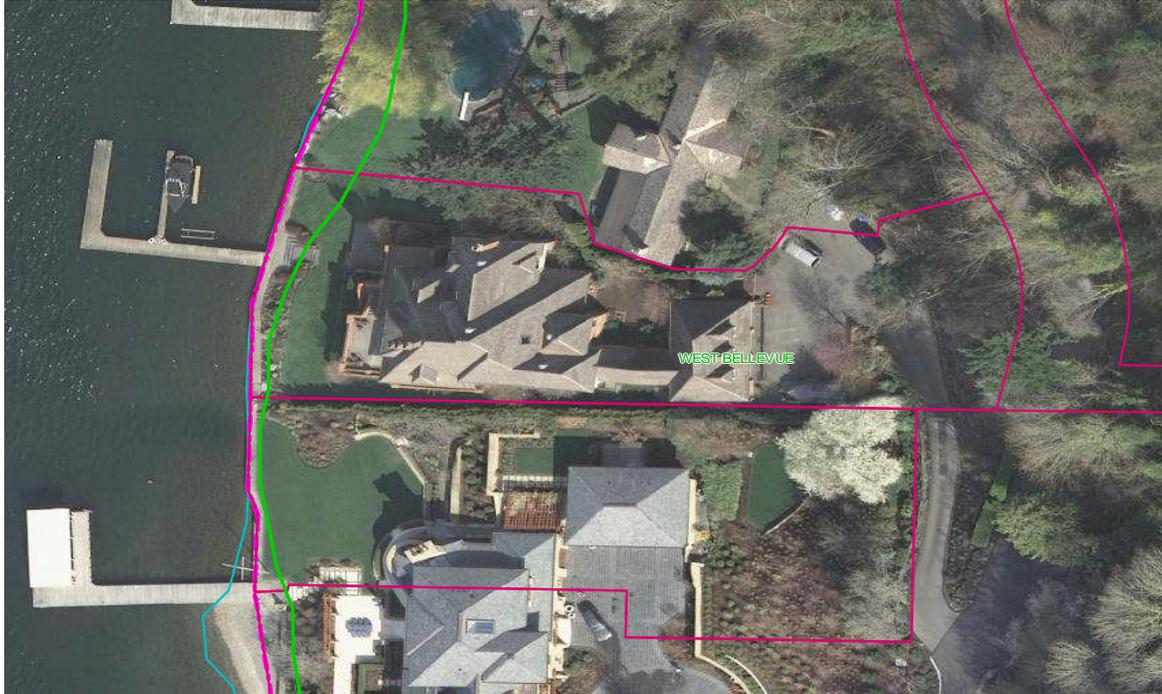
A. Site Description

The project site is located at 375 Shoreland Drive SE in the Southwest Bellevue Subarea. The site is adjacent to Lake Washington to the west and is surrounded by other residential properties on all other sides. The property obtains access from an access easement that crosses the abutting property to the south which connects with Shoreland Drive SE. There is an existing single-family residence on the site with an accompanying dock.

B. Zoning

The property is zoned single-family residential at a density of 1.8 units per acre and a minimum lot size of 20,000. The proposed house and improvements are allowed in this zone.

Figure 3: Existing site and surroundings



C. Zoning

The property is zoned single-family residential at a density of 1.8 units per acre and a minimum lot size of 20,000. The proposed house and improvements are allowed in this zone.

D. Land Use Context

The property has a Comprehensive plan Land Use Designation of SF-L (Single Family Residential Estate). Construction of a home and improvements is consistent with this land use.

E. Critical Area Functions

i. Shorelines

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al. 1996).

Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work

within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values.

ii. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provide a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

