PROJECT INFORMATION

BUILDING ADDRESS: 12802 NE 36TH ST. BELLEVUE, WA 98005

ZONING: R1 - RESIDENTIAL

LOT NUMBER: 172700-0310

LEGAL DESCRIPTION: PLAT LOT 31 OF COMPTON GREEN

OCCUPANCY TYPE: RESIDENTIAL

SCOPE OF WORK: INTERIOR AND EXTERIOR RENOVATION OF EXISTING RESIDENCE. 100 SQ FT ADDITION TO SOUTH SIDE OF BUILDING. STRUCTURAL AND ELECTRICAL MODIFICATIONS ARE PROPOSED TO SUPPORT AND SERVICE THE PROPOSED ADDITION.

ARCHITECT:
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218 MAIN ST #931 | KIRKLAND, WA 98033
CONTACT: ALISON WILKINSON
p. 732.272.4489 e. alison@wilkdesignworkshop.com

STRUCTURAL:
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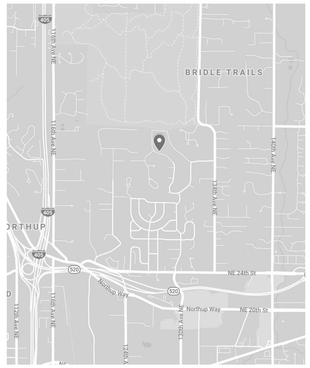
6029 7TH AVE NW | SEATTLE, WA 98107
CONTACT: MICHAEL CHAMBERLAIN
p. 206.334.8866 e. michael@strongworkstructural.com

GEOTECHNICAL:
NELSON GEOTECHNICAL ASSOCIATES, INC.
17311 135TH AVE NE #A-500 | WOODINVILLE, WA 98072
CONTACT: CARSTON CURD
p. 425.486.1669 e. carstonc@nelsongeotech.com

SURVEYORS:
ENCOMPASS ENGINEERING & SURVEYING
165 NE JUNIPER STREET | ISSAQUAH, WA 98027
CONTACT: STEVE MCCASKEY
p. 425.392.0250 e. smccaskey@encompasses.net

BIOLOGIST:
CONFLUENCE ENVIRONMENTAL COMPANY
146 N CANAL ST, SUITE 111 | SEATTLE, WA 98103
CONTACT: IRENE SATO
p. 206.930.0490 e. irene.sato@confenv.com

VICINITY MAP



LOT COVERAGE CALCULATIONS

IMPERVIOUS AREA CALCULATIONS

PROPERTY SQ FT: 35,204 SQ FT
EXISTING IMPERVIOUS AREA: 4,720 SQ FT
PROPOSED ADDITIONAL IMPERVIOUS AREA: 175 SQ FT
NEW TOTAL IMPERVIOUS AREA: 4,895 SQ FT

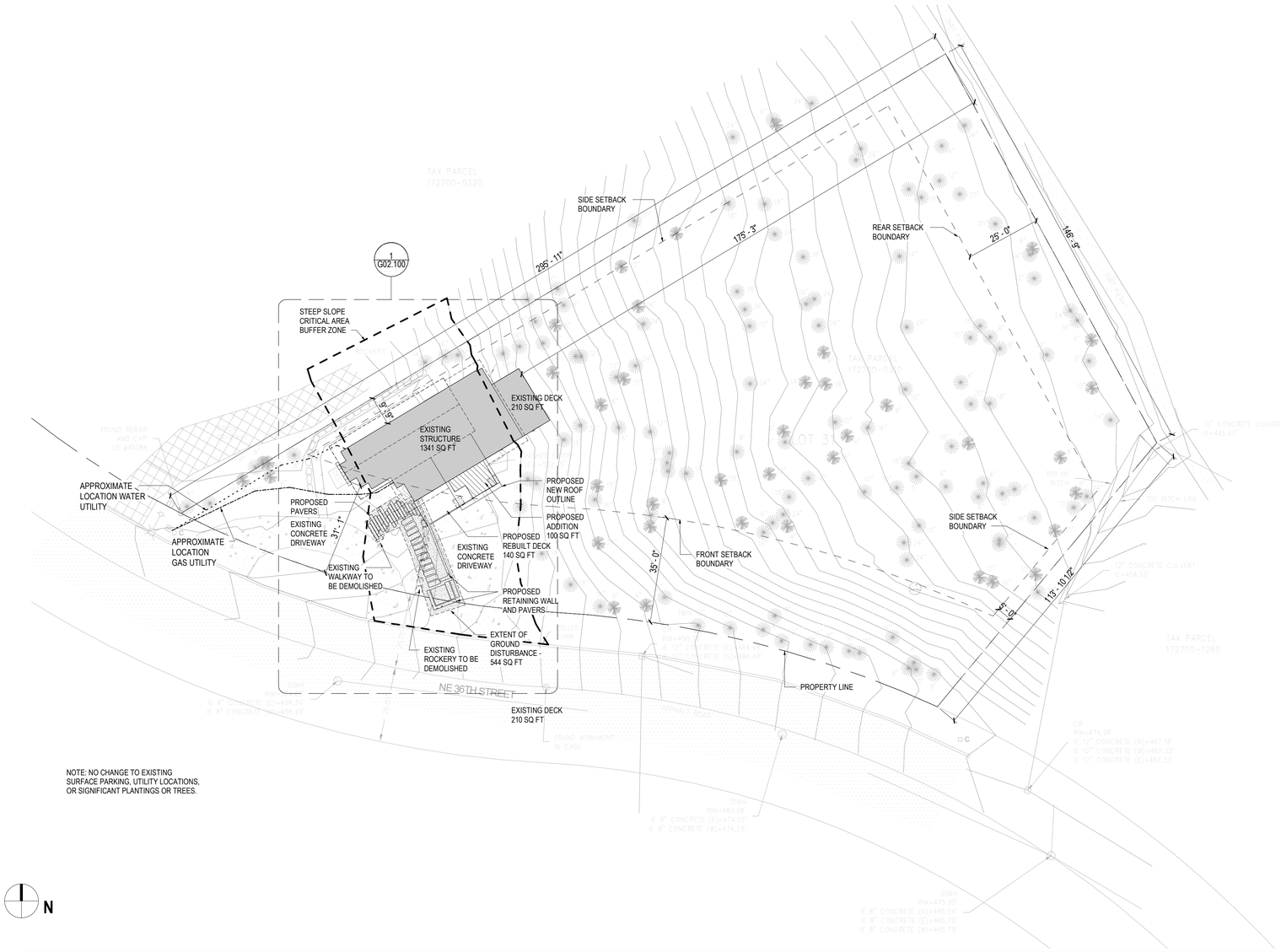
4,895/ 35,204 = 14% COVERAGE
MAX COVERAGE ALLOWED: 45% ***COMPLIES***

STRUCTURE COVERAGE CALCULATIONS

PROPERTY SQ FT: 35,204 SQ FT
EXISTING HOUSE: 1,551 SQ FT
EXISTING DECK: 233 SQ FT
TOTAL EXISTING AREA: 1,784 SQ FT

PROPOSED HOUSE: 1,651 SQ FT
PROPOSED DECK: 140 SQ FT
TOTAL PROPOSED AREA: 1,791 SQ FT

1,791/ 35,204 = 5.1% COVERAGE
MAX COVERAGE ALLOWED: 45% ***COMPLIES***



NOTE: NO CHANGE TO EXISTING SURFACE PARKING, UTILITY LOCATIONS, OR SIGNIFICANT PLANTINGS OR TREES.

1 SITE PLAN
SCALE: 1" = 20'-0"

WILK DESIGN WORKSHOP
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Seal

No.	Description	Date
4	ISSUED FOR CRITICAL AREA LAND USE PERMIT	10.25.2019

TRENBEATH

PRIVATE RESIDENCE

SITE PLAN

Project number	100522
Date	
Drawn by	AW
Checked by	AW

G02.000

Scale: As indicated

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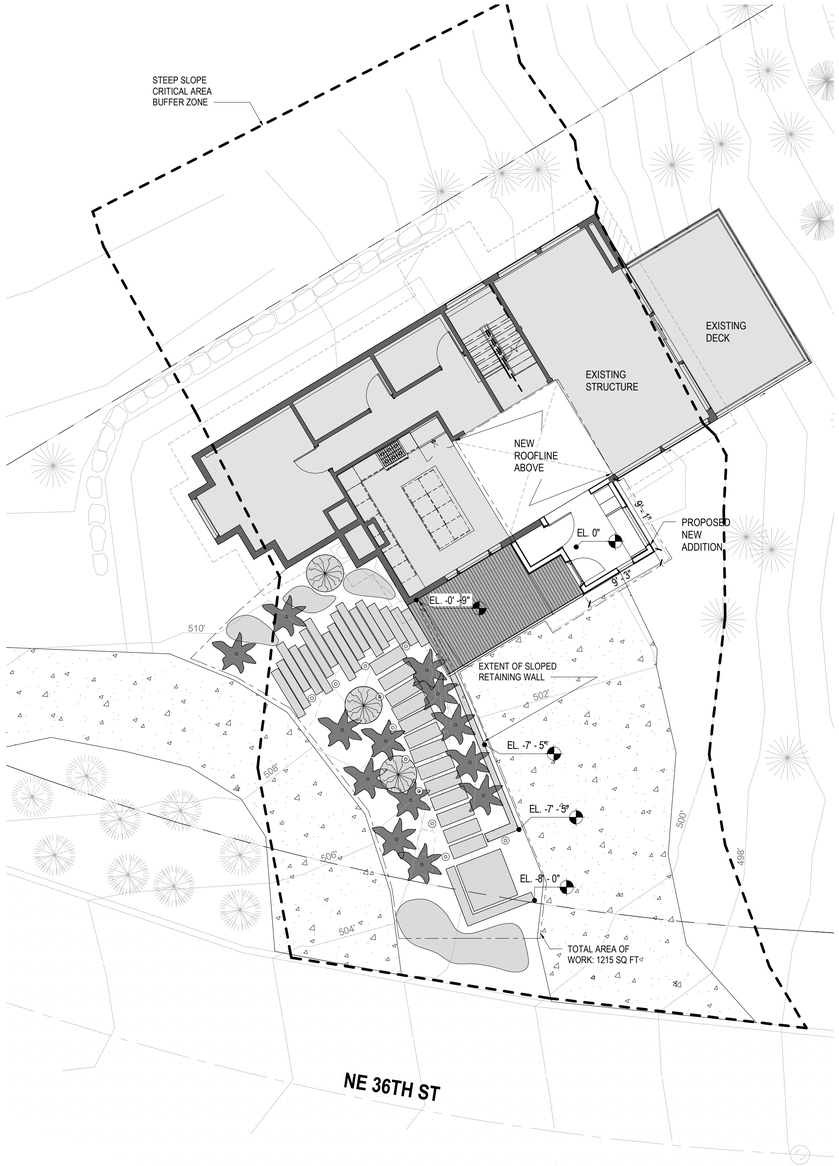

1 REPLANTING PLAN
SCALE: 1/8" = 1'-0"

SITE PLAN LEGEND

FULLY SHIELDED LOW VOLTAGE LUMINAIRE

NOT IN CONTRACT

AREA OF WORK

GROUNDCOVER

MAIDENHAIR FERN

DEER FERN

SWORD FERN

INSIDE-OUT FLOWER

SHRUBS

RED OSIER DOGWOOD

LEGEND

DEMOLISHED

EXISTING PARTITIONS

NEW PARTITIONS

NOT IN CONTRACT

WILK DESIGN WORKSHOP

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Seal

No.	Description	Date
4	ISSUED FOR CRITICAL AREA LAND USE PERMIT	10.25.2019

TRENBEATH

PRIVATE RESIDENCE

REPLANTING PLAN

Project number	100522
Date	
Drawn by	Author
Checked by	Checker

G02.100

Scale As indicated

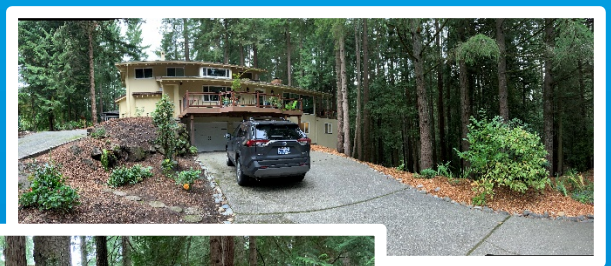
10/24/2019 2:41:16 PM

CONFLUENCE
ENVIRONMENTAL COMPANY

Trenbeath Residence Addition
HABITAT ASSESSMENT

Prepared for:

Brian Trenbeath
October 15, 2019



146 N Canal St, Suite 111 • Seattle, WA 98103 • www.confenv.com

Trenbeath Residence Addition
HABITAT ASSESSMENT

Prepared for:

Brian Trenbeath
12802 NE 36th Street
Bellevue WA, 98005
Attn: Alison Wilkinson

Authored by:

Irene Sato
Confluence Environmental Company

October 18, 2019

This report should be cited as:

Confluence (Confluence Environmental Company). 2019. Trenbeath residence habitat assessment. Prepared for Brian Trenbeath, Bellevue, Washington, by Confluence, Seattle, Washington.

TABLE OF CONTENTS

1.0 INTRODUCTION

The project is located in a residential subdivision on a 0.81-acre parcel at 12802 NE 36th Street in Bellevue, Washington (Tax parcel 172700-0310). The project proposal is to construct a 100-square-foot addition to a single-family residence and replace a retaining wall. Per Bellevue Land Use Code 20.25H.035(A) and (B), the project is located within a steep slope buffer and requires a habitat assessment. This report has been prepared pursuant to the habitat assessment requirements of the City of Bellevue's LUC 20.25H.165.

2.0 PROJECT DESCRIPTION

The addition will be located within a small portion of the footprint of an existing second-story deck. The addition will be cantilevered over the existing concrete driveway and the deck will be rebuilt. Existing supports for the deck will be replaced to support the addition. No additional ground disturbance associated with the addition is proposed. A rockery retaining wall will be replaced by a poured-in-place concrete retaining wall. A paver walkway will be replaced adjacent to the retaining wall.

3.0 HABITAT FOR SPECIES OF LOCAL IMPORTANCE

For the purposes of this report, species of local importance were defined as:

- Species defined under LUC 20.25H.150

Table 1 in Section 4.2 lists the species of local importance per LUC 20.25H.150.

4.0 HABITAT ASSESSMENT

A site visit was conducted by Confluence Environmental Company on September 20, 2019, to assess the project area for habitat associated with species of local importance. The steep slope and buffer on the subject property have been developed since 1969 when the house was built. The primary residence is excluded from the buffer but the appurtenances to the residence are not. Therefore, the buffer consists of existing deck, a retaining wall, 2 driveways, and landscaping between the driveways. The buffer provides low-quality habitat due to the developed nature and lack of vegetation. The site lacks a stream or water features and therefore does not provide habitat for any of the fish or amphibian species of local importance. There is a stream on the adjacent property approximately 200 feet from the project location. According to WDFW SalmonScape (WDFW 2019b), this stream is nonfish-bearing. This project will not impact any stream functions.

4.1 Vegetation

The steep slope buffer consists of 2 concrete driveways, a second-story deck, and landscaping that includes a rockery retaining wall. Figure 1 shows the existing condition of the slope buffer. There is minimal vegetation in the buffer. The steep slope is vegetated with a coniferous forest of Douglas-fir (*Pseudotsuga menziesii*), western hemlock (*Tsuga heterophylla*) and western redcedar (*Thuja plicata*). The understory has been removed from the steep slope (see Figure 2).

No trees will be removed, and no work will occur on the slope. Replacing the retaining wall will likely impact 5 herbaceous landscape plants and 1 rhododendron shrub located between the driveways. The area will be replanted with native plants to restore and enhance wildlife habitat.

Photo 1—Driveways, rockery retaining wall, and landscaping in the steep slope buffer

Photo 2—Addition will replace a portion of the deck

Figure 1. Buffer Photos

Photo 1—Forested steep slope

Photo 2—Forested steep slope with no understory

Figure 2. Steep Slope Photos

4.2 Species of Local Importance and Potential Project Impacts to the Use of the Site by Species

According to the WDFW Priority Habitats and Species database (WDFW 2019a), the project area does not provide suitable habitat for any species of local importance. There will be no impacts to the use of the site by any species. The project will not impact the functions and values of the exiting habitat. All work will take place where there is existing deck/driveway or retaining wall. No trees will be removed.

There is no habitat for fish or amphibian species. The forested canopy adjacent to the project could be used by bird species, but work is not proposed in that area and there will be no impacts to that habitat. Below is a table that summarizes the species and habitat at the site.

Table 1. Habitat Summary

Birds	Habitat Present in the Buffer/Rationale	Habitat Present on Steep Slope/Rationale
Birds		
Bald eagle	No/existing built environment	Potential use/no primary association
Peregrine falcon	No/existing built environment	No/no habitat present
Common loon	No/lack of aquatic habitat; PHS database[1]	No/lack of aquatic habitat; PHS database
Pileated woodpecker	No/existing built environment; PHS database	No/ PHS database
Vaux's swift	No/existing built environment; PHS database	No/ PHS database
Merlin	No/existing built environment	Potential/needs include coniferous forest
Purple martin	No/existing built environment	Potential/habitat includes woodland edges
Western grebe	No/lack of aquatic habitat; PHS database	No/lack of aquatic habitat; PHS database
Great blue heron	No/lack of aquatic habitat; PHS database	No/lack of aquatic habitat; PHS database
Osprey	No/existing built environment and no food source	No/lack of aquatic habitat for food source
Green heron	No/lack of aquatic habitat; PHS database	No/lack of aquatic habitat; PHS database
Red-tailed hawk	No/existing built environment	Potential/habitat includes woodlands
Bats and Myotis		
Western big-eared bat	No/existing built environment; PHS database	No/PHS database
Keen's myotis	No/existing built environment; PHS database	No/PHS database
Long-legged myotis	No/existing built environment; PHS database	No/PHS database
Long-eared myotis	No/existing built environment; PHS database	No/PHS database
Amphibians and Reptiles		
Oregon spotted frog	No/lack of aquatic habitat; PHS database	No/lack of aquatic habitat; PHS database
Western toad	No/lack of aquatic habitat; PHS database	No/lack of aquatic habitat; PHS database
Western pond turtle	No/lack of aquatic habitat; PHS database	No/lack of aquatic habitat; PHS database
Fish		
Bull trout	No/lack of aquatic habitat; PHS database	No/lack of aquatic habitat; PHS database
Chinook salmon	No/lack of aquatic habitat; PHS database	No/lack of aquatic habitat; PHS database
Coho salmon	No/lack of aquatic habitat; PHS database	No/lack of aquatic habitat; PHS database
River lamprey	No/lack of aquatic habitat; PHS database	No/lack of aquatic habitat; PHS database

[1] "PHS database" means that according to the WDFW Priority Habitats and Species database (WDFW 2019a), the site does not contain suitable habitats for any species of local importance.

4.3 Federal, State or Local Special Management Recommendation

Of the 23 species identified by the City of Bellevue as Species of Local Importance, 15 are on the WDFW PHS list for King County (WDFW 2019a). However, also according to the WDFW PHS database, there are no priority habitats or species on or adjacent to this site. Therefore, there are no special management recommendations for this site.

4.4 Direct and Indirect Potential Impact on Habitat

The project will not have any direct or indirect adverse impacts to habitat. The addition will be constructed in the same footprint as a portion of an existing deck. Although the deck could be considered pervious it is directly above the concrete driveway.

The retaining wall work will replace an existing rockery wall.

This project will not create any new pollution-generating impervious surfaces and will not change the functions or values of the habitat in the steep slope or buffer.

4.5 Avoidance, Minimization to Preserve Existing Habitats and Restore Habitat 20.25H.215

The addition is proposed in areas of the buffer with existing impervious surfaces and developed areas to avoid impacting the critical slope. The proposal preserves the existing habitat on the slope by avoiding tree removal.

Best management practices will be implemented to prevent impacts to the steep slope. Removal of the rockery wall and construction of the new wall will occur approximately 25 feet from the steep slope, with the driveway between the top of the slope and the construction of the new wall. The driveway will provide a staging area and work platform for construction, which will avoid impacting native soil or vegetation.

The area restored around the new retaining wall will be replanted with native plants. Suggested plants include the following:

Common Name	***Scientific Name***	**Wildlife Benefit***
Oregon Grape	*Mahonia nervosa*	Leaves and twigs are browsed by deer. Fruits are eaten by birds.
Mock orange	*Philadelphus lewisii*	Seeds are consumed by birds and squirrels and bees/butterflies collect nectar from flowers.
Nootka Rose	*Rosa nutkana*	Fruits are eaten by herbivores and birds, and thickets provide nesting and escape habitat for song birds.
Salal	*Gaultheria shallon*	Fruits are eaten by various wildlife species including upland game birds. Leaves, buds, and twigs are browsed by deer and elk.
Ocean Spray	*Holodiscus discolor*	Flowers attract birds and butterflies.
Snowberry	*Symphoricarpos albus*	Fruits are valuable food for birds.
*Bressette 2019, Cooke 1997, Seattle Audubon Society U.D, Stark 2018		

The goal of the proposed planting plan is to provide and enhance wildlife habitat.

4.6 Ongoing Management Practices that will Protect Habitat after Site has been Developed

Due to the already developed condition and lack of habitat of this buffer, management practices would be to continue to minimize impacts to this area and to avoid removing trees from the steep slope.

5.0 REFERENCES

Bressette, D.K. 2019. Native Plants PNW: An encyclopedia of the cultural and natural history of northwest native plants. nativeplantspnw.com/alphabetical-index/ (accessed January 23, 2019).

Cooke, S. 1997. A Field Guide to the Common Wetland Plants for Western Washington and Northwestern Oregon. Seattle Audubon Society and Washington Native Plant Society.

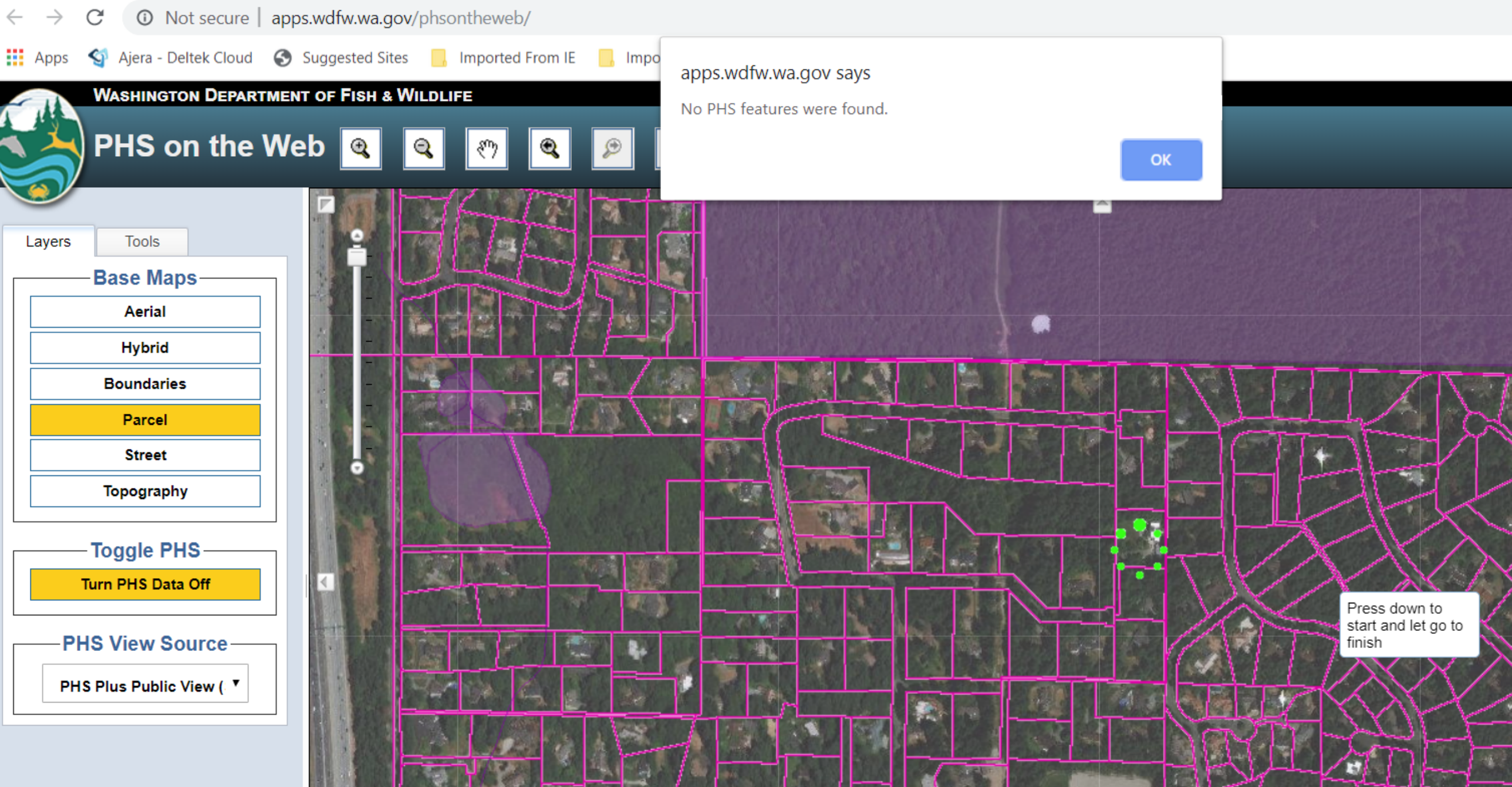
SAS (Seattle Audubon Society). U.D. (unknown date). Native Plants for the Lively Garden in Puget Sound Country. URL: http://www.seattleaudubon.org/sas/Portals/0/Conservation/Urban_Habitat/Neighborhood_Greening/Seattle%20Audubon%20Native%20Plant%20list.pdf (accessed January 31, 2019).

Stark, E. 2018. Pacific Northwest Native Plant Profiles. Website: http://www.realgardensgrownatives.com/?cat=392 (Accessed January 23, 2019).

WDFW. 2019a. PHS on the web interactive mapping [online database]. Washington Department of Fish and Wildlife Habitat Program, Olympia, Washington. Available at: http://apps.wdfw.wa.gov/phsontheweb/ (accessed October 9, 2019).

WDFW. 2019b. WDFW SalmonScape interactive mapping [online database]. Washington Department of Fish and Wildlife Habitat Program, Olympia, Washington. Available at: http://apps.wdfw.wa.gov/salmonscape/map.html (accessed October 9, 2019).

Appendix A
WDFW PHS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Apps
Ajera - Deltek Cloud
Suggested Sites
Imported From IE
apps.wdfw.wa.gov says
No PHS features were found.
OK
WASHINGTON DEPARTMENT OF FISH & WILDLIFE
PHS on the Web
Layers
Tools
Base Maps
Aerial
Hybrid
Boundaries
Parcel
Street
Topography
Toggle PHS
Turn PHS Data Off
PHS View Source
PHS Plus Public View (
Press down to start and let go to finish

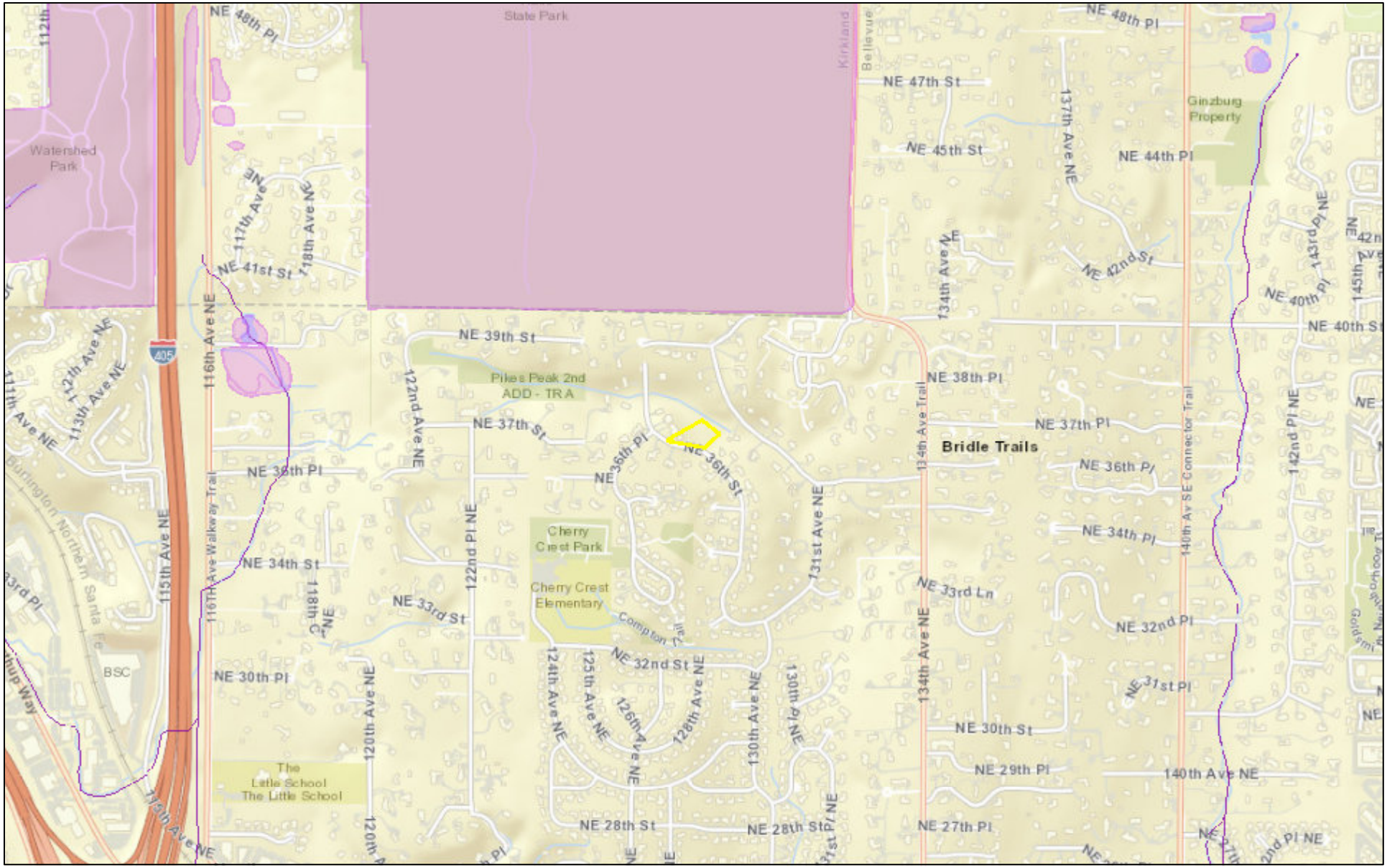
WASHINGTON DEPARTMENT OF FISH AND WILDLIFE
PRIORITY HABITATS AND SPECIES REPORT

SOURCE DATASET: PHSPlusPublic
REPORT DATE: 10/08/2019 10.48

Query ID: P191008104750

Common Name	Site Name	Priority Area	Accuracy	Federal Status	Sensitive Data	Source Entity
Scientific Name	Source Dataset	Occurrence Type		State Status	Resolution	Geometry Type
	Source Record	More Information (URL)		PHS Listing Status		
Notes	Source Date	Mgmt Recommendations				

WDFW Test Map



October 8, 2019

1:19,842

0 0.15 0.3 0.6 mi

0 0.275 0.55 1.1 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

PHS Report Clip Area

PT

LN

POLY

AS MAPPED

SECTION

QTR-TWP

TOWNSHIP


CONFLUENCE
ENVIRONMENTAL COMPANY