DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 19-131750-LO, 19-131725-LS

Project Name/Address: Meydenbauer Meadow Critical Areas Land Use Permit and Variance

Planner: Peter Rosen

Phone Number: 425-452-5210

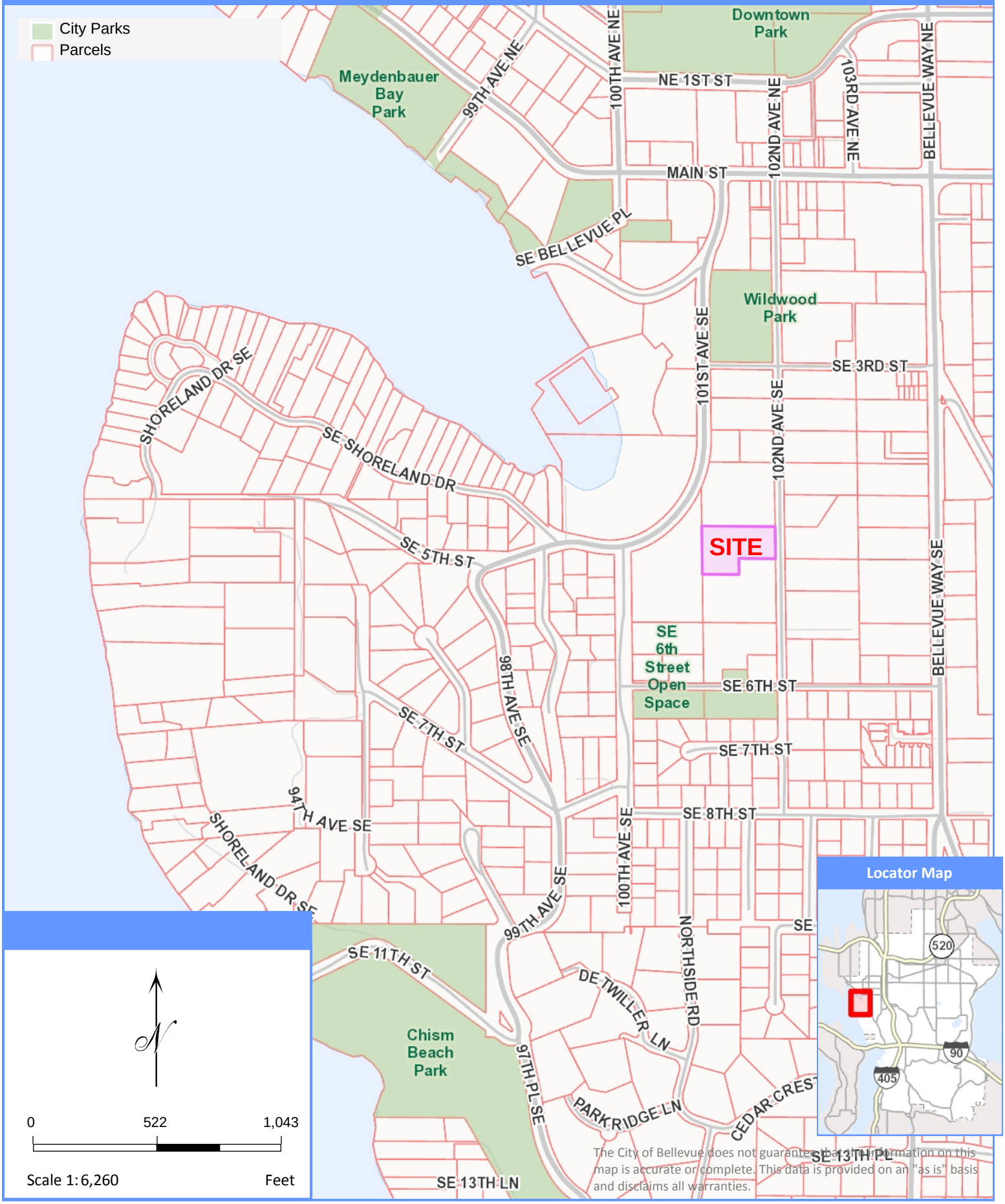
Minimum Comment Period: February 13, 2020

Materials included in this Notice:

☒ Blue Bulletin
☒ Checklist
☒ Vicinity Map
☒ □□□Plans
☐ □□□Other:

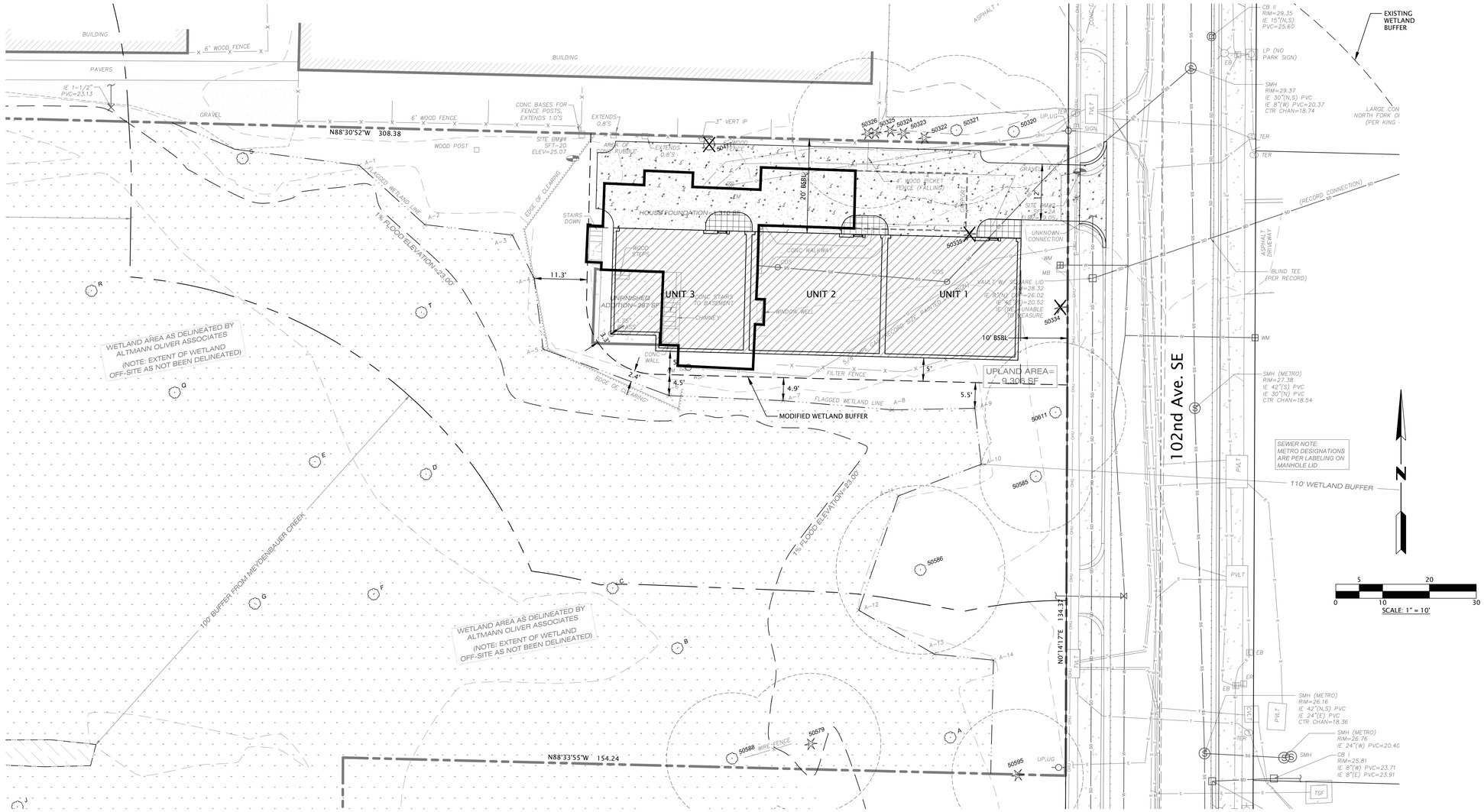
OTHERS TO RECEIVE THIS DOCUMENT:
☒ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☒ Attorney General ecyolyef@atg.wa.gov
☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

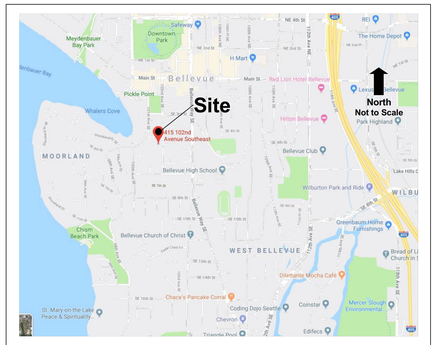
VICINITY MAP



Map Generated on: 01/22/2020

SW ¼, SW ¼ SECTION 32, TOWNSHIP 25 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON





Vicinity Map
415 102nd Avenue SE
NTS

LEGEND

	A-	WETLAND FLAG
	BG	BUILDING
	BM	BENCHMARK
●	BOL	BOLLARD
□	CB I	CATCH BASIN TYPE I
◎	CB II	CATCH BASIN TYPE II
	CMP	CORRUGATED METAL PIPE
	CONC	CONCRETE
	COR	CORNER
○	COS	SANITARY SEWER CLEAN OUT
	CTR CHAN	CENTER OF CHANNEL
	CVLT	CABLE VAULT
	DI	DUCTILE IRON
Ⓓ	DMH	STORM DRAIN MANHOLE
Ⓔ	EB	ELECTRIC BOX
▨	EM	ELECTRIC METER
	FDC	FIRE DEPARTMENT CONNECTOR
	FH	FIRE HYDRANT
	FNC	FENCE
▨	GM	GAS METER
	GVL	GRAVEL
	IE	INVERT ELEVATION
	INT	INTERSECTION
	IP	IRON PIPE
	LP	LIGHT POLE
	MB	MAILBOX
	PVC	PLASTIC PIPE
	PVLT	POWER VAULT
●	RCS	RREBAR & CAP SET
	RPE	ROOF PEAK ELEVATION
△	SFT-	GOLDSMITH SURVEY CONTROL
Ⓢ	SMH	SANITARY SEWER MANHOLE
Ⓣ	TER	TELEPHONE RISER
	TSF	TRANSFORMER
	TVLT	TELEPHONE VAULT
	UG	UNDERGROUND CONNECTION
	UP	UTILITY POLE
	VERT	VERTICAL
	WM	WATER METER
	WSP	WATER SPIGOT
	WV	WATER VALVE
E E		UNDERGROUND ELECTRIC LINE
G G		GAS LINE
OHU		OVERHEAD UTILITY LINE
T T		UNDERGROUND TELEPHONE LINE
SS		SANITARY SEWER LINE
SD		STORM DRAIN LINE
W W		WATER LINE
X X		FENCE LINE
		BUILDING
		GRAVEL AREA
		PAVED AREA
		CONCRETE AREA

OVERALL SITE PLAN

LEGAL DESCRIPTION

TRACT 59 AND THE NORTHWEST QUARTER OF TRACT 60, BELLEVUE ACRE AND HALF ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGE 35, IN KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

SITE DATA

SITE LOCATION:	415 102nd AVENUE SE, BELLEVUE, WA 98004
TAX PARCEL #:	066600 0400
LOT SIZE:	51,862 SF
WETLAND AREA:	42,556 SF
BUFFER AREA:	9,306 SF
DEVELOPED AREA:	5,177 SF
No. OF UNITS PROPOSED:	3
ZONING:	R-30
EXISTING LAND USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
SEWER/WATER:	CITY OF BELLEVUE
POWER/GAS:	PUGET SOUND ENERGY
TELEPHONE SERVICE:	FRONTIER/COMCAST
CABLE:	FRONTIER/COMCAST
FIRE DISTRICT:	CITY OF BELLEVUE
SCHOOL DISTRICT:	BELLEVUE SCHOOL DISTRICT
OWNER:	MEYDENBAUER MEADOW LLC 1215 114th STREET SE BELLEVUE, WA 98004 (425)462-1080
ENGINEER/SURVEYOR:	GOLDSMITH LAND DEVELOPMENT SERVICES 1215 114th AVENUE SE BELLEVUE, WA 98004 (425)462-1080

NOTES

1. HORIZONTAL DATUM: NAD83(2011), ESTABLISHED PER CITY OF BELLEVUE CONTROL.
2. BASIS OF POSITION: FOUND MONUMENT AT THE INTERSECTION OF SE 6TH STREET AND 102ND AVENUE SE, SEE MAP FOR DESCRIPTION AND PLOTTED LOCATION. SAID MONUMENT IS ALSO KNOWN AS CITY OF BELLEVUE HORIZONTAL CONTROL POINT 3936. THIS POINT IS THE ONLY COORDINATE ON SAID DATUM, GRID EQUALS GROUND AT THIS POINT ONLY: N: 223,434.990, E:1,302,288.000
3. BASIS OF BEARING: HELD A BEARING OF N 00°13'39" E FROM SAID BASIS OF POSITION TO THE FOUND MONUMENT AT THE INTERSECTION OF MAIN STREET AND 102ND AVENUE. SEE MAP FOR DESCRIPTION AND PLOTTED LOCATION. SAID MONUMENT IS ALSO KNOWN AS CITY OF BELLEVUE HORIZONTAL CONTROL POINT 0654. SAID BEARING IS THE RESULT OF AN INVERSE BETWEEN SAID BASIS OF POSITION AND SAID MONUMENT. GRID COORDINATE: N: 225,584.171, E: 1,302,296.529
4. ALL DISTANCES HEREON ARE GROUND DISTANCES. A COMBINATION FACTOR OF 0.99998421 WAS PUBLISHED BY THE CITY OF BELLEVUE AT THE BASIS OF POSITION.
5. VERTICAL DATUM: NAVD 1988 PER CITY OF BELLEVUE SURVEY CONTROL.

   MASTER BENCHMARK: FOUND MONUMENT AT THE INTERSECTION OF 6TH STREET SE AND 102ND AVENUE SE, SEE MAP FOR DESCRIPTION AND PLOTTED LOCATION. SAID MONUMENT IS ALSO KNOWN AS CITY OF BELLEVUE VERTICAL CONTROL POINT 941. MONUMENT IS ALSO THE BASIS OF POSITION OF THIS SURVEY. ELEVATION = 35.12 FEET (NAVD 88).

   SITE BM#1: GOLDSMITH CONTROL POINT SFT-1, A REBAR AND CAP SET 1.0 FEET WEST OF THE BACK OF WALK ON THE EAST SIDE OF 102ND AVENUE SE AND =/-17.0 FEET NORTHERLY OF THE FIRE HYDRANT AT THE NORTH ENTRANCE TO MEYDENBAUER PLACE CONDOMINIUM. SEE MAP FOR PLOTTED LOCATION. ELEVATION = 26.93 FEET (NAVD 88).