iii. Habitat Associated with Species of Local Importance

The increase in human settlement density and associated intensification of land use know as urbanization has a profound and lasting effect on the natural environment and wildlife habitat (McKinney 2002, Blair 2004, Marzluff 2005, Munns 2006), is a major cause of native species local extinctions (Czech et al 2000), and is likely to become the primary cause of extinctions in the coming century (Marzluff et al. 2001a). Cities are typically located along rivers, on coastlines, or near large bodies of water. The associated floodplains and riparian systems make up a relatively small percentage of land cover in the western United States, yet they provide habitat for rich wildlife communities (Knopf et al. 1988), which in turn provide a source for urban habitat patches or reserves. Consequently, urban areas can support rich wildlife communities. In fact, species richness peaks for some groups, including songbirds, at an intermediate level of development (Blair 1999, Marzluff 2005). Protected wild areas alone cannot be depended on to conserve wildlife species. Impacts from catastrophic events, environmental changes, and evolutionary processes (genetic drift, inbreeding, colonization) can be magnified when a taxonomic group or unit is confined to a specific area, and no one area or group of areas is likely to support the biological processes necessary to maintain biodiversity over a range of geographic scales (Shaughnessy and O'Neil 2001). As well, typological approaches to taxonomy or the use of indicators present the risk that evolutionary potential will be lost when depending on reserves for preservation (Rojas 2007). Urban habitat is a vital link in

the process of wildlife conservation in the U.S.

The property sits within about a half a mile of a bald eagle nest which places the site near a Bald Eagle Management Zone. Eagle use of the large fir trees on nearby sites for perching is documented. The Washington Department of Fish and Wildlife no longer requires a management plan for actions within the management zone.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The proposal is in conformance with the general dimensional requirements of the R-1.8 zone. All setbacks, height, lot coverage by structure, and impervious surface may be required to be verified by survey through the building permit inspection process.

B. Critical Areas Overlay District LUC 20.25H

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer or structure setback from a critical area or buffer. The project affects a shoreline setback and is subject to the performance standards found below:

C. Shoreline Overlay District LUC 20.25E:

The City of Bellevue Land Use Code Shoreline Overlay District (LUC 20.25E) establishes performance standards and procedures that apply to development within 200 feet of Lake Washington. The proposal to remodel the existing deck and porch is exempt from a permit under LUC 20.25E.050.G Construction of a Single-Family Residence. However, critical area regulations and performance standards apply.

IV. Public Notice and Comment

Application Date:	April 30, 2012
Public Notice (500 feet):	May 24, 2012
Minimum Comment Period:	June 7, 2012

The Notice of Application for this project was published in the City of Bellevue Weekly Permit Bulletin on April 30, 2012. It was mailed to property owners within 500 feet of the project site. The comment period associated with the notice ended on June 7, 2012. No comments were received.

V. Summary of Technical Reviews

A. 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 and approved the application.

B. Transportation Review

Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be applied for prior to issuance of any construction permit including demolition permit. **See Conditions of Approval in Section IX of this report.**

VI. Changes to Proposal Due to Staff Review

No changes were proposed by staff for this proposal. The proposed mitigation is sufficient to mitigate for identified impacts to the shoreline functions

VII. Decision Criteria

A. 20.25H.255.A Critical Areas Report Decision Criteria

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 submitted critical areas report identifies the site as having steep slope critical area and shoreline critical area with their associated buffers and setbacks as having limited function and value compared to a natural undisturbed site. Existing development and lack of maintenance have degraded the site as compared to the site's potential. The project proposes to restore 229 square feet of the shoreline buffer in mitigation for impacts to the shoreline setback. As a consequence, the site will have a modest net improvement in water quality, habitat functions including improved structural complexity.

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

Adequate resources exist to complete the project and the required mitigation. A maintenance surety will be required based on a submitted cost estimate prior to building permit issuance. The surety will be released after five years assuming restoration has been successful. **See Conditions of Approval in Section IX of this report.**

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 mitigation associated with the modification of the shoreline structure setback to permit construction of livable space under an existing deck is sufficient, as modified, to ameliorate the identified impacts. Mitigation plantings will improve the functions and values of the critical area and critical area buffer.

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

The proposed single family residential improvements are consisting with existing and expected development in the vicinity within the R-1.8 zone. Noise from construction activities is mitigated by the application of the Noise Code in Section 9.18 of the city code. **See Conditions of Approval in Section IX of this report.**

B. 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 building permit before beginning any work. **See Conditions of Approval in Section IX of this report.**

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 construction of new livable space in an area already disturbed by an existing porch and deck represents a solution with least impact on the critical area and critical area buffer.

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

As discussed in Section II and VIII of this report, the performance standards of LUC 20.25H are being met or exceeded.

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

The proposed activity will not affect public services or facilities. The Utility Department has added a condition of approval concerning protection of the sewer line in Lake Washington, drainage, and permit requirements. **See Conditions of Approval in Section IX of this report.**

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

A restoration planting plan has been submitted. The proposed planting will restore a

portion of the shoreline buffer. A maintenance surety will be required to ensure plant survival over the 5-year monitoring period. **See Conditions of Approval in Section IX of this report.**

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 and must comply with any applicable state and federal requirements. **See Conditions of Approval in Section IX of this report.**

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 the Development Services Department does hereby **approve with conditions** the Critical Areas Land Use Permit to enclose an existing covered porch to create 878 square feet of new heated space. **A building permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

Note - Expiration of Critical Area Permit Approval: 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 building 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, 425-452-6190
Land Use Code- BCC Title 20	Michael Paine, 425-452-2739
Noise Control- BCC 9.18	Michael Paine, 425-452-2739

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

- 1. Building Permit Required:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a building permit. Application for a building permit must be submitted and approved. Plans submitted as part of the building permit application shall be consistent with the activity permitted under this approval.

Authority: Land Use Code 20.30P.140
Reviewer: Michael Paine, Development Services Department

2. Right Of Way Use Permit: The applicant may be required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

Authority: Bellevue City Code 14.30
Reviewer: Tim Stever, Transportation Department

3. Mitigation Planting and Shoreline Restoration: The mitigation planting shall occur according to attached plan. Minor changes can be made to the plans to change species or make other changes which do not result in a greater impact or disturbance of critical areas, buffers, or structure setbacks. This mitigation also addresses any temporary disturbance resulting from future utility placement as part of the construction.

Authority: Land Use Code 20.30P.140
Reviewer: Michael Paine, Development Services Department

4. Planting Cost Estimate: A cost estimate for the proposed plant installation and 5 years of maintenance and monitoring must be submitted prior to building permit issuance.

Authority: Land Use Code 20.30P.140
Reviewer: Michael Paine, Development Services Department

5. Maintenance Surety: In order to ensure the restoration successfully establishes, a maintenance assurance device in an amount equal to 100% of the cost of labor and materials for the landscape installation shall be held for a period of three years from the date of successful installation. 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: Michael Paine, Development Services Department

- 6. Monitoring:** The planting area shall be maintained and monitored for 5 years as detailed in the critical areas report. The monitoring plan, goals, and performance standards are as found below, from the submitted critical areas report.

Goals:

- 1) *Within the proposed restoration area, establish dense native vegetation that is appropriate to the eco-region and site.*
- 2) *Where indicated on the plan, areas within the restoration area will remain substantially vegetated with a preponderance of native plants and will contain little invasive or noxious weed cover.*
- 3) *Increase habitat cover and refuge for amphibians, small mammals, and invertebrates. Provide perching habitat for native birds.*

Performance Standards

The standards listed below will be used to judge the success of the installation over time. If performance standards are met at the end of Year 5, the site will then be deemed successful and the performance security bond will be eligible for release by the City of Bellevue.

- 1) *Survival: Achieve 100% survival of installed plants by the end of Year 1. This standard can be met through plant establishment or through replanting as necessary to achieve the required numbers.*
- 2) *Native cover:*
 - a. *Achieve 40% understory cover of native shrubs and sapling trees by Year 2. Native volunteer species may count towards this cover standard.*
 - b. *Achieve 60% understory cover of native shrubs and sapling trees by Year 3. Native volunteer species may count towards this cover standard.*
 - c. *Achieve 80% understory cover of native shrubs and sapling trees by Year 5. Native volunteer species may count towards this cover standard.*
- 3) *Species diversity: Establish at least four native shrub species by Year 3 and maintain this diversity through Year 5. Native volunteer species may count towards this standard. Establish at least 3 serviceberry trees and more as necessary to gain appropriate planting density*
- 4) *Invasive cover: Aerial cover for all non-native, invasive and noxious weeds will not exceed 10% at any year during the monitoring period. Invasive plants include Himalayan blackberry (*Rubus armeniacus*), cut leaf blackberry (*Rubus laciniatus*), reed canarygrass (*Phalaris arundinacea*), cherry (hedge) laurel (*Prunus laurocerasus*), English holly (*Ilex aquifolium*), and ivy species (*Hedera spp.*).*

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 Michael Paine at mpaine@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: Michael Paine, Development Services Department

- 7. Land Use Inspection Required:** Inspection of the shoreline restoration must 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.

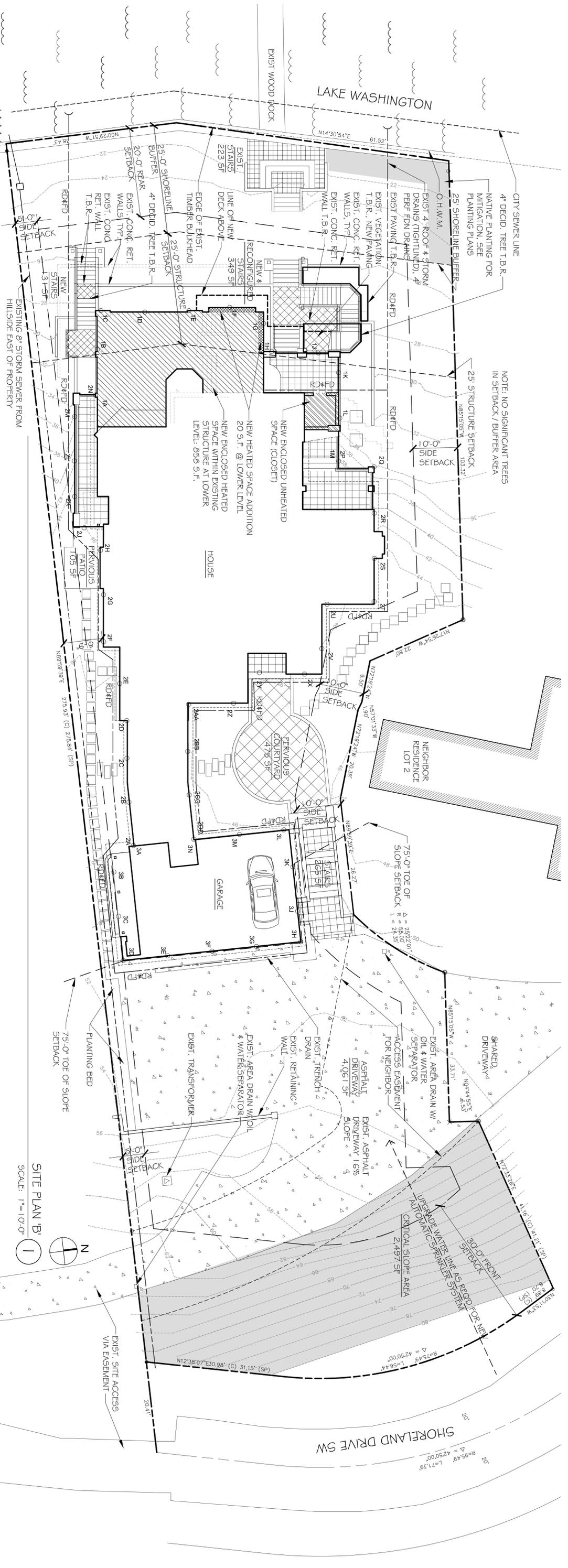
Authority: Land Use Code 20.25H.210
Reviewer: Michael Paine, Development Services Department

- 8. Federal And State Permits:** Federal and state water quality standards shall be met. All required federal and state permits and approvals must be received by the applicant and presented to the City prior to commencement of any work on those areas covered.

Authority: Land Use Code 20.25E.080
Reviewer: Michael Paine, Development Services Department

- 9. 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: Michael Paine, Development Services Department



A RESIDENCE FOR KAREN & JOHN CULVER, CRITICAL AREAS PERMIT

SITE PLAN 'B'
SCALE: 1"=10'-0"

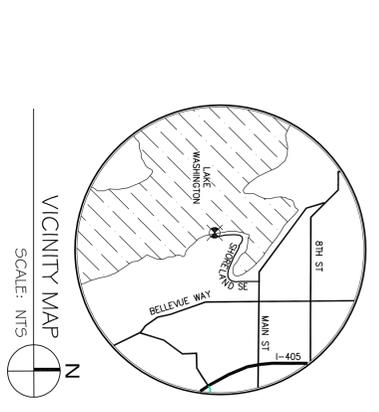
IMPERVIOUS SURFACE AREA (S.F.):

LOT AREA	22,535
HOUSE	3,843
GARAGE	1,015
DECKS	1,329
DRIVEWAY	4,061
STAIRS: GARAGE	265
STAIRS: WEST	349
STAIRS: DOCK	223
STAIRS: SOUTH	131
TOTAL:	11,1236
TOTAL IMPERVIOUS AREA:	49.8%

OWNER:
KAREN AND JOHN CULVER
TAX LOT PARCEL #: 77687-00005
LEGAL DESCRIPTION:
SHORELANDS ADD LOT 1 BELLEVUE SP #63-22 REC #83071 199003 50 SP DAF LOTS 1 THRU 4 SHORELANDS ADD & LOT 16 MENDENBAUER POINT TOW 5H LDC ADJ PROJECT DESCRIPTION:
INTERIOR REMODEL AND ADDITION TO EXISTING SINGLE FAMILY RESIDENCE

CULVER SPOT ELEVATION AVERAGES

Segment 1	Segment 2	Segment 3
1A 31.4	2A 46.2	3A 46.2
1B 31.4	2B 46.4	3B 46.2
1C 31.4	2C 46.6	3C 46.9
1D 31.4	2D 46.8	3D 49.9
1E 31.4	2E 46.8	3E 51.2
1F 31.4	2F 46.9	3F 51.2
1G 31.5	2G 46.9	3G 51.2
1H 31.5	2H 46.6	3H 50.6
1I 31.6	2I 46.6	3I 50.4
1J 31.6	2J 46.6	3J 50.2
1K 31.6	2K 46.6	3K 46.6
1L 31.6	2L 41.6	3L 46.6
1M 38.4	2M 36.8	3M 46.2
20 38.4	2P 38.4	3P 46.4
21 41.4	2Q 41.4	3Q 46.4
22 45.4	2R 45.4	3R 46.4
23 45.4	2S 45.4	3S 46.4
24 45.9	2T 45.9	3T 46.4
25 45.9	2U 46.2	3U 46.4
26 45.9	2V 46.2	3V 46.4
27 45.9	2W 46.2	3W 46.4
28 45.9	2X 46.2	3X 46.4
29 45.9	2Y 46.2	3Y 46.4
30 45.9	2Z 46.2	3Z 46.4
31 45.9	2AA 46.2	3AA 46.4
32 45.9	2AB 46.2	3AB 46.4
33 45.9	2AC 46.2	3AC 46.4
34 45.9	2AD 46.2	3AD 46.4
35 45.9	2AE 46.2	3AE 46.4
36 45.9	2AF 46.2	3AF 46.4
37 45.9	2AG 46.2	3AG 46.4
38 45.9	2AH 46.2	3AH 46.4
39 45.9	2AI 46.2	3AI 46.4
40 45.9	2AJ 46.2	3AJ 46.4
41 45.9	2AK 46.2	3AK 46.4
42 45.9	2AL 46.2	3AL 46.4
43 45.9	2AM 46.2	3AM 46.4
44 45.9	2AN 46.2	3AN 46.4
45 45.9	2AO 46.2	3AO 46.4
46 45.9	2AP 46.2	3AP 46.4
47 45.9	2AQ 46.2	3AQ 46.4
48 45.9	2AR 46.2	3AR 46.4
49 45.9	2AS 46.2	3AS 46.4
50 45.9	2AT 46.2	3AT 46.4
51 45.9	2AU 46.2	3AU 46.4
52 45.9	2AV 46.2	3AV 46.4
53 45.9	2AW 46.2	3AW 46.4
54 45.9	2AX 46.2	3AX 46.4
55 45.9	2AY 46.2	3AY 46.4
56 45.9	2AZ 46.2	3AZ 46.4
57 45.9	2BA 46.2	3BA 46.4
58 45.9	2BB 46.2	3BB 46.4
59 45.9	2BC 46.2	3BC 46.4
60 45.9	2BD 46.2	3BD 46.4
61 45.9	2BE 46.2	3BE 46.4
62 45.9	2BF 46.2	3BF 46.4
63 45.9	2BG 46.2	3BG 46.4
64 45.9	2BH 46.2	3BH 46.4
65 45.9	2BI 46.2	3BI 46.4
66 45.9	2BJ 46.2	3BJ 46.4
67 45.9	2BK 46.2	3BK 46.4
68 45.9	2BL 46.2	3BL 46.4
69 45.9	2BM 46.2	3BM 46.4
70 45.9	2BN 46.2	3BN 46.4
71 45.9	2BO 46.2	3BO 46.4
72 45.9	2BP 46.2	3BP 46.4
73 45.9	2BQ 46.2	3BQ 46.4
74 45.9	2BR 46.2	3BR 46.4
75 45.9	2BS 46.2	3BS 46.4
76 45.9	2BT 46.2	3BT 46.4
77 45.9	2BU 46.2	3BU 46.4
78 45.9	2BV 46.2	3BV 46.4
79 45.9	2BW 46.2	3BW 46.4
80 45.9	2BX 46.2	3BX 46.4
81 45.9	2BY 46.2	3BY 46.4
82 45.9	2BZ 46.2	3BZ 46.4
83 45.9	2CA 46.2	3CA 46.4
84 45.9	2CB 46.2	3CB 46.4
85 45.9	2CC 46.2	3CC 46.4
86 45.9	2CD 46.2	3CD 46.4
87 45.9	2CE 46.2	3CE 46.4
88 45.9	2CF 46.2	3CF 46.4
89 45.9	2CG 46.2	3CG 46.4
90 45.9	2CH 46.2	3CH 46.4
91 45.9	2CI 46.2	3CI 46.4
92 45.9	2CJ 46.2	3CJ 46.4
93 45.9	2CK 46.2	3CK 46.4
94 45.9	2CL 46.2	3CL 46.4
95 45.9	2CM 46.2	3CM 46.4
96 45.9	2CN 46.2	3CN 46.4
97 45.9	2CO 46.2	3CO 46.4
98 45.9	2CP 46.2	3CP 46.4
99 45.9	2CQ 46.2	3CQ 46.4
100 45.9	2CR 46.2	3CR 46.4



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INTERIOR REMODEL AND ADDITION TO EXISTING SINGLE FAMILY RESIDENCE

ARCHITECT:
TOM KUHINOLM ARCHITECTS
600 FIRST AVE, STE 205
SEATTLE, WA 98104
P 206.625.9010
STRUCTURAL ENGINEER
QUANTUM CONSULTING ENGINEERS, LLC
1511 THIRD AVE, SUITE 323
SEATTLE, WA 98101
P 206.957.3900

BUILDING CODES:
ALL NEW CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES:
2009 INTERNATIONAL BUILDING CODE
2009 INTERNATIONAL RESIDENTIAL CODE
2009 WASHINGTON STATE ENERGY CODE (PROJECT COMPLIES W/ WSEC PRE-SCRIPTIVE REQUIREMENT APPROACH)

ZONING: R1.2

FLOOR AREA (S.F.):

EXISTING HEATED	NEW HEATED	TOTAL HEATED	DECKS / TERRACES	REMOD. FLD
82	878	960	219	960
3,601	0	3,601	1,318	1,940
2,733	0	2,733	0	1,705
525	0	525	0	525
6,941	878	7,819	1,537	5,130
0	0	0	0	0
363	0	363	0	363

PERCENT OF LOT COVERAGE: 33.3%

PROPOSED ADDITIONS:
HOUSE DECKS & STAIRS >30" (CONVERTED TO HOUSE S.F.) -311
NEW FOOTPRINT: 6,682

EXISTING FOOTPRINT:
HOUSE 4,364
GARAGE 1,015
DECKS & STAIRS >30" 1,005
TOTAL: 6,384

LOT COVERAGE (S.F.):
LOT AREA 22,535
CRITICAL SLOPES -2,497
REVISED LOT AREA 20,036

KUHINOLM
Tom Kuhnholm Architects
206.625.9010
600 1st Ave
Suite 205
Seattle, Washington 98104
tom@kuhnholmarchitects.com

A RESIDENCE FOR KAREN & JOHN CULVER

375 SHORELAND DR. SE BELLEVUE, WA 98044

REVISION	DATE

SITE PLAN 'B' & PROJECT INFO
ISSUE DATE: 4/27/12

A0.0



April 20, 2012

AOA-4173

Tom Kuniholm
600 First Ave., Suite 205
Seattle, WA 98104

**SUBJECT: Culver Residence Addition/Remodel - 375 Shoreland Drive SE
Critical Areas Study: Shoreline Structure Setback Modification
City of Bellevue File No: 11-130833-DC**

Dear Tom:

On March 27, 2012 I conducted a reconnaissance on the subject property to assess proposed modifications to the 25-foot shoreline structure setback of Lake Washington as part of the proposed addition and remodel associated with the existing residence.

1.0 CRITICAL AREA IMPACTS

The proposed project includes re-development of the existing non-conforming residence within the 25-foot shoreline structure setback. This re-development will result in a net increase of 229 s.f. of new impervious surface within the shoreline structure setback (304 s.f. of new impervious minus 75 s.f. of existing impervious removed). All of the structure setback modification areas currently consist of planter boxes and maintained yard and no significant native vegetation will be removed as part of the project (Attached Photos 1-3). The proposed impact areas have a very low functional value and provide insignificant habitat value.

Also as part of the proposed project the existing deck would be extended via cantilever into the shoreline structure setback. It is our understanding that this extension is allowed per the "minor building elements" of LUC 20.20.025.C.5.

No work is proposed within the 25-foot shoreline buffer except for the proposed planting of native vegetation as mitigation for the structure setback modifications (see mitigation section below).

2.0 CRITICAL AREA MITIGATION

Mitigation for the minor loss of function associated with the 229 s.f. of net impact to the yard and planter boxes located within the shoreline structure setback will consist of planting native trees and shrubs within a 233 s.f. area of existing lawn located along the shoreline in the northwest portion of the site (Photo 4). Enhancement of this area has been designed to increase the habitat value of the buffer by increasing the plant species and structural diversity. In addition, the plantings will provide a visual and physical screen to the shoreline from the proposed residence. Implementation of the mitigation plan would replace and exceed the minor functions currently provided by the impacted shoreline structure setback areas.

2.1 Goal, Objectives, and Performance Standards for Mitigation Areas

The primary goal of the mitigation plan is to increase the habitat functions of the selected existing shoreline buffer. 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 mitigation area.

Performance Standard: Following every monitoring event for a period of at least five years, the mitigation areas will contain a total of at least 4 native plant species. In addition, there will be 100% survival of all woody planted species throughout the mitigation area at the end of the first year of planting. Following Year 1, success will be based on an 80% survival rate or similar number of recolonized native woody plants.

Objective B: Limit the amount of invasive and exotic species within the mitigation area.

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 the designated mitigation area. Invasive species include, but are not limited to, Himalayan and evergreen blackberry, Japanese knotweed, and English ivy.

2.2 Construction Management

Prior to commencement of any work in the mitigation area, the clearing limits will be staked and any 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 mitigation 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.

2.3 Monitoring Methodology

The monitoring program will be conducted for a period of five years, with annual reports submitted to the City. Vegetation monitoring will include 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 mitigation area. Review of the photos over time will provide a visual representation of success of the mitigation plan.

2.4 Maintenance Plan

Maintenance will be conducted on a routine, year round basis. Additional maintenance needs will be identified and addressed following periodic maintenance reviews. 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.

2.5 Weed Control

Routine removal and control of non-native and other invasive plants within the designated mitigation area shall be performed by manual means. Undesirable and weedy exotic plant species shall be maintained at levels below 10% total cover within all mitigation areas during the five-year monitoring period.

2.6 General Maintenance Items

Routine maintenance of planted trees and shrubs shall be performed. Measures include resetting plants to proper grades and upright positions. Tall grasses and other competitive weeds shall be weeded at the base of plants to prevent engulfment. Weed control should be performed by hand removal.

2.7 Contingency Plan

All dead plants will be replaced with the same species or an approved substitute species that meets the goal of the mitigation 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.

2.8 As-Built Plan

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

Tom Kuniholm
April 20, 2012
Page 4

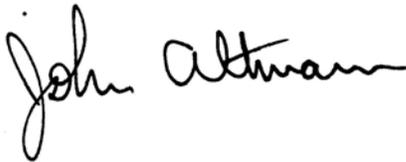
Conclusion

Implementation of the proposed mitigation plan will result in an overall improvement in the habitat value of the shoreline buffer and structure setback over current conditions.

If you have any questions regarding the mitigation plan, please give me a call.

Sincerely,

ALTMANN OLIVER ASSOCIATES, LLC

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John Altmann
Ecologist



Photo 1: Typical shoreline structure setback modification area.



Photo 2: Typical shoreline structure setback modification area.



Photo 3: Typical shoreline structure setback modification area.



Photo 4: View of proposed shoreline buffer enhancement area.



April 20, 2012

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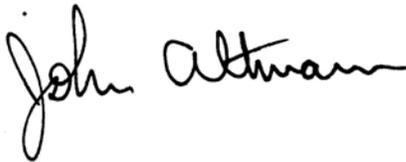
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