   SITE BM#2: GOLDSMITH CONTROL POINT SFT-2A, SET REBAR AND RED PLASTIC CAP BETWEEN ASPHALT AND EDGE OF CONCRETE, 6.0 FEET SOUTHEASTERLY OF THE NORTHEAST PROPERTY CORNER AND 9.0 FEET SOUTHERLY OF "NO PARK" SIGN. SEE MAP FOR PLOTTED LOCATION. ELEVATION = 29.05 FEET (NAVD 88).

   SITE BM#3: GOLDSMITH CONTROL POINT SFT-1B, A MAG NAIL SET IN ASPHALT IN FRONT OF "RESERVED E" PARKING SPACE, 1.8 FEET SOUTH OF 8.0 FOOT CONCRETE WALL NEAR SOUTH BOUNDARY. ELEVATION =32.58 FEET (NAVD 88).

   SITE BM#4: GOLDSMITH CONTROL POINT SFT-2D, A REBAR AND RED PLASTIC CAP, SET 5.0 FEET SOUTHERLY OF FENCE LINE AND 9.0 FEET NORTHWESTERLY OF THE NORTHWEST CORNER OF BUILDING. ELEVATION=25.08 FEET (NAVD 88)

811 Know what's below. Call before you dig.

City of Bellevue

APPROVED BY

PERMIT NUMBER:

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

PLOTTED:	2019/12/11 11:54	PROMELFANGER	
DRAWN:			
DESIGNED:			
APPROVED:			
FIELD BOOK:			
PAGE #:			

L:\2018\18245\3 DEVELOPMENT\CAD\HOST DRAWINGS\SITE PLAN B\18245P01.DWG

KEITH J. GOLDSMITH, STATE OF WASHINGTON, 24597, REGISTERED PROFESSIONAL ENGINEER

MARK A. BARNES, STATE OF WASHINGTON, 36000, REGISTERED PROFESSIONAL ENGINEER

MEYDENBAUER MEADOW LLC

JOB NO. 18245

SHEET 1/1

SITE PLAN B
FOR
MEYDENBAUER MEADOW

415 102nd AVE. SE, CITY OF BELLEVUE KING COUNTY, WASHINGTON

Meydenbauer Meadow Variance to Allowable Density: Narrative Addressing Variance Criteria (BMC 20.30G.140)

Please accept this document as our narrative addressing the applicable variance criteria for a Variance Request per BMC 20.30G.140 (Decision criteria).

This Variance Request is to allow two (2) additional dwelling units on the project site located at 415 102nd Avenue SE, Parcel Number 066600-0400, referred to as Meydenbauer Meadow.

Per the Critical Area Report prepared by Altmann Oliver Associates LLC, dated December 17, 2019, the entire site except for the existing primary structure is encumbered by Wetland A, Meydenbauer Creek and associated buffers. Wetland A meets the criteria for a Category III wetland with 5 habitat points which requires a 110-foot buffer. The 110-foot buffer extends across the entirety of, and beyond, the subject property.

The site is 51,862 square feet (1.19 acres) in area. The site is more than 90 percent constrained by critical area and critical area buffer; therefore, the site is eligible for a Reasonable Use Exception which permits up to ten percent of the site be disturbed for development per BMC 20.25H.200. A Reasonable Use Exception / Critical Areas Land Use Permit Application has been submitted and is being reviewed by the City of Bellevue concurrently with this Variance Request. As demonstrated by the Reasonable Use Exception application, ten percent of the site provides up to 5,186 square feet of developable area. The proposal will result in 5,177 square feet of wetland buffer impact, which is less than the maximum of 5,186 square feet.

Per BMC 20.25H.045, the attached Allowable Density Calculation permits 1.94 dwelling units on the site, which is rounded down to one (1) dwelling unit. This Variance Request is to allow two (2) additional dwelling units, for a total of three dwelling units to be developed on the site. Approval of the Variance for the two (2) additional dwelling units will not result in any additional critical area or buffer impacts, because all development will occur within an area smaller than the 5,186 square feet of developable area allowed by the Reasonable Use Exception application.

Approval of the Variance for the two (2) additional dwelling units will allow the site to be developed more consistently with the surrounding multifamily developments in the R-30 Zone. The Variance will also allow the development of the site to maintain the character of the existing neighborhood and to implement the Comprehensive Plan more effectively. Without the Variance, a new existing single family use would be developed on the site, which is not consistent with the character of the surrounding neighborhood, the Comprehensive Plan designation, or the zoning district.

The following provides the analysis of how the proposal for two (2) additional dwelling units in the Meydenbauer Meadow development meets the applicable Variance Decision Criteria.

20.30G.140 Decision Criteria

A. General

1. The variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and land use district of the subject property; and

- **This variance for two (2) additional dwelling units is not a grant of special privilege. Instead it is a request for minimal relief due to the extent of critical areas and associated buffers. The variance will permit the site to be developed consistent with the existing multi-family developments surrounding the site, and consistent with the intent of the R-30 zoning and the Comprehensive Plan.**
- **The variance for the two (2) additional dwelling units will not result in any additional critical area or buffer impacts, because all development will occur within an area smaller than the 5,186 square feet of developable area allowed by the concurrent Reasonable Use Exception application per BMC 20.25H.200.**
- **The maximum Development Density/Intensity calculation per BMC 20.25H.045 results in 1.94 DU's for the site, but this is rounded down to one (1) allowed unit. This Variance Request is for a density of a total of three (3) dwelling units to allow the site to be developed more consistently with the surrounding land use, which represents an increase of 1.06 DU's from the maximum Development Density/Intensity calculation per BMC 20.25H.045.**
- **The site is surrounded by multi-family apartment units consistent with the R-30 zoning. A single-family home or duplex is not consistent with the surrounding land uses and the request is for three units which is the minimum necessary for development consistent with the surrounding properties and in order to maintain the character of this established neighborhood.**

2. The variance is necessary because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property to provide it with use rights and privileges permitted to other properties in the vicinity and in the land use district of the subject property; and

- **The following table summarizes the special circumstances of the subject property because of the presence of critical areas and associated buffers:**

Site Data	Square Feet	Acres	Percentage of Site
Total Site Area:	51,862	1.19	100.0%
Total Critical Area and Critical Area Buffers:	50,577	1.16	97.5%
Buildable Area: (Area of existing house footprint)	1,285	0.03	2.5%
Proposed Wetland Buffer Impact: (Maximum 10% of Total Site Area per BMC 20.25H.200)	5,177	0.12	10.0% (Complies)

Per BMC 20.25H.200, a maximum of 10% of the total site area is developable. The developable area has been designed to impact only the buffer area. The development will not impact Meydenbauer Creek or Wetland A critical areas. The additional residential units will not result in additional buffer impacts beyond those permitted by the Reasonable Use Exception.

- **As discussed above, the surrounding properties are developed with multi-family apartment units consistent with the R-30 zoning. Due to the watercourse, wetland and associated buffers on site, the property is limited to one dwelling unit per the allowable density calculation in Sec. 20.25H.045. Developing one or two dwelling units on the site is inconsistent with the density and intensity of the surrounding development and neighborhood; therefore the variance is necessary to increase the allowable density to three units to provide the subject property with the same use rights as other R-30 zoned properties in the vicinity.**

3. The granting of the variance will not be materially detrimental to property or improvements in the immediate vicinity of the subject property; and

- **Increasing the allowable density by two (2) additional dwelling units will not be materially detrimental to property or improvements in the immediate vicinity of the subject property because approval of the variance will permit site development more consistent with the surrounding properties and R-30 zoning. The majority of the surrounding properties are large apartment buildings / complexes. The increased allowable density will provide additional density as permitted by the R-30 Zone and anticipated in the Comprehensive Plan. The additional density and intensity permitted by the variance will result in a use and structure that is more compatible with the existing character of the neighborhood.**
- **The proposed site design minimizes impacts to existing surrounding uses by consolidated the vehicular access to one curb cut and providing additional separation from the property to the north.**

4. The variance is not inconsistent with the Comprehensive Plan; and

The Variance Request is consistent with, and substantially implements, the Comprehensive Plan as follows:

- **The increase in allowable density is consistent with the Land Use Vision of the Comprehensive Plan to focus growth in denser areas that have infrastructure and services to support density.**
- **The increase in allowable density will have no impact on Meydenbauer Creek or Wetland A critical areas and will result in no additional impact to critical area buffers than those permitted by the Reasonable Use Exception. This is consistent with the Introduction to the Land Use Element to 'protect environmentally sensitive areas and maintain the character of established neighborhoods', while at the same time meeting the additional housing needs of the community.**

- **Per the Comprehensive Plans 'Today's Conditions', future growth is largely limited to the redevelopment of existing areas. The project is to redevelop a single-family residence that has reached the end of its functional life. Approval of the variance will allow for a modest net increase of two residential units on this site consistent with the R-30 zoning while maintaining the character of the neighborhood.**
- **Per the Comprehensive Plans 'Tomorrow's Projections', the variance requests additional density for the site which has infrastructure and zoning in place to support growth within the planning time period.**
- **Additional density on this site (two additional units per this Variance Request), meets the 'Challenges and Opportunities' Integration of Land Use and Transportation by providing additional housing near the Downtown area. The proximity of shopping and transportation nearby encourages walking, biking and transit use, reducing congestion on the streets and supporting vibrant and healthy communities.**
- **The additional density meets the Comprehensive Plans Land Use Strategy as it:**

  Directs growth to an area designated for compact development with a full range of transportation options nearby;

  Enhances the health and vitality of the existing neighborhood by providing additional housing that maintains the character of the neighborhood;

  Provides additional density while preserving critical areas as no impact to Meydenbauer Creek or Wetland A critical areas will result and no additional impact to critical area buffers will occur other than those permitted by the Reasonable Use Exception.
- **The Comprehensive Plan, Land Use Plan Residential Areas includes the major objective to maintain the vitality, quality and character of Bellevue's multifamily neighborhoods. Approval of this Variance Request will ensure that infill density is added to the neighborhood in a way which is compatible in use and scale with the existing neighborhood of multifamily units.**
- **Success of the Land Use Plan includes directing growth to appropriate areas. Approval of the Variance Request provides a modest amount of additional density for this 1.2-acre site in the R-30 Zone which, per the rounded down density calculation, is only allowed one (1) unit. Two (2) additional dwelling units are appropriate for this site which currently contains a single-family home surrounded by multifamily apartment units, especially when considering that no critical area impact or additional buffer impact is proposed.**

In addition to compliance with the Comprehensive Plan as detailed above, the Deviation Request meets the Goals and Policies of the Comprehensive Plan as follows:

- **LU-1 1. The increased density directs growth to an area designated for compact development and is in close proximity to a full range of transportation options.**

2. Additional density approved for this project enhances the health and vitality of this multifamily residential neighborhood by providing growth that maintains the character of the neighborhood.

- **LU-2 The proposed site development will preserve the tree canopy on 90% of the site. The mitigation plan proposes enhancement of the Wetland A buffer to increase the tree canopy from its existing condition.**
- **LU-5 Additional density assists the City with accommodating anticipated growth targets.**
- **LU-6 The variance to allow two (2) additional dwelling units will allow the residential development to achieve a greater portion of the density that is permitted in the MH-F land use designation and the R-30 Zone. The increased density will not result in critical area impacts or additional buffer impacts beyond that permitted by the Reasonable Use Exception.**
- **LU-9 Additional density makes it possible for people to live closer to where they work since the site is adjacent to the Downtown area which is a regional center and is expected to accommodate about half of the city's housing and job growth per the Comprehensive Plan.**
- **LU-15 The variance to allow two (2) additional dwelling units increases the housing choices that result from redevelopment of the property consistent with the MH-F land use designation.**
- **LU-29 Approval of the increased density will permit the site to be developed more fitting for the neighborhood, maintaining the existing, multifamily character.**
- **LU-33 The variance to allow two (2) additional dwelling units reserves the key natural features of Meydenbauer Creek and Wetland A. The increased density will not result in critical area impacts or additional buffer impacts beyond that permitted by the Reasonable Use Exception.**
- **LU-35 Redevelopment of the site with increased density provides additional housing within close proximity to downtown which promotes walking in order to increase public health.**
- **EN-1 The variance to allow two (2) additional dwelling units balances the protection of Meydenbauer Creek and Wetland A critical areas with the obligation of the City to meet its growth targets and to focus compact development growth in areas that can support it.**
- **EN-12 The proposed site development will preserve the tree canopy on 90% of the site. The mitigation plan proposes enhancement of the Wetland A buffer to increase the tree canopy from its existing condition.**
- **EN-19 The proposed site development will preserve the open surface water systems of Meydenbauer Creek and Wetland A. Implementation of the proposed mitigation plan will remove invasive plants and enhance Wetland A buffer and Meydenbauer**

Creek buffer, which will improve the degraded condition and improve the function and values of the wetland and creek.

- **EN-82 The Critical Area Report and Mitigation Plan prepared by Altman Oliver Associates uses a science-based approach to create a site-specific development plan that will achieve an equal or better result for the functions of Meydenbauer Creek and Wetland A.**
- **EN-84 The Mitigation Plan uses science-based mitigation for the impacts to the Wetland A buffers. The proposed buffer enhancement will protect the overall critical area functions of Meydenbauer Creek and Wetland A.**
- **EN-86 The proposed site design locates all development, including the two (2) additional dwelling units in the least sensitive area of the property. The increased density will not result in critical area impacts or additional buffer impact beyond that permitted by the Reasonable Use Exception.**

B. Additional Decision Criteria – Variances from Provisions of Part 20.25H LUC.

1. A variance to the requirements of Part 20.25H LUC may be granted only if the applicant demonstrates that a variance from other provisions of the LUC, where allowed under this part or Part 20.30H LUC, is not feasible. For purposes of this section, variances from the other provisions of the LUC shall be considered not feasible only when, considering the function to be served by the proposal, a variance to other provisions of the LUC, including non-critical area setbacks, will not realize the intended function of the proposal; and

The site contains critical areas and associated buffers and therefore is subject to the Development density / intensity restrictions of 20.25H.045. Per the attached allowable density calculation utilizing the required development factor, a total of 1.94 dwelling units is allowed, which is rounded down to one (1) dwelling unit. This Variance Request is to permit a total of three (3) dwelling units on the site which is only possible with an approved Variance from BMC Part 20.25H. There are no other provisions for relief from the maximum allowable density provisions of BMC 20.25H.045 that would allow the additional density, including reduced setbacks or other dimensional standards. Were it not for the density restriction under 20.25H.045, the allowed density under the R-30 Zone for the 5,186 square foot developable portion of the site under a Reasonable Use Exception would be three (3) units (0.12 acres * 30 DU/ac = 3.6 DU, rounded down to 3 units).

2. Where the variance involves disturbance of a critical area or critical area buffer, the variance includes a mitigation plan meeting the requirements of LUC 20.25H.210; and

This Variance Request is being processed concurrently with an application for a Reasonable Use Exception which is processed by the City of Bellevue as a Critical Areas Land Use Permit. Due to the impacts to the wetland buffer, a Mitigation Plan dated December 19, 2019 prepared by Altmann Oliver Associates has been prepared to meet the requirements of LUC 20.25H.210. The Reasonable Use Exception permits ten percent of the site to be disturbed for

development. The development of the site proposed by the Reasonable Use Exception and Variance will not impact Meydenbauer Creek or Wetland A critical areas. This Variance Request does not result in any additional wetland buffer disturbance then would result from the development of one or two dwelling units on the site. The additional density will allow the site to be developed consistent with Comprehensive Plan, R-30 zoning, and the surrounding community, maintaining the character of the neighborhood while preserving the critical areas onsite.

Altmann Oliver Associates, LLC

PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4509

AOA

Environmental
Planning &
Landscape
Architecture

CRITICAL AREAS REPORT

for

MEYDENBAUER MEADOW
REASONABLE USE EXCEPTION
BELLEVUE, WASHINGTON

Prepared For:

Goldsmith Land Investments, LLC
John Dulcich
1215 – 114th Ave. SE
Bellevue, WA 98004

December 17, 2019

Table of Contents

MEYDENBAUER MEADOW
BELLEVUE, WASHINGTON
CRITICAL AREAS REPORT

December 17, 2019

1.0 INTRODUCTION

This report is the result of a wetland/stream study for a proposed residential development on the Meydenbauer Meadow Reasonable Use Exception project site located in the City of Bellevue, Washington. The purpose of this report is to: 1) describe the wetland/stream identified and delineated on the site, 2) identify proposed modifications to the critical area buffer requirements, and 3) describe the measures that will be implemented to support these modifications.

2.0 GENERAL PROPERTY DESCRIPTION AND LAND USE

The 1.19-acre project site consists of Parcel 066600-0400 located at 415 – 102nd Ave. SE. The property is situated in Section 32, of Township 25 North, Range 05 East, W.M.

The northeast corner of the site is currently developed with a single-family residence. The remainder of the property is undeveloped and consists almost entirely of wetland. Surrounding land use consists primarily of multi-family residential.

3.0 METHODOLOGY

On July 19, 2018 John Altmann, principal ecologist with AOA, conducted an initial wetland and stream reconnaissance on the subject property utilizing the methodology outlined in the May 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0).* One wetland (Wetland A) and Meydenbauer Creek were identified on the site during this reconnaissance. The wetland boundary was delineated on May 7, 2019 and subsequently surveyed (**Figure 1**).

4.0 EXISTING CRITICAL AREAS

Wetland A is heavily influenced by beaver activity that dammed Meydenbauer Creek. At the time of the delineation, the creek was not readily observable due to the depth of ponding throughout the wetland. Following the delineation and just prior to the survey, beavers within the wetland were trapped and water levels dropped to the point that the creek could be surveyed. However, it is my understanding that beavers have returned and that water levels are again rising within the wetland.

Wetland A was considered a Depressional Hydrogeomorphic (HGM) class for rating purposes. **Attachment A** contains data sheets prepared for a representative location in both the wetland and upland. These data sheets document the

vegetation, soils, and hydrology information that aided in the wetland boundary delineation.

Vegetation within Wetland A was dominated by a canopy of Pacific willow (*Salix lasiandra*) over reed canarygrass (*Phalaris arundinacea*). Patches of Oregon ash (*Fraxinus latifolia*), Himalayan blackberry (*Rubus armeniacus*), and creeping buttercup (*Ranunculus repens*) were also observed along the wetland perimeter.

Wetland A meets the criteria for a Category III wetland with 5 Habitat Points (**Attachment B**) per the City of Bellevue rating system (i.e., 2014 Department of Ecology). Category III wetlands with 5 Habitat Points currently require a standard 110-foot buffer. This buffer extends through the house and encumbers the entire property.

Meydenbauer Creek is considered a Type F stream that requires a 100-foot buffer from the top of bank on undeveloped sites and 50 feet from the top of bank on developed sites. Since the stream is located entirely within the wetland, the wetland buffer is more restrictive.

4.1 Existing Wetland Functions

Wetlands, in general, provide many valuable ecological and social functions, including stormwater storage, water quality protection, groundwater recharge and discharge, and wildlife habitat. Wetland A generally has a moderate value for most of these functions due to its relatively large size and its association with a salmonid fish-bearing water. The wetland provides some stormwater storage area, while trapping sediments. The trapping of sediments and other pollutants within the wetland maintains water quality in downstream areas and aids in the prevention of fish habitat degradation by limiting silt accumulation within spawning areas.

In addition to its hydrologic functions, the wetland also provides significant biological functions and provides habitat for a variety of wildlife species acclimated to urban environments. Another important biologic function of the wetland is the transport of nutrients (via Meydenbauer Creek) to downstream areas. Nutrients transported to downstream areas provide biological support for fish and other aquatic wildlife.

Although privately owned, the on-site wetland does provide some cultural wetland functions as part of the overall open space associated with the Meydenbauer Creek riparian corridor. The wetland contains some passive recreational opportunities such as wildlife viewing.

5.0 PROPOSED BUFFER MODIFICATIONS

The proposed project consists of a Reasonable Use Exception (RUE) for a new residential development. The RUE process must be utilized for this site since the entire site is encumbered by wetland and buffer areas.

The proposed residences would be constructed in the northeastern corner of the site to locate development within the only upland portion of the property. As part of the

project, 5,177 s.f. of on-site buffer and 287 s.f. of buffer within the 102nd Ave. SE right-of-way (5,464 s.f. total) would be permanently impacted.

The area of buffer impact consists almost entirely of the existing residence, driveway, and old yard area, and does not currently provide a significant functional benefit to the wetland.

5.1 Potential Cumulative Impacts to Critical Areas

There are no anticipated cumulative impacts to Wetland A from the proposed project. The parcel will not be subdivided in the future and wetland and remaining buffer will be protected in perpetuity.

5.2 Required Performance Standards in LUC 20.25H.100

All development on sites with a wetland or wetland buffer require that the following performance standards be incorporated into the design of the development. The performance standards in LUC 20.25H.100 include:

1 Lights shall be directed away from the wetland.

All outdoor lights from the proposed residences should contain low-wattage bulbs with narrow angles of illumination directed away from the wetland. Metal hoods should be added to all exterior lights to direct lighting down and not out from fixtures.

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

The proposed residences would be constructed in the far northeastern corner of the site to maximize the upland area to the extent feasible. However, due to the surrounding existing development it is anticipated that wildlife currently utilizing the site have become acclimated to noise levels associated with more urban environs.

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

All stormwater from impervious surfaces will be managed per an approved drainage plan.

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

All stormwater from impervious surfaces will be managed per an approved drainage plan.

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

A wetland and buffer enhancement plan has been prepared for the area adjacent the proposed residences. In addition, to further limit pedestrian intrusion, a split-rail

fence will be installed along the perimeter of the proposed buffer following construction.

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

It is our recommendation that all future owners of the property are made aware of this requirement.

5.3 Reasonable Use Performance Standards for Structures

The construction of a structure as part of the RUE process must meet the requirements of **LUC 20.25H.205**.

A. *The structure shall be located on the site in order to minimize the impact on the critical area or critical area buffer, including modifying the non-critical area setbacks to the maximum extent allowed under LUC 20.25H.040;*

The proposed residences have been situated to limit wetland disturbance to the maximum extent feasible and no direct impacts to the wetland are proposed.

B. *Ground floor access points on portions of the structure adjacent to undisturbed critical area or critical area buffer shall be limited to the minimum necessary to comply with the requirements of the International Building Code and International Fire Code, as adopted and amended by the City of Bellevue;*

Access to the residences would be from the existing 102nd Ave. SE roadway in the vicinity of the existing driveway.

C. *Associated development, including access driveways and utility infrastructure shall be located outside of the critical area or critical area buffer to the maximum extent technically feasible;*

The project has been designed to avoid all direct critical area impacts. Since the entire site is encumbered, it is not possible to avoid all buffer impacts.

D. *Areas of disturbance for associated development, including access and utility infrastructure shall be consolidated to the maximum extent technically feasible*;

Only one access drive is proposed and all utility infrastructure will be designed to minimize impacts to the extent feasible.

E. *All areas of temporary disturbance associated with utility installation, construction staging and other development shall be determined by the Director and delineated in the field prior to construction and temporary disturbance shall be restored pursuant to a restoration plan meeting the requirements of LUC 20.25H.210;*

Per the current site design, all impacts are permanent and there are no proposed temporary impacts.

F. *Areas of permanent disturbance shall be mitigated to the maximum extent feasible on-site pursuant to a mitigation plan meeting the requirements of LUC 20.25H.210; and*

A buffer restoration and enhancement plan has been prepared to mitigate for the permanent buffer impact.

G. *Fencing, signage and/or additional buffer plantings should be incorporated into the site development in order to prevent long-term disturbance within the critical area or critical area buffer. (Ord. 5680, 6-26-06, § 3)*

Split-rail fencing and dense plantings will be utilized to demarcate all of the critical areas to be preserved.

5.4 Decision Criteria per LUC 20.30P.140

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

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

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

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

The project will utilize all of the best available construction, design, and development techniques to ensure the least possible impact on the critical area and its buffer. A final erosion control plan will be prepared to prevent sediment from entering the wetland during construction. Silt-fencing and tree protection fencing will also be installed.

To minimize light impacts to the wetland, all outdoor lights from the residence should contain low-wattage bulbs with narrow angles of illumination directed away from the wetland. Metal hoods should be added to all exterior lights to direct lighting down and not out from fixtures.

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

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

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

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

E. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC 20.25H.210; except that a proposal to modify or remove vegetation pursuant to an approved Vegetation Management Plan under LUC 20.25H.055.C.3.i shall not require a mitigation or restoration plan; and

A compensatory mitigation plan has been prepared (**Figures 1 through 8**).

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

All other applicable requirements of the Land Use Code will be met.

6.0 WILDLIFE HABITAT ASSESSMENT

Prior to conducting the habitat assessment, the Washington Department of Fish and Wildlife Priority Habitats and Species database (PHS) was reviewed. This database does not indicate the presence of any priority habitats or species on or adjacent to the site.

Vegetation on the site is dominated by a Pacific willow forest with a reed canarygrass understory. At the time of the study, nearly all of the wetland was ponded due to the damming of Meydenbauer Creek by beavers.

6.1 Wildlife Species of Local Importance

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

- Bald eagle (*Haliaeetus leucocephalus*): site not located within Bald Eagle Buffer Management Zone per PHS data and no nest sites observed. Some potential occasional perching opportunity within larger on-site trees possible. Primary Association: no.

- Peregrine falcon (*Falco peregrinus*): generally associated with coastal cliffs and shorelines, but also use large buildings in city center. Use of project site unlikely. Primary Association: no.

- Common Loon (*Gavia immer*): no presence - highly aquatic species associated with large water bodies. Primary Association: no.

- Pileated woodpecker (*Dryocopus pileatus*): Pileated woodpeckers generally inhabit mature and old-growth forests, and second-growth forests with large snags and fallen trees. The range of the species encompasses all of the forested areas of the state. Although typically found in larger forested tracts, they are known to occur in suburban habitats as well. Their key breeding habitat need is the presence of large snags or decaying live trees for nesting, as this species generally excavates a new nest cavity each year. The breeding and nesting periods of the pileated woodpecker extends from late March to early July. No pileated woodpecker nests were observed on the site during the field investigation. Some foraging potential. Primary Association: no.

- Vaux's swift (*Chaetura vauxi*): Vaux's swifts are strongly associated with old growth and mature forests throughout the state and are highly dependent on large hollow trees and snags for breeding and roosting. Unlikely nesting or primary association on the site due to lack of large snag concentrations. Primary Association: no.

- Merlin (*Falco columbarius*): unlikely presence – generally require coastal or high elevation forests. Primary Association: no.

- Purple martin (*Progne subis*): unlikely presence – generally require cavities near or over permanent open water for nesting. Primary Association: no.

- Western grebe (*Aechmophorus occidentalis*): no presence – highly aquatic species associated with large water bodies. Primary Association: no.

- Great blue heron (*Ardea herodias*): potential presence - some potential foraging possible within wetlands, but no roosts observed on or adjacent site. Primary Association: no.

- Osprey (*Pandion haliaetus*): unlikely presence - perch availability not immediately adjacent large water body. Primary Association: no.

- Green heron (*Butorides striatus*): potential presence – some potential foraging possible within wetland. Primary Association: no.

- Red-tailed hawk (*Buteo jamaicensis*): some potential occasional perching opportunity within larger on-site trees possible. Primary Association: no.

- Western big-eared bat (*Plecotus townsendii*): potential presence, but no known nearby hibernacula, caves, or significant concentration of cavities so not considered a habitat of primary association. Primary Association: no.

- Keen's myotis (*Myotis keenii*): potential presence, but generally associated with larger coniferous forests so not considered a habitat of primary association. Primary Association: no.

- Long-legged myotis (*Myotis volans*): potential presence, but generally associated with larger coniferous forests so not considered a habitat of primary association. Primary Association: no.

- Long-eared myotis (*Myotis evotis*): potential presence, but generally associated with larger coniferous forests so not considered a habitat of primary association. Primary Association: no.

- Oregon spotted frog (*Rana pretiosa*): unlikely presence - believed to be extirpated from nearly all of western Washington. Primary Association: no.

- Western toad (*Bufo boreas*): presence possible but unlikely. Not considered habitat of primary association. Primary Association: no.

- Western pond turtle (*Clemmys marmorata*): unlikely presence - no known nearby populations. Primary Association: no.

- Chinook (*Oncorhynchus tshawytscha*): unlikely presence – not known to occur within Meydenbauer Creek. Primary Association: unknown.

- Bull trout (*Salvelinus confluentus*): unlikely presence – not known to occur within Meydenbauer Creek. Primary Association: unknown.

- Coho salmon (*Oncorhynchus kisutch*): unlikely presence – not known to occur within Meydenbauer Creek. Primary Association: unknown.

- River lamprey (*Lampetra ayresi*): unlikely presence – not known to occur within Meydenbauer Creek. Primary Association: unknown.

None of the 23 species of local importance are known to have a primary association with habitat on the site.

6.2 Impacts to Wildlife Species of Local Importance from Proposed Project

Since no impacts to Meydenbauer Creek or Wetland A would occur as part of the project, there are no anticipated negative impacts to these species from the proposed development. In addition, since the proposed development would be concentrated in the vicinity of the existing residence, no significant native plant communities would be removed by the proposal.

7.0 CRITICAL AREA MITIGATION

A critical area enhancement plan has been prepared by AOA. As part of the enhancement plan, invasive species within the critical areas and their buffers would be removed and the area planted with a variety of native species. The native plantings will increase the plant species and structural diversity of the wetland and buffer while providing a visual and physical screen to the wetland from the proposed development.

7.1 Goal, Objectives, and Performance Standards for Enhancement Areas

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

Objective A: Increase the structural and plant species diversity within the enhancement areas.
Performance Standard: There will be 100% survival of all woody planted species throughout the enhancement area at the end of the first year of planting. Following Year 1, success will be based on an 85% survival rate. Areal coverage of plantings or native re-colonized species will be at least 15% at Year 1, 20% at year 2, 30% at year 3, and 50% at year 5.

Objective B: Limit the amount of invasive and exotic species within the enhancement areas.
Performance Standard: After construction and following every monitoring event for a period of at least five years, exotic and invasive plant species will be maintained at levels below 10% total cover in all planted areas.

7.2 Construction Management

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

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

7.3 Monitoring Methodology

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

Photo-points will be established from which photographs will be taken throughout the monitoring period. These photographs will document general appearance and progress

in plant community establishment in the enhancement areas. Review of the photos over time will provide a visual representation of success of the plan.

7.4 Maintenance Plan

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

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

7.5 Contingency Plan

All dead plants will be replaced with the same species or an approved substitute species that meets the goal of the enhancement plan. Plant material shall meet the same specifications as originally installed material. Replanting will not occur until after reason for failure has been identified (e.g., moisture regime, poor plant stock, disease, shade/sun conditions, wildlife damage, etc.). Replanting shall be completed under the direction of the consultant, City of Bellevue, or the owner.

7.6 As-Built Plan

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

7.7 Financial Guarantee

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

ATTACHMENT A
DATA SHEETS

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: 415 102nd Ave SE Bellevue, Wa 98004 City/County: Bellevue/King County Sampling Date: 5-7-19
Applicant/Owner: Dulcich State: WA Sampling Point: DP# 1
Investigator(s): John Altmann, Jason Panzera Section, Township, Range: S32, T25N, R5E
Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): concave Slope (%): ____
Subregion (LRR): A Lat: 47.60589 Long: -122.20484 Datum: ____
Soil Map Unit Name: SK, No, AmC NWI classification: N/A
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	☒	No	☐	
Hydric Soil Present?	Yes	☒	No	☐	**Is the Sampled Area within a Wetland?** **Yes** ☒ **No** ☐
Wetland Hydrology Present?	Yes	☒	No	☐	

Remarks: 10' in Wetland off of A-7

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Fraxinus latifolia*	10	yes	FACW
2. ____			
3. ____			
4. ____			
50% = ____, 20% = ____		= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rubus armeniacus*	20	yes	FAC
2. ____			
3. ____			
4. ____			
5. ____			
50% = ____, 20% = ____		= Total Cover	
Herb Stratum (Plot size: 15')			
1. *Phalaris arundinacea*	80	yes	FACW
2. *Ranunculus repens*	20	yes	FAC
3. ____			
4. ____			
5. ____			
6. ____			
7. ____			
8. ____			
9. ____			
10. ____			
11. ____			
50% = ____, 20% = ____		= Total Cover	
Woody Vine Stratum (Plot size: 15')			
1. *Calystegia sepium*	10	yes	FAC
2. ____			
50% = ____, 20% = ____		= Total Cover	
% Bare Ground in Herb Stratum ____			

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC:	5	(A)
Total Number of Dominant Species Across All Strata:	5	(B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	100	(A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	____	x1 =	____
FACW species	____	x2 =	____
FAC species	____	x3 =	____
FACU species	____	x4 =	____
UPL species	____	x5 =	____
Column Totals:	____ (A)		____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

- ☐ 1 – Rapid Test for Hydrophytic Vegetation
- ☒ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 5 - Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☒ **No** ☐

Remarks:

Project Site: 415 102nd Ave SE Bellevue, Wa 98004

SOIL

Sampling Point: DP #1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	10 YR 4/1	70	10 YR 4/6	30			silty clay	

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ☐ Loamy Gleyed Matrix (F2)
- ☒ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soils Present? **Yes** ☒ **No** ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stresses Plants (D1) **(LRR A)**
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) **(LRR A)**
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes	☐	No	☒	Depth (inches):	
Water Table Present?	Yes	☒	No	☐	Depth (inches):	15"
Saturation Present? (includes capillary fringe)	Yes	☒	No	☐	Depth (inches):	12"

Wetland Hydrology Present? **Yes** ☒ **No** ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Ponded just downslope

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: 415 102nd Ave SE Bellevue, Wa 98004 City/County: Bellevue/King County Sampling Date: 5-7-19

Applicant/Owner: Dulcich State: WA Sampling Point: DP# 2

Investigator(s): John Altmann, Jason Panzera Section, Township, Range: S32, T25N, R5E

Landform (hillslope, terrace, etc.): slope Local relief (concave, convex, none): none Slope (%): ____

Subregion (LRR): A Lat: 47.60589 Long: -122.20484 Datum: ____

Soil Map Unit Name: SK, No, AmC NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒	No ☐	**Is the Sampled Area within a Wetland?**	**Yes ☐ No ☒**
Hydric Soil Present?	Yes ☐	No ☒		
Wetland Hydrology Present?	Yes ☐	No ☒		

Remarks: 10' in upland off of A-7. Delineation based largely on soils and hydrology adjacent beaver created ponding

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 10')	Absolute % Cover	Dominant Species?	Indicator Status
1. ____			
2. ____			
3. ____			
4. ____			
50% = ____, 20% = ____		= Total Cover	
Sapling/Shrub Stratum (Plot size: 10')			
1. *Rubus armeniacus*	20	yes	FAC
2. ____			
3. ____			
4. ____			
5. ____			
50% = ____, 20% = ____		= Total Cover	
Herb Stratum (Plot size: 10')			
1. *unidentified grass*	70	yes	
2. *Ranunculus repens*	20	yes	FAC
3. ____			
4. ____			
5. ____			
6. ____			
7. ____			
8. ____			
9. ____			
10. ____			
11. ____			
50% = ____, 20% = ____		= Total Cover	
Woody Vine Stratum (Plot size: 10')			
1. ____			
2. ____			
50% = ____, 20% = ____		= Total Cover	
% Bare Ground in Herb Stratum ____			

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC:	2	(A)
Total Number of Dominant Species Across All Strata:	3	(B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	67	(A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	____	x1 =	____
FACW species	____	x2 =	____
FAC species	____	x3 =	____
FACU species	____	x4 =	____
UPL species	____	x5 =	____
Column Totals:	____ (A)		____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

- ☐ 1 – Rapid Test for Hydrophytic Vegetation
- ☒ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ☐ 5 - Wetland Non-Vascular Plants[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes ☒ No ☐**

Remarks:

Project Site: 415 102nd Ave SE Bellevue, Wa 98004

SOIL

Sampling Point: DP# 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	10 YR 5/3	100					silt	

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soils Present? **Yes** ☐ **No** ☒

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stresses Plants (D1) **(LRR A)**
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) **(LRR A)**
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes	☐	No	☒	Depth (inches):	
Water Table Present?	Yes	☐	No	☒	Depth (inches):	
Saturation Present? (includes capillary fringe)	Yes	☐	No	☒	Depth (inches):	

Wetland Hydrology Present? **Yes** ☐ **No** ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Dry

ATTACHMENT B
WETLAND RATING

Wetland name or number A

RATING SUMMARY – Western Washington

Name of wetland (or ID #): 415 - 102nd Ave. SE Date of site visit: 5/7/2019

Rated by Altmann Trained by Ecology? ☑ Yes ☐ No Date of training 03/08 & 03/15

HGM Class used for rating Depressional & Flats Wetland has multiple HGM classes? ☐ Yes ☑ No

NOTE: Form is not complete with out the figures requested (*figures can be combined*).
Source of base aerial photo/map King County iMAP

OVERALL WETLAND CATEGORY III (based on functions ☑ or special characteristics ☐)

1. Category of wetland based on FUNCTIONS

_____ **Category I** - Total score = 23 - 27
_____ **Category II** - Total score = 20 - 22
X **Category III** - Total score = 16 - 19
_____ **Category IV** - Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
	List appropriate rating (H, M, L)			
Site Potential	M	M	M	
Landscape Potential	M	H	L	
Value	M	L	M	**Total**
Score Based on Ratings	6	6	5	**17**

Score for each function based on three ratings (*order of ratings is not important*)

9 = H, H, H
8 = H, H, M
7 = H, H, L
7 = H, M, M
6 = H, M, L
6 = M, M, M
5 = H, L, L
5 = M, M, L
4 = M, L, L
3 = L, L, L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	Category
Estuarine	
Wetland of High Conservation Value	
Bog	
Mature Forest	
Old Growth Forest	
Coastal Lagoon	
Interdunal	
None of the above	**X**

Wetland name or number A

DEPRESSIONAL AND FLATS WETLANDS

Water Quality Functions - Indicators that the site functions to improve water quality

D 1.0. Does the site have the potential to improve water quality?		
D 1.1. Characteristics of surface water outflows from the wetland:		2
Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet).	points = 3	
Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet.	points = 2	
☐ Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing	points = 1	
☐ Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch.	points = 1	
D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic (*use NRCS definitions*).	Yes = 4 No = 0	4
D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes):		5
Wetland has persistent, ungrazed, plants > 95% of area	points = 5	
Wetland has persistent, ungrazed, plants > ½ of area	points = 3	
Wetland has persistent, ungrazed plants > $^1/_{10}$ of area	points = 1	
Wetland has persistent, ungrazed plants < $^1/_{10}$ of area	points = 0	
D 1.4. Characteristics of seasonal ponding or inundation:		0
This is the area that is ponded for at least 2 months. See description in manual.		
Area seasonally ponded is > ½ total area of wetland	points = 4	
Area seasonally ponded is > ¼ total area of wetland	points = 2	
Area seasonally ponded is < ¼ total area of wetland	points = 0	
Total for D 1	Add the points in the boxes above	**11**

Rating of Site Potential If score is: ☐ **12 - 16 = H** ☑ **6 - 11 = M** ☐ **0 - 5 = L** *Record the rating on the first page*

D 2.0. Does the landscape have the potential to support the water quality function of the site?		
D 2.1. Does the wetland unit receive stormwater discharges?	Yes = 1 No = 0	1
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants?	Yes = 1 No = 0	1
D 2.3. Are there septic systems within 250 ft of the wetland?	Yes = 1 No = 0	0
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1 - D 2.3?		0
Source	Yes = 1 No = 0	
Total for D 2	Add the points in the boxes above	**2**

Rating of Landscape Potential If score is: ☐ **3 or 4 = H** ☑ **1 or 2 = M** ☐ **0 = L** *Record the rating on the first page*

D 3.0. Is the water quality improvement provided by the site valuable to society?		
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list?	Yes = 1 No = 0	0
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list?	Yes = 1 No = 0	1
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (*answer YES if there is a TMDL for the basin in which the unit is found*)?	Yes = 2 No = 0	0
Total for D 3	Add the points in the boxes above	**1**

Rating of Value If score is: ☐ **2 - 4 = H** ☑ **1 = M** ☐ **0 = L** *Record the rating on the first page*

Wetland name or number A

DEPRESSIONAL AND FLATS WETLANDS

Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation

D 4.0. Does the site have the potential to reduce flooding and erosion?		
D 4.1. Characteristics of surface water outflows from the wetland:		2
Wetland is a depression or flat depression with no surface water leaving it (no outlet)	points = 4	
Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet	points = 2	
Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch	points = 1	
Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing	points = 0	
D 4.2. Depth of storage during wet periods: *Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.*		3
Marks of ponding are 3 ft or more above the surface or bottom of outlet	points = 7	
Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet	points = 5	
☐ Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet	points = 3	
☐ The wetland is a "headwater" wetland	points = 3	
Wetland is flat but has small depressions on the surface that trap water	points = 1	
Marks of ponding less than 0.5 ft (6 in)	points = 0	
D 4.3. Contribution of the wetland to storage in the watershed: *Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.*		3
☐ The area of the basin is less than 10 times the area of the unit	points = 5	
The area of the basin is 10 to 100 times the area of the unit	points = 3	
The area of the basin is more than 100 times the area of the unit	points = 0	
☐ Entire wetland is in the Flats class	points = 5	
Total for D 4	Add the points in the boxes above	**8**

Rating of Site Potential If score is: ☐ **12 - 16 = H** ☑ **6 - 11 = M** ☐ **0 - 5 = L** *Record the rating on the first page*

D 5.0. Does the landscape have the potential to support hydrologic function of the site?		
D 5.1. Does the wetland unit receive stormwater discharges?	Yes = 1 No = 0	1
D 5.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate excess runoff?	Yes = 1 No = 0	1
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)?	Yes = 1 No = 0	1
Total for D 5	Add the points in the boxes above	**3**

Rating of Landscape Potential If score is: ☑ **3 = H** ☐ **1 or 2 = M** ☐ **0 = L** *Record the rating on the first page*

D 6.0. Are the hydrologic functions provided by the site valuable to society?		
D 6.1. The unit is in a landscape that has flooding problems. *Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.*		0
The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds):		
• Flooding occurs in a sub-basin that is immediately down-gradient of unit.	points = 2	
☐ • Surface flooding problems are in a sub-basin farther down-gradient.	points = 1	
☐ Flooding from groundwater is an issue in the sub-basin.	points = 1	
☐ The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. Explain why	points = 0	
☐ There are no problems with flooding downstream of the wetland.	points = 0	
D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?	Yes = 2 No = 0	0
Total for D 6	Add the points in the boxes above	**0**

Rating of Value If score is: ☐ **2 - 4 = H** ☐ **1 = M** ☑ **0 = L** *Record the rating on the first page*

Wetland name or number A

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class.* Check the Cowardin plant classes in the wetland. *Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

☐	Aquatic bed	4 structures or more: points = 4
☑	Emergent	3 structures: points = 2
☐	Scrub-shrub (areas where shrubs have > 30% cover)	2 structures: points - 1
☑	Forested (areas where trees have > 30% cover)	1 structure: points = 0

If the unit has a Forested class, check if:

☑ The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon

2

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*).

☑	Permanently flooded or inundated	4 or more types present: points = 3
☐	Seasonally flooded or inundated	3 types present: points = 2
☑	Occasionally flooded or inundated	2 types present: points = 1
☐	Saturated only	1 types present: points = 0
☐	Permanently flowing stream or river in, or adjacent to, the wetland	
☐	Seasonally flowing stream in, or adjacent to, the wetland	
☐	**Lake Fringe wetland**	**2 points**
☐	**Freshwater tidal wetland**	**2 points**

1

H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft^2.
Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. ***Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle***

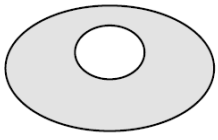
If you counted:	> 19 species	points = 2
	5 - 19 species	points = 1
	< 5 species	points = 0

1

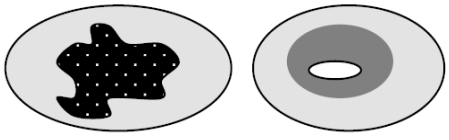
H 1.4. Interspersion of habitats

Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*

None = 0 points

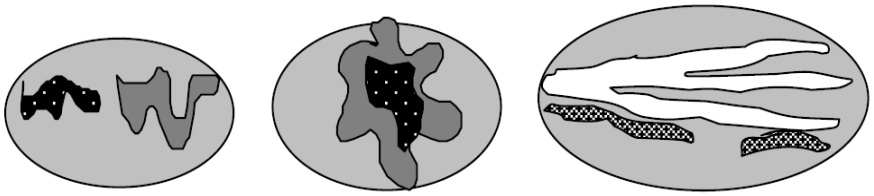


Low = 1 point



Moderate = 2 points

All three diagrams in this row are **HIGH** = 3 points



2

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. *The number of checks is the number of points.* ☑ Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long) ☑ Standing snags (dbh > 4 in) within the wetland ☑ Undercut banks are present for at least 6.6 ft (2 m) **and/or** overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) ☑ Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (*cut shrubs or trees that have not yet weathered where wood is exposed*) ☑ At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (*structures for egg-laying by amphibians*) ☐ Invasive plants cover less than 25% of the wetland area in every stratum of plants (*see H 1.1 for list of strata*)	5
Total for H 1 Add the points in the boxes above	**11**

Rating of Site Potential If Score is: ☐ **15 - 18 = H** ☑ **7 - 14 = M** ☐ **0 - 6 = L** *Record the rating on the first page*

H 2.0. Does the landscape have the potential to support the habitat function of the site?	
H 2.1 Accessible habitat (include *only habitat that directly abuts wetland unit*). *Calculate:* 0 % undisturbed habitat + (0.1 % moderate & low intensity land uses / 2) = 0.05% If total accessible habitat is: > 1/3 (33.3%) of 1 km Polygon points = 3 20 - 33% of 1 km Polygon points = 2 10 - 19% of 1 km Polygon points = 1 < 10 % of 1 km Polygon points = 0	0
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. *Calculate:* 0 % undisturbed habitat + (20.1 % moderate & low intensity land uses / 2) = 10.05% Undisturbed habitat > 50% of Polygon points = 3 Undisturbed habitat 10 - 50% and in 1-3 patches points = 2 Undisturbed habitat 10 - 50% and > 3 patches points = 1 Undisturbed habitat < 10% of 1 km Polygon points = 0	1
H 2.3 Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use points = (-2) ≤ 50% of 1km Polygon is high intensity points = 0	-2
Total for H 2 Add the points in the boxes above	**-1**

Rating of Landscape Potential If Score is: ☐ **4 - 6 = H** ☐ **1 - 3 = M** ☑ **< 1 = L** *Record the rating on the first page*

H 3.0. Is the habitat provided by the site valuable to society?	
H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? *Choose only the highest score that applies to the wetland being rated* . Site meets ANY of the following criteria: points = 2 ☐ It has 3 or more priority habitats within 100 m (see next page) ☐ It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) ☐ It is mapped as a location for an individual WDFW priority species ☐ It is a Wetland of High Conservation Value as determined by the Department of Natural Resources ☐ It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has 1 or 2 priority habitats (listed on next page) with in 100m points = 1 Site does not meet any of the criteria above points = 0	1

Rating of Value If Score is: ☐ **2 = H** ☑ **1 = M** ☐ **0 = L** *Record the rating on the first page*

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp.
http://wdfw.wa.gov/publications/00165/wdfw00165.pdf or access the list from here:
http://wdfw.wa.gov/conservation/phs/list/

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: ***NOTE**: This question is independent of the land use between the wetland unit and the priority habitat.*

- ☐ **Aspen Stands**: Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- ☐ **Biodiversity Areas and Corridors**: Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).
- ☐ **Herbaceous Balds**: Variable size patches of grass and forbs on shallow soils over bedrock.
- ☐ **Old-growth/Mature forests**: Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.
- ☐ **Oregon White Oak**: Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).
- ☑ **Riparian**: The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- ☐ **Westside Prairies**: Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).
- ☑ **Instream**: The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- ☐ **Nearshore**: Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page*).
- ☐ **Caves**: A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- ☐ **Cliffs**: Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- ☐ **Talus**: Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- ☐ **Snags and Logs**: Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

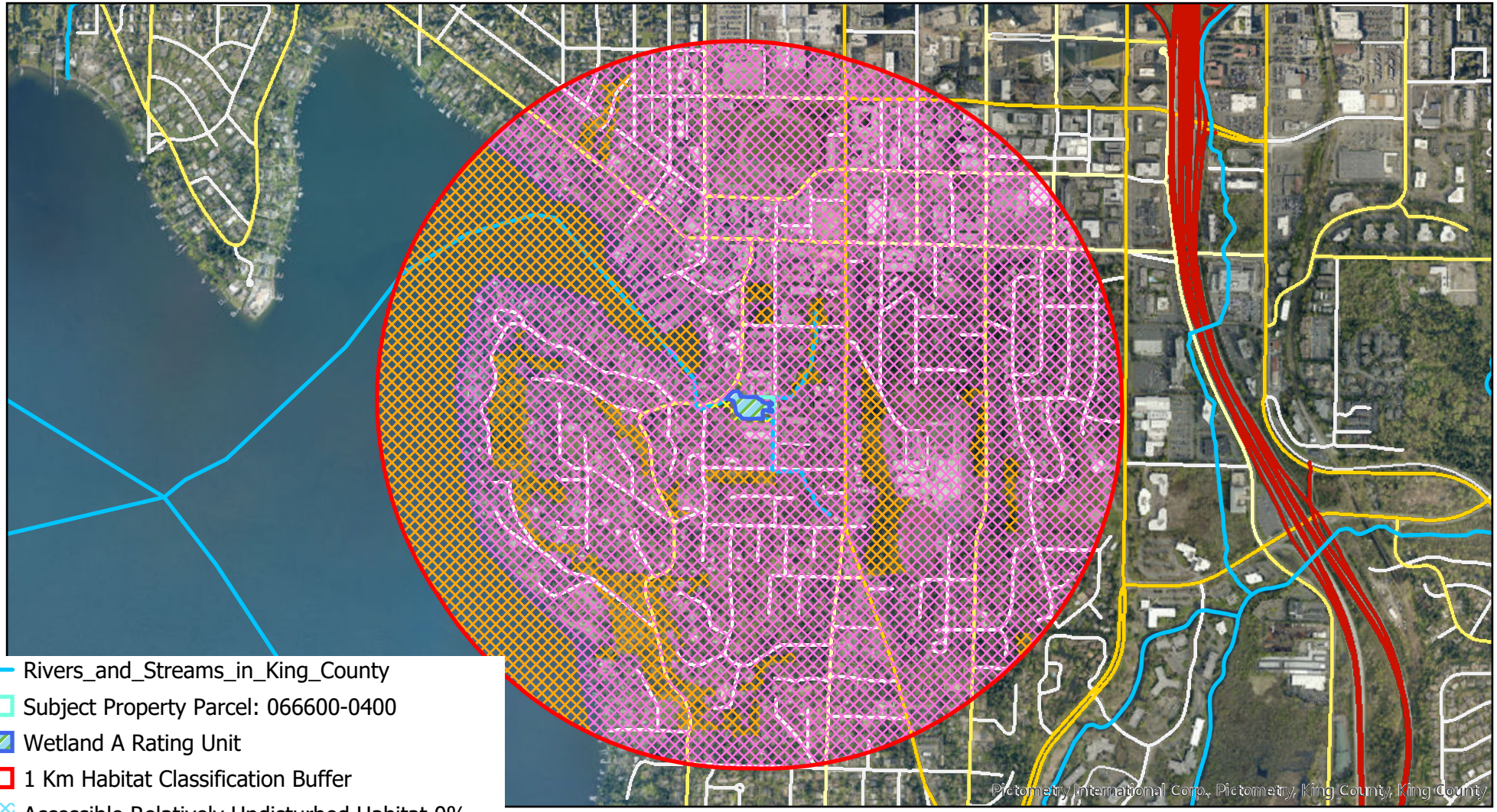
Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

415 102nd Ave SE
Bellevue, Wa, 98004
City of Bellevue
Parcel: 066600-0400

Altmann Oliver Associates, LLC
PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4509
AOA
Environmental
Planning &
Landscape
Architecture

AOA - 5765

Figure A



- Rivers_and_Streams_in_King_County
- Subject Property Parcel: 066600-0400
- Wetland A Rating Unit
- 1 Km Habitat Classification Buffer
- Accessible Relatively Undisturbed Habitat 0%
- Accessible Low_Moderate Intensity Habitat 0.1%
- Relatively Undisturbed Habitat 0%
- Low_Moderate Intensity Habitat 20%
- High Intensity Habitat 79.9%

0 500 1,000 2,000 3,000 4,000
US Feet

N

415 102nd Ave SE
Bellevue, Wa, 98004
City of Bellevue
Parcel: 066600-0400

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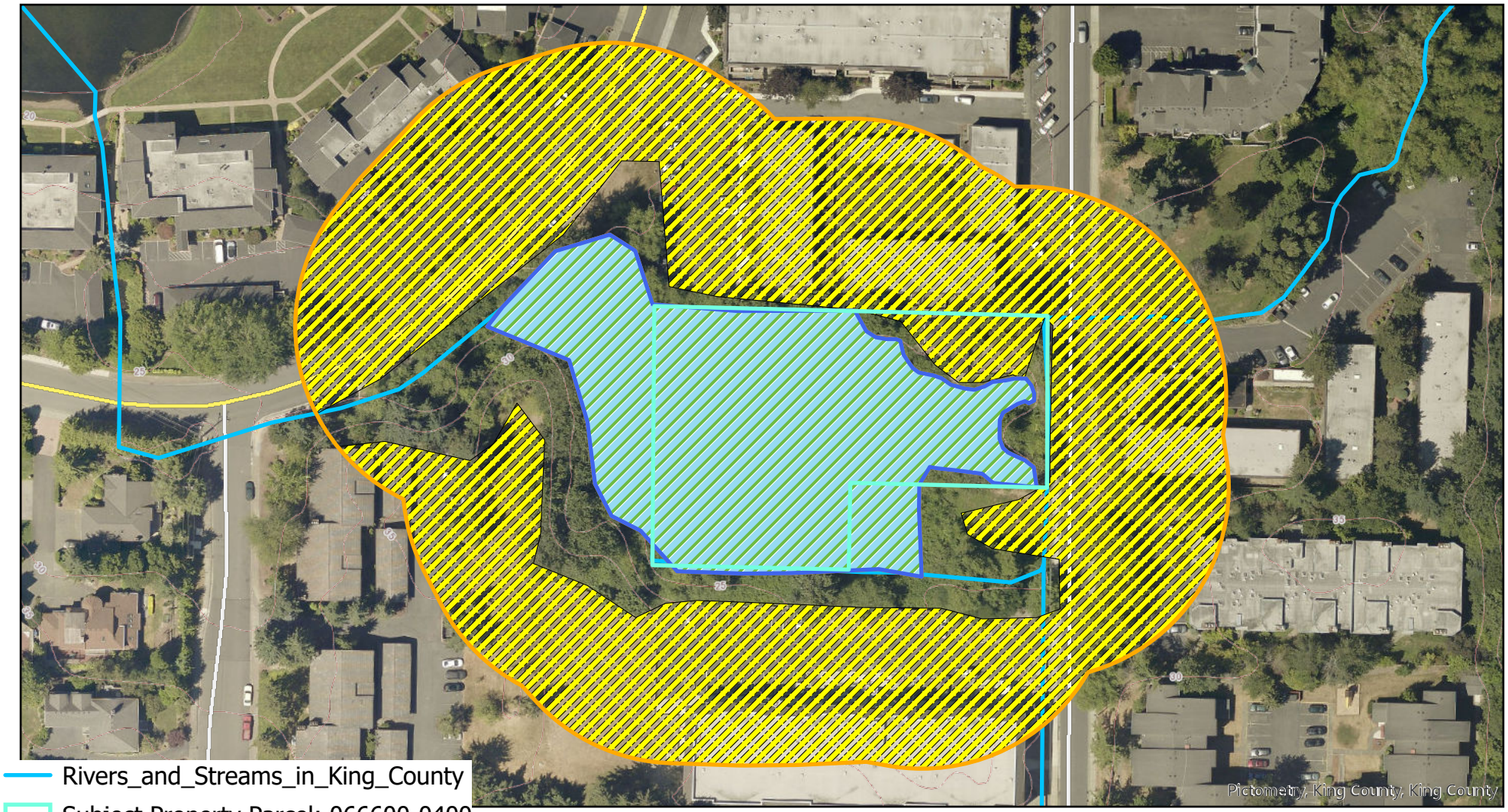
Figure B



Rivers_and_Streams_in_King_County
Subject Property Parcel: 066600-0400
Wetland A Rating Unit
150' Pollution Buffer
Pollution Generating Surfaces 81.2%

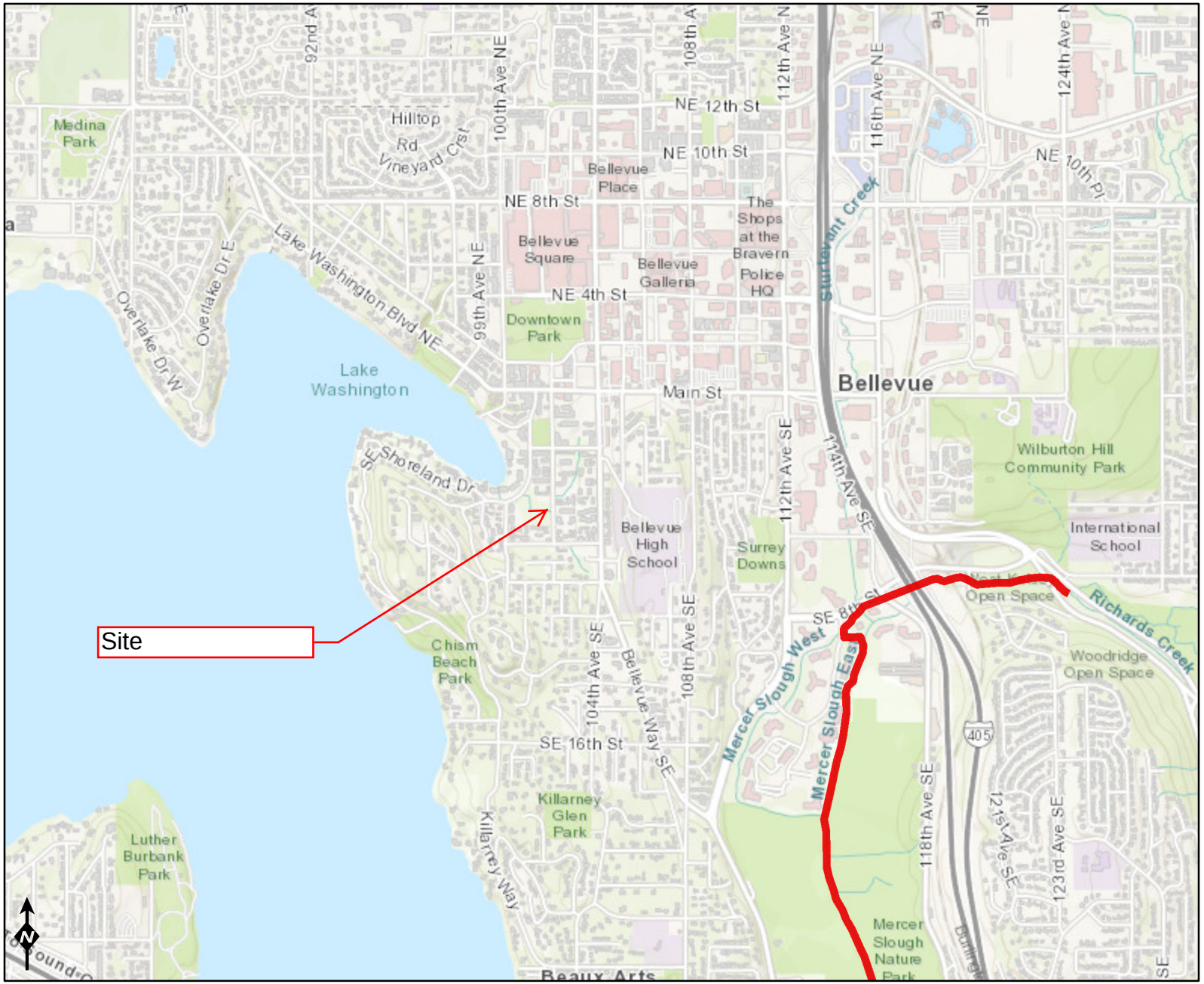
0 45 90 180 270 360
US Feet

N

July 9, 2019

Water Quality Atlas Map

Figure C



Assessed Waters/Sediment

Water
- Category 5 - 303d
- Category 4C
- Category 4B
- Category 4A
- Category 2
- Category 1

Sediment
- Category 5 - 303d
- Category 4C
- Category 4B
- Category 4A
- Category 2
- Category 1

Miles
0 0.25 0.5 1

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and

DEPARTMENT OF ECOLOGY
State of Washington

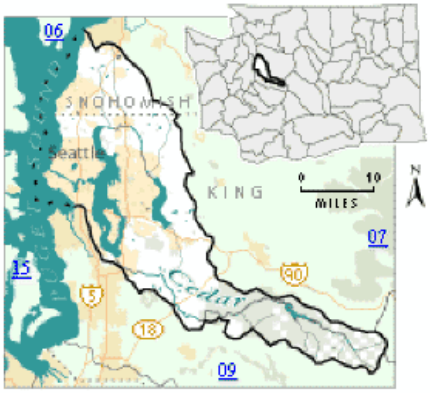
DEPARTMENT OF ECOLOGY
State of Washington

Figure D

Water Quality Improvement Projects (TMDLs)

WRIA 8: Cedar-Sammamish

The following table lists overview information for water quality improvement projects (including total maximum daily loads, or TMDLs) for this water resource inventory area (WRIA). Please use links (where available) for more information on a project.



Counties

- King
- Snohomish

Waterbody Name	Pollutants	Status**	TMDL Lead
Ballinger Lake	Total Phosphorus	Approved by EPA	Tricia Shoblom 425-649-7288
Bear-Evans Creek Basin	Fecal Coliform	Approved by EPA	Joan Nolan 425-649-4425
	Dissolved Oxygen Temperature	Approved by EPA	
Cottage Lake	Total Phosphorus	Approved by EPA Has an implementation plan	Tricia Shoblom 425-649-7288
Issaquah Creek Basin	Fecal Coliform	Approved by EPA	Joan Nolan 425-649-4425
Little Bear Creek Tributaries: Trout Stream Great Dane Creek Cutthroat Creek	Fecal Coliform	Approved by EPA	Ralph Svrjcek 425-649-7036
North Creek	Fecal Coliform	Approved by EPA Has an implementation plan	Ralph Svrjcek 425-649-7036
Pipers Creek	Fecal Coliform	Approved by EPA	Joan Nolan 425-649-4425
Sammamish River	Dissolved Oxygen Temperature	Field work starts summer 2015	Ralph Svrjcek 425-649-7036
Swamp Creek	Fecal Coliform	Approved by EPA Has an implementation plan	Ralph Svrjcek 425-649-7036

*** Status** *will be listed as one of the following: Approved by EPA, Under Development or Implementation*

For more information about WRIA 8:

- Waterbodies in WRIA 8 - using the Water Quality Assessment Query Tool
- Watershed Information for WRIA 8

* The Department of Ecology and other state resource agencies frequently use a system of 62 "Water Resource Inventory Areas" or "WRIAs" to refer to the state's major watershed basins.

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Figure E

Subject Property Parcel: 066600-0400
Wetland A Rating Unit
PFO
PEM

0 20 40 80 120 160
US Feet

N

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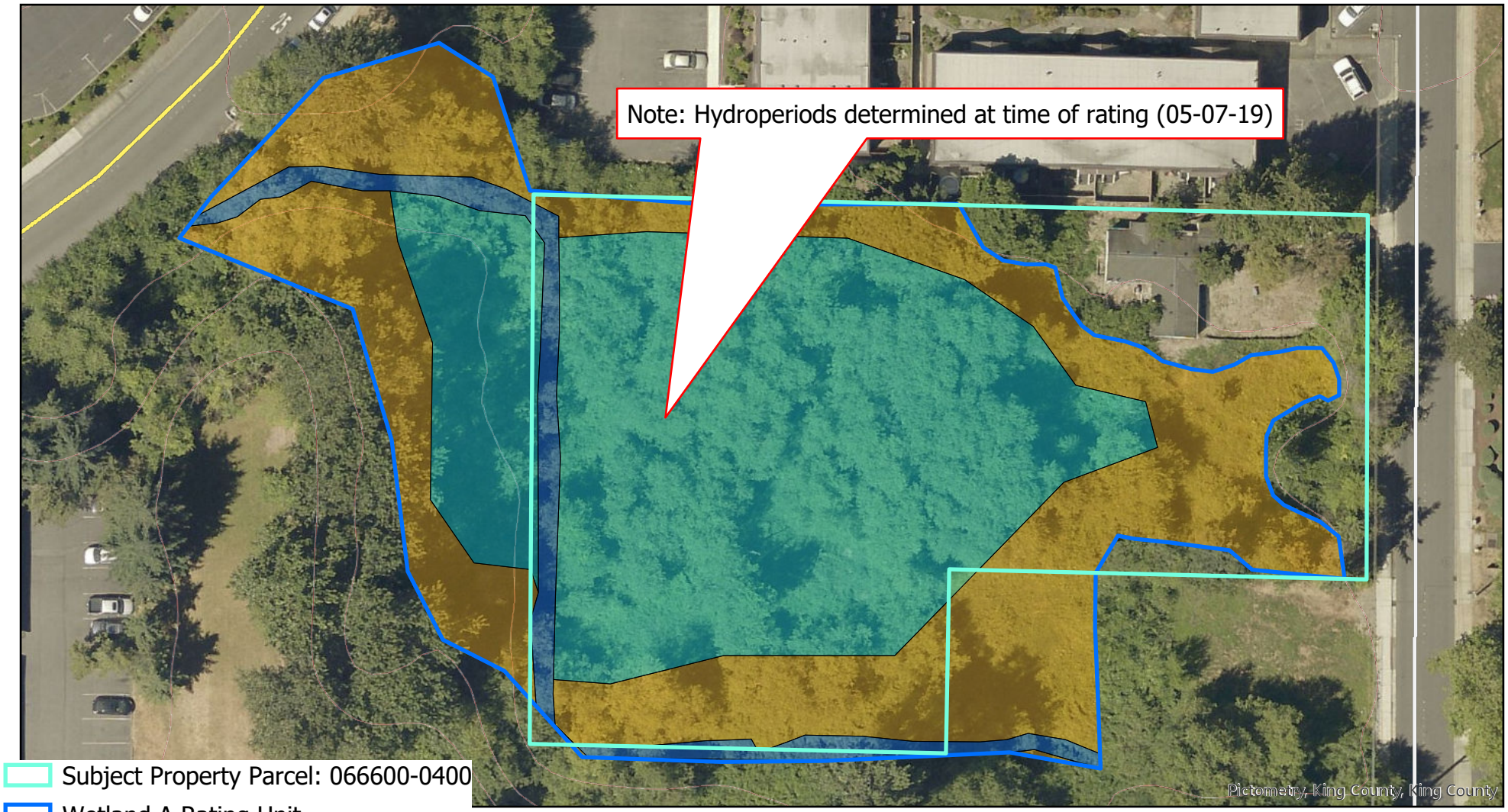
Bellevue, Wa, 98004
City of Bellevue
Parcel: 066600-0400

Altmann Oliver Associates, LLC
PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4509
AOA Environmental Planning & Landscape Architecture

AOA - 5765

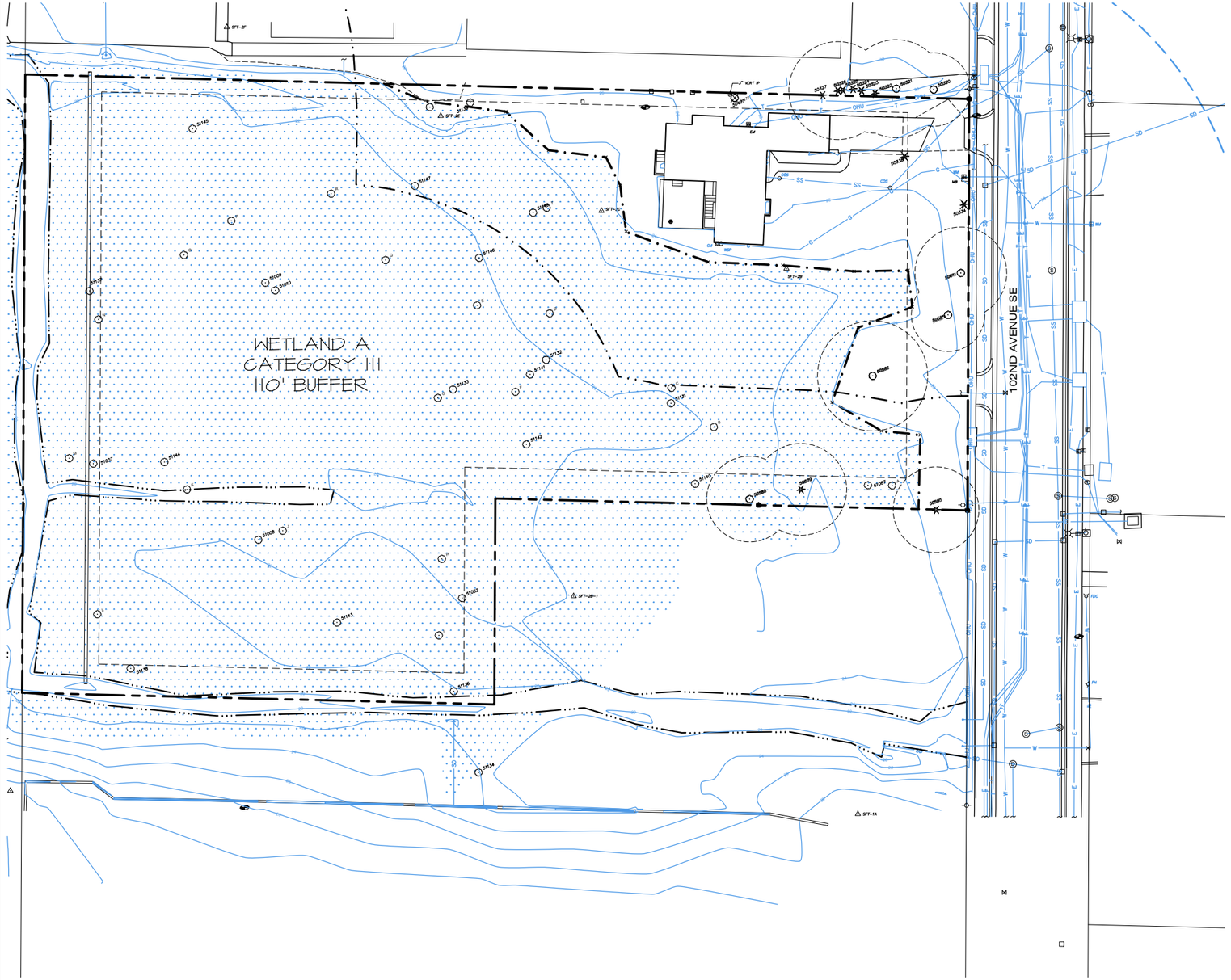
Figure F



Subject Property Parcel: 066600-0400
Wetland A Rating Unit
Occasionally Ponded
Permanently Ponded
Permanently Flowing Steam

0 20 40 80 120 160
US Feet

N



PLAN LEGEND

- PROPERTY LINE
- WETLAND BOUNDARY
- STANDARD 110' WETLAND BUFFER
- TOP OF BANK OF MEYDENBAUER CREEK - TYPE F - 100' BUFFER
- STANDARD 100' STREAM BUFFER

GRAPHIC SCALE
(IN FEET)

0 20 40 60 80 120

SCALE:1:40

N

NOTES

1. BASE INFORMATION PROVIDED BY GOLDSMITH, 1215 114 AVE. SE, BELLEVUE, WA 98004, (425) 462-1080.

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FIGURE 1: EXISTING CONDITIONS PLAN
MEYDENBAUER MEADOW
415 102ND AVENUE SE
BELLEVUE, WASHINGTON
KING COUNTY

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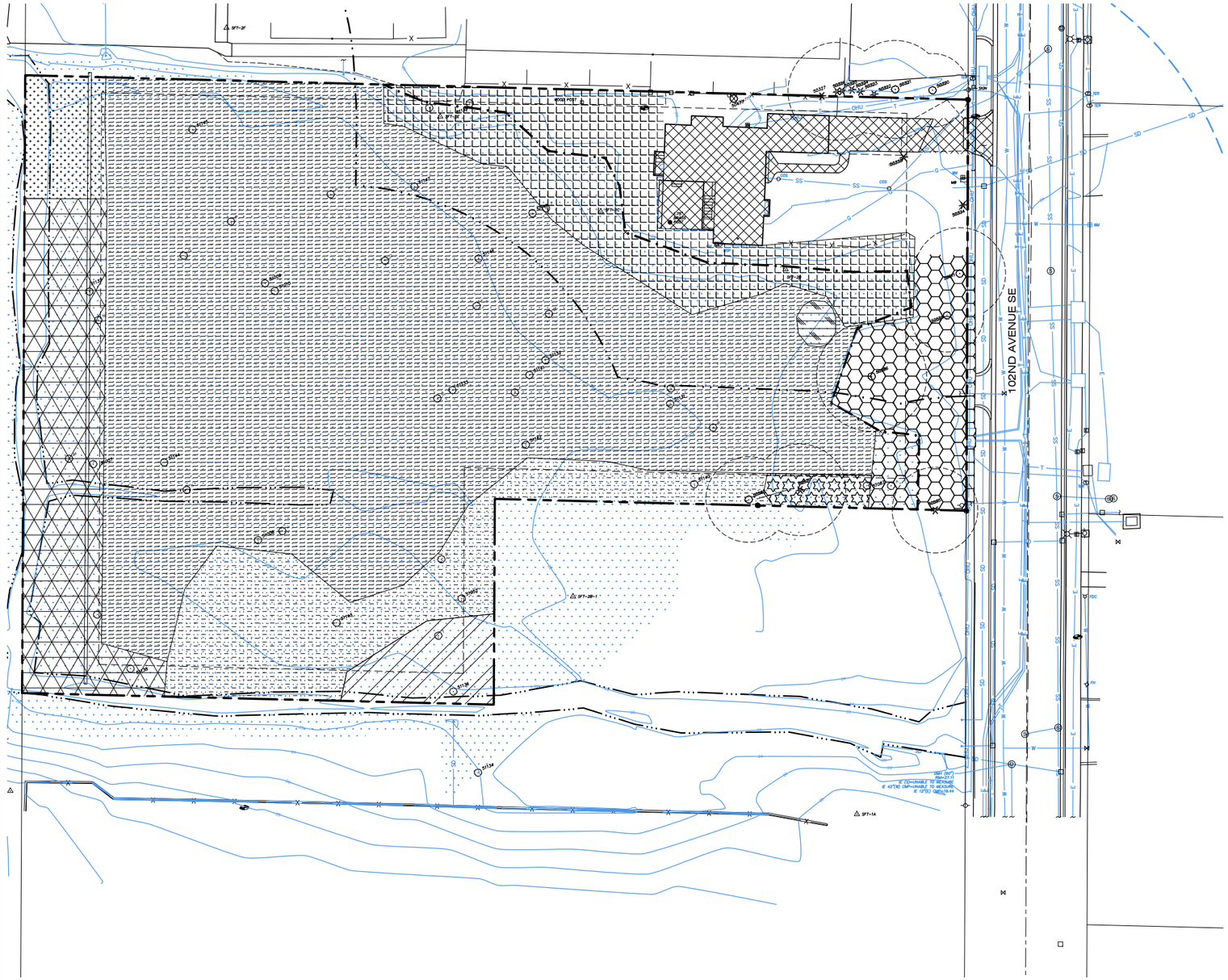

PLAN LEGEND

- PROPERTY LINE
- WETLAND BOUNDARY
- STANDARD 110' WETLAND BUFFER
- TOP OF BANK OF MEYDENBAUER CREEK - TYPE F - 100' BUFFER
- STANDARD 100' STREAM BUFFER

EXISTING VEGETATION

- EXISTING IMPERVIOUS
- 75% BIGLEAF MAPLE, WILLOW
- 50% HIMALAYAN BLACKBERRY, 50% SWORD FERN
- MATURE PACIFIC WILLOW WITH REED CANARYGRASS AND YELLOW-FLAG IRIS UNDERSTORY
- MATURE PACIFIC WILLOW WITH HIMALAYAN BLACKBERRY AND REED CANARYGRASS UNDERSTORY
- 100% HIMALAYAN BLACKBERRY
- 90% HIMALAYAN BLACKBERRY AND BINDWEED, 10% WILLOW
- RED-OSIER DOGWOOD
- OVERGROWN ORNAMENTALS AND INVASIVES
- DENSE NATIVE WOODY PLANTS WITH IVY UNDERSTORY

GRAPHIC SCALE
(IN FEET)

0 20 40 60 80 120

SCALE: 1:40

N

NOTES

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FIGURE 2: EXISTING VEGETATION MAP
MEYDENBAUER MEADOW
415 102ND AVENUE SE
BELLEVUE, WASHINGTON
KING COUNTY

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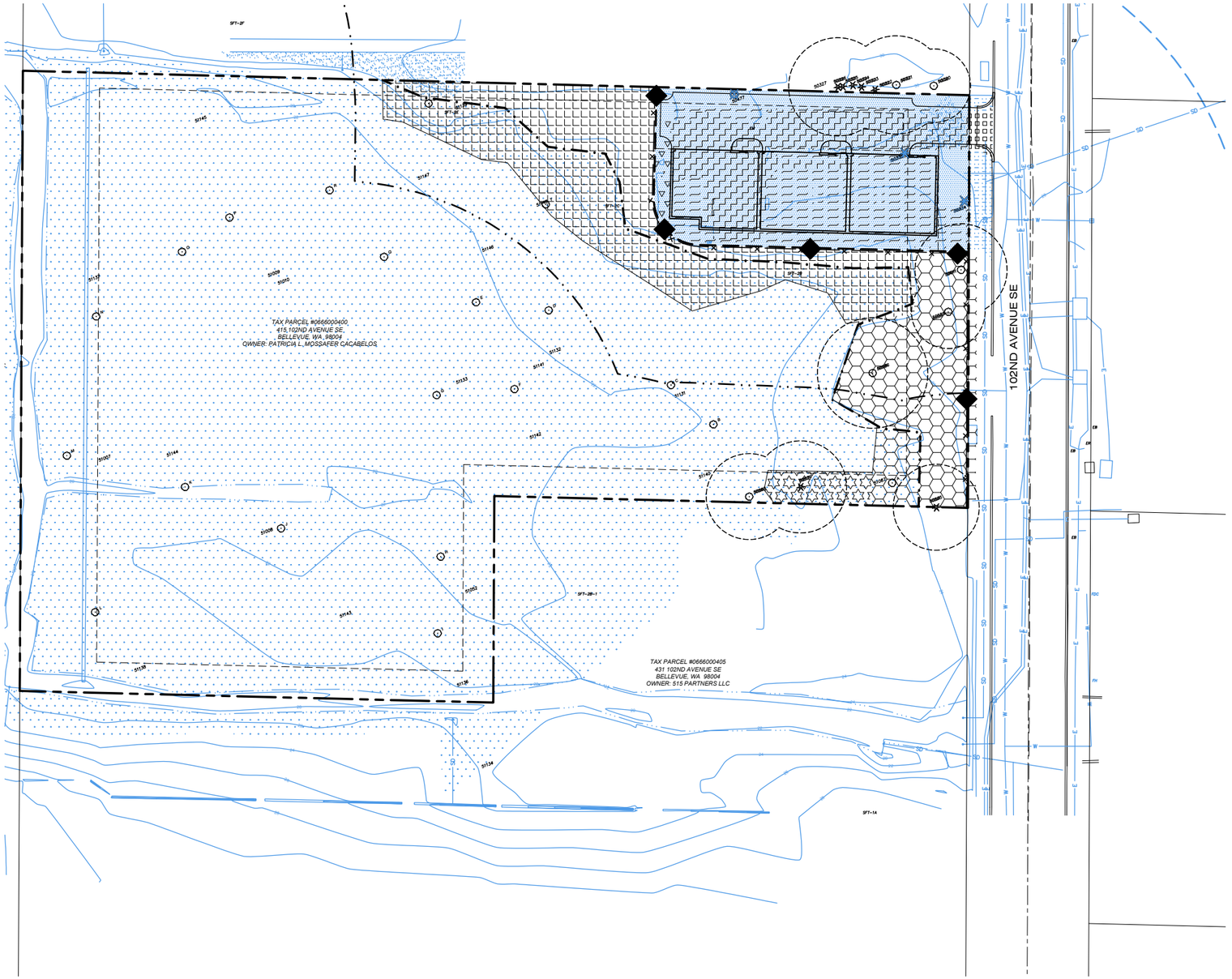

PLAN LEGEND

- PROPERTY LINE
- WETLAND BOUNDARY
- STANDARD 110' WETLAND BUFFER
- TOP OF BANK OF MEYDENBAUER CREEK - TYPE F - 100' BUFFER
- STANDARD 100' STREAM BUFFER
- PROPOSED WETLAND BUFFER
- SPLIT-RAIL FENCE WITH NGPA SIGN PER CITY OF BELLEVUE STANDARDS - TO BE LOCATED ON PROPOSED WETLAND BUFFER/ROW LINE

IMPACT LEGEND

ONSITE BUFFER IMPACT	5,177 SF
ROW BUFFER IMPACT	287 SF
TOTAL IMPACT	5,464 SF

IMPERVIOUS SURFACE LEGEND

NEW IMPERVIOUS	2,268 SF
IMPERVIOUS TO BE REMOVED	114 SF
IMPERVIOUS TO REMAIN	1,870 SF
IMPERVIOUS IN ROW TO REMAIN	102 SF
TOTAL NEW IMPERVIOUS	2,154 SF

MITIGATION LEGEND

WETLAND AND BUFFER ENHANCEMENT - TO BE PLANTED AT 90% TREES AND 100% SHRUBS DENSITY	4,681 SF
WETLAND AND BUFFER ENHANCEMENT - TO BE PLANTED AT 100% DENSITY	2,782 SF
WETLAND AND BUFFER ENHANCEMENT - REMOVE IVY AND PLANT GROUNDCOVER	361 SF
TOTAL ENHANCEMENT	7,824 SF

GRAPHIC SCALE (IN FEET)

0 20 40 60 80 120

SCALE: 1:40

N

NOTES

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FIGURE 3: PROPOSED SITE PLAN IMPACTS & MITIGATION
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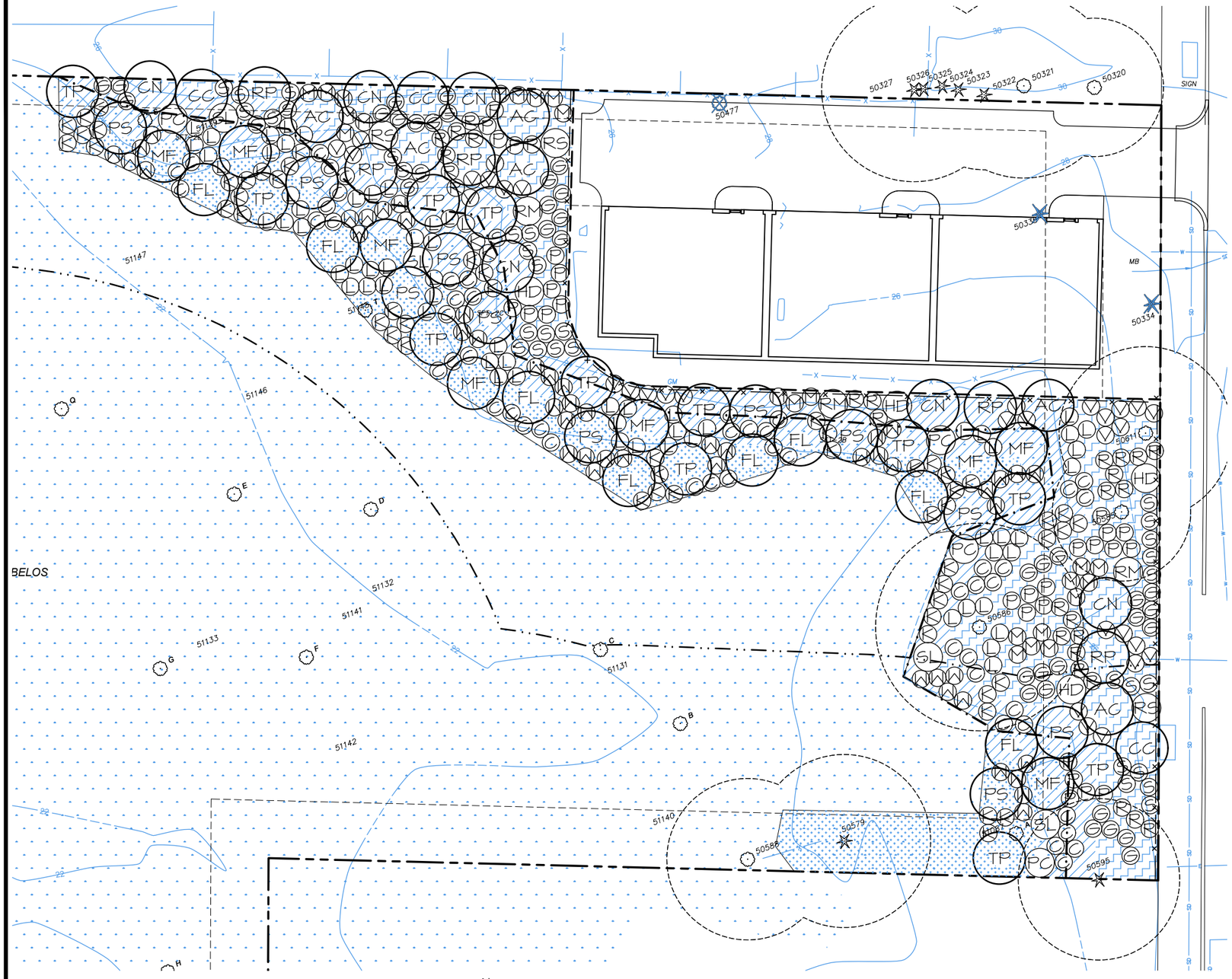

PLANT LIST (SEE FIGURE 5 FOR SCHEDULE)

TREES

KEY	COMMON NAME
AC	VINE MAPLE
CN	PACIFIC DOGWOOD
CC	WESTERN HAZELNUT
FL	OREGON ASH
MF	WESTERN CRABAPPLE
PS	SITKA SPRUCE
RP	CASCARA
TP	WESTERN RED CEDAR

SHRUBS

KEY	COMMON NAME
C	RED OSIER DOGWOOD
HD	OCEAN SPRAY
L	BLACK TWIN-BERRY
M	TALL OREGON GRAPE
PC	PACIFIC NINEBARK
RM	PACIFIC RHODODENDRON
RS	RED CURRANT
G	BALDHIP ROSE
R	NOOTKA ROSE
P	CLUSTERED ROSE
SL	PACIFIC WILLOW
W	SCOULER WILLOW
K	SITKA WILLOW
S	SNOWBERRY
V	EVERGREEN HUCKLEBERRY

*3 CUTTING PER SYMBOL

GROUNDCOVER

KEY	COMMON NAME
	LADY FERN
	SLOUGH SEDGE
	SWORD FERN

NOTES

1. BASE INFORMATION PROVIDED BY GOLDSMITH, 1215 114 AVE. SE, BELLEVUE, WA 98004, (425) 462-1080.

FIGURE 4: PROPOSED SITE PLAN MITIGATION
MEYDENBAUER MEADOW
415 102ND AVENUE SE
BELLEVUE, WASHINGTON
KING COUNTY

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PLANT SCHEDULE

TREES

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	SPACING	QTY.	SIZE	NOTES
AC	ACER CIRCINATUM	VINE MAPLE	10' O.C.	10' O.C.	6	2 GAL.	MULTI-STEM (3 MIN.)
CN	CORNUS NUTTALII	PACIFIC DOGWOOD	10' O.C.	10' O.C.	6	2 GAL.	FULL & BUSHY
CC	CORYLUS CORNUTA	WESTERN HAZELNUT	10' O.C.	10' O.C.	3	2 GAL.	MULTI-STEM (3 MIN.)
FL	FRAXINUS LATIFOLIA	OREGON ASH	10' O.C.	10' O.C.	8	2 GAL.	SINGLE TRUNK, WELL BRANCHED
MF	MALUS FUSCA	WESTERN CRABAPPLE	10' O.C.	10' O.C.	8	2 GAL.	SINGLE TRUNK, WELL BRANCHED
PS	PICEA SITCHENSIS	SITKA SPRUCE	10' O.C.	10' O.C.	11	2 GAL.	FULL & BUSHY
RP	RHAMNUS PURSHIANA	CASCARA	10' O.C.	10' O.C.	5	2 GAL.	MULTI-STEM (3 MIN.)
TP	THUJA PLICATA	WESTERN RED CEDAR	10' O.C.	10' O.C.	11	2 GAL.	FULL & BUSHY

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	SPACING	QTY.	SIZE (MIN.)	NOTES
C	CORNUS SERICEA	RED OSIER DOGWOOD	4.5' O.C.	3' O.C.	52	1 GAL.	MULTI-STEM (3 MIN.)
HD	HOODISCUS DISCOLOR	OCEAN SPRAY	4.5' O.C.	5' O.C.	4	1 GAL.	MULTI-STEM (3 MIN.)
L	LONICERA INVOLUCRATA	BLACK TWIN-BERRY	4.5' O.C.	3' O.C.	67	1 GAL.	MULTI-STEM (3 MIN.)
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	4.5' O.C.	3' O.C.	24	1 GAL.	FULL & BUSHY
PC	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	4.5' O.C.	5' O.C.	4	1 GAL.	MULTI-STEM (3 MIN.)
RM	RHODODENDRON MACROPHYLLUM	PACIFIC RHODODENDRON	4.5' O.C.	5' O.C.	3	1 GAL.	FULL & BUSHY
RS	RIBES SANGUINEUM	RED CURRANT	4.5' O.C.	5' O.C.	3	1 GAL.	MULTI-STEM (3 MIN.)
G	ROSA GYMNOCARPA	BALDHIP ROSE	4.5' O.C.	3' O.C.	35	1 GAL.	MULTI-STEM (3 MIN.)
R	ROSA NUTKANA	NOOTKA ROSE	4.5' O.C.	3' O.C.	27	1 GAL.	MULTI-STEM (3 MIN.)
P	ROSA PISOCARPA	CLUSTERED ROSE	4.5' O.C.	3' O.C.	29	1 GAL.	MULTI-STEM (3 MIN.)
SL	SALIX LASIANDRA	PACIFIC WILLOW	4.5' O.C.	5' O.C.	*12	4' CUTTING	1/2" DIA. MIN., BARK INTACT
W	SALIX SCOULERIANA	SCOULER WILLOW	4.5' O.C.	3' O.C.	*147	4' CUTTING	1/2" DIA. MIN., BARK INTACT
K	SALIX SITCHENSIS	SITKA WILLOW	4.5' O.C.	3' O.C.	*171	4' CUTTING	1/2" DIA. MIN., BARK INTACT
S	SYMPHORICARPOS ALBUS	SNOWBERRY	4.5' O.C.	3' O.C.	36	1 GAL.	MULTI-STEM (3 MIN.)
V	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	4.5' O.C.	3' O.C.	32	1 GAL.	FULL & BUSHY

*3 CUTTING PER SYMBOL

GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
	ATHYRIUM FILIX-FEMINA	LADY FERN	2' O.C.	379	1 GAL.	FULL & BUSHY
	CAREX OBNUPTA	SLOUGH SEDGE	2' O.C.	327	CLUMP DIVISIONS	FULL & BUSHY
	POLYSTICHUM MUNITUM	SWORD FERN	3' O.C.	133	1 GAL.	FULL & BUSHY

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FIGURE 5: PLANT SCHEDULE
MEYDENBAUER MEADOW
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BELLEVUE, WASHINGTON
KING COUNTY

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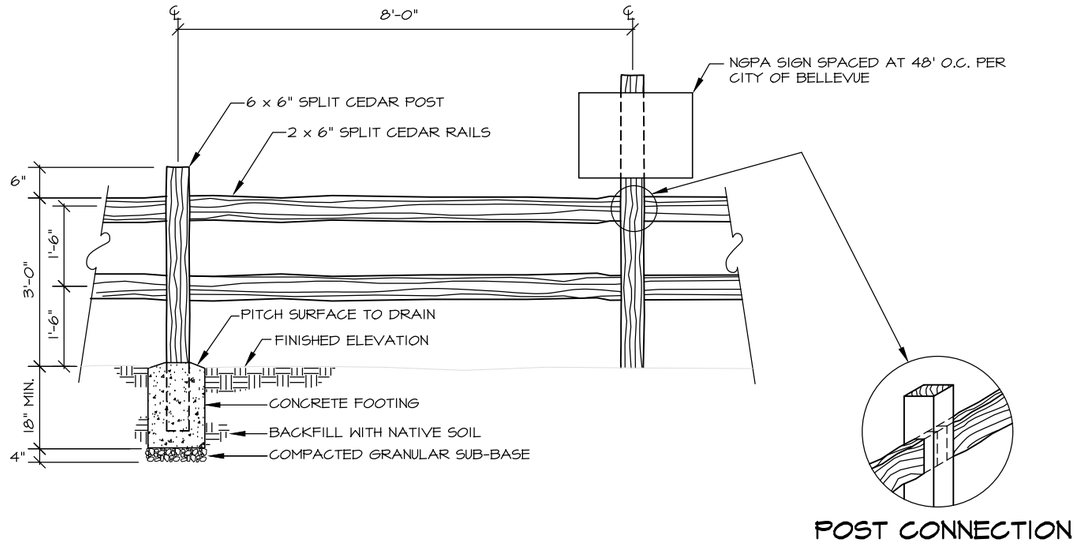
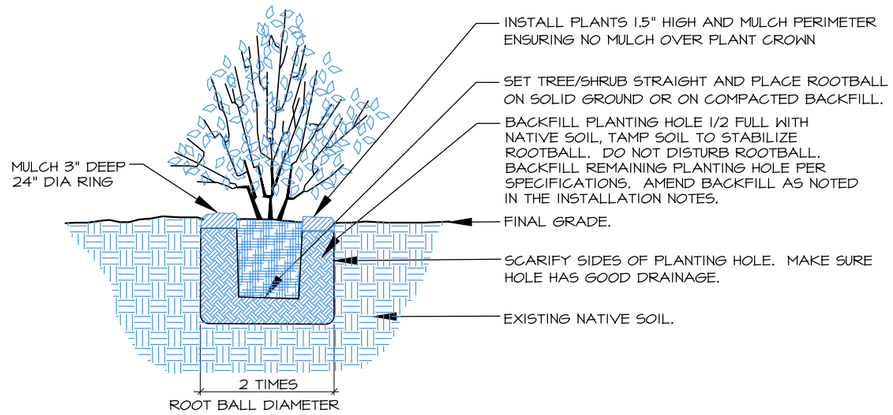
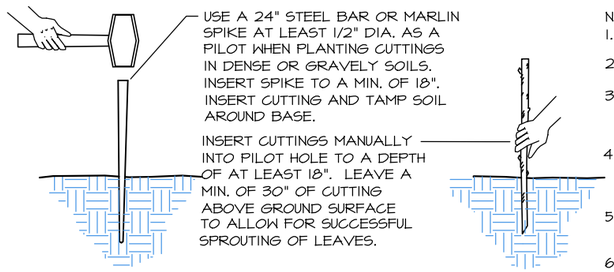


1 SPLIT-RAIL FENCE WITH NGPA SIGNS
SCALE: NTS

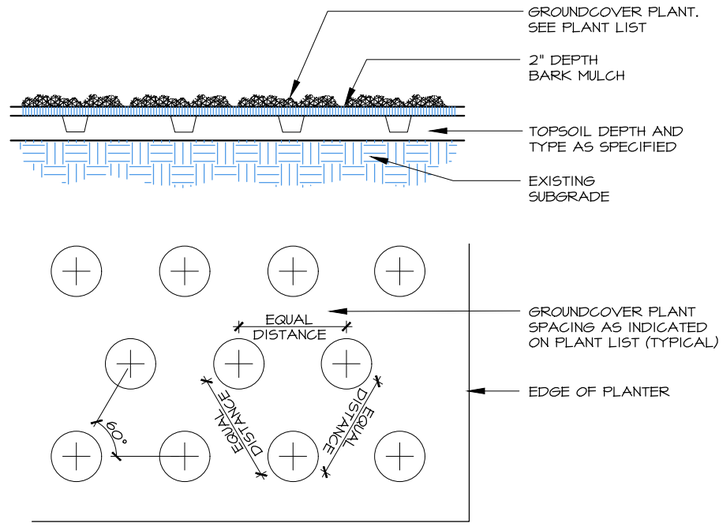


2 CONTAINER TREE/SHRUB PLANTING (TYP.)
SCALE: NTS



NOTES:
1. CUTTINGS SHALL BE SPECIES AS NOTED IN THE PLANT SCHEDULE.
2. CUTTINGS SHALL BE AT LEAST 1/2" DIA. AND 4' (min.) IN LENGTH.
3. CUTTINGS MUST BE ALIVE WITH SIDE BRANCHES CLEARLY REMOVED AND BARK INTACT. CUTTINGS SHALL BE PLANTED WITHIN 24 HOURS OF CUTTING.
4. THE BUTT ENDS SHOULD BE CLEANLY CUT AT AN ANGLE FOR EASY INSERTION INTO THE SOIL. THE TOP SHOULD BE CUT SQUARE OR BLUNT.
5. CUTTINGS MUST BE FRESH AND KEPT MOIST AFTER CUTTING. THEY SHOULD BE PRUNED AND INSTALLED THE SAME DAY.
6. DIP BOTTOM OF CUTTING IN A PLANT ROOTING HORMONE PRIOR TO INSERTION INTO THE SOIL.

3 CUTTING INSTALLATION (TYP.)
SCALE: NTS



4 GROUNDCOVER PLANTING (TYP.)
SCALE: NTS

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FIGURE 6: CONSTRUCTION DETAILS
MEYDENBAUER MEADOW
415 102ND AVENUE SE
BELLEVUE, WASHINGTON
KING COUNTY

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SPECIFICATIONS

1. CONTRACTOR INFORMATION. WHEN IT IS AVAILABLE, CONTACT INFORMATION SHALL BE PROVIDED TO THE CITY OF BELLEVUE THAT INCLUDES NAMES, ADDRESSES AND PHONE NUMBERS OF PERSONS/FIRMS THAT WILL BE RESPONSIBLE FOR INSTALLING REQUIRED PLANTS AND PERFORMING REQUIRED MAINTENANCE.
2. CONTRACTOR'S QUALIFICATIONS. ALL WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR REGISTERED IN THE STATE OF WASHINGTON. CONTRACTOR MUST BE EXPERIENCED IN MITIGATION AND RESTORATION WORK. THE CONTRACTOR SHALL PROVIDE THAT THERE IS ONE PERSON ON THE SITE AT ALL TIMES DURING WORK AND INSTALLATION WHO IS THOROUGHLY FAMILIAR WITH THE TYPE OF MATERIALS BEING INSTALLED AND THE BEST METHODS FOR THEIR INSTALLATION, AND WHO SHALL DIRECT ALL WORK BEING PERFORMED UNDER THESE SPECIFICATIONS. THIS PERSON SHALL HAVE A MINIMUM OF FIVE (5) YEARS EXPERIENCE INSTALLING NATIVE PLANT MATERIALS FOR WETLAND MITIGATION OR RESTORATION PROJECTS, UNLESS OTHERWISE ALLOWED BY THE LANDSCAPE DESIGNER, WETLAND BIOLOGIST AND/OR THE CITY OF BELLEVUE.
3. TEMPORARY EROSION CONTROL MEASURES WILL BE INSTALLED ALONG THE PROPOSED BUFFER BOUNDARY PRIOR TO ANY WORK IN THE CRITICAL AREA OR BUFFER.
4. A PRE-CONSTRUCTION MEETING WILL BE HELD ONSITE WITH THE LANDSCAPE CONTRACTOR AND AOA PRIOR TO START OF WORK.
5. ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH UNLESS SUPPLEMENTAL IRRIGATION IS IN PLACE PRIOR TO PLANTING.
6. INTERMEDIATE INSPECTIONS. ALL PLANTS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE DESIGNER AND/OR WETLAND BIOLOGIST PRIOR TO INSTALLATION. CONDITION OF ROOTS OF A RANDOM SAMPLE OF PLANTS WILL BE INSPECTED, AS WELL AS ALL ABOVEGROUND GROWTH ON ALL PLANTS. ROOTS OF ANY BARE ROOT PLANTS, IF PERMITTED FOR USE, WILL BE INSPECTED. PLANT MATERIAL MAY BE APPROVED AT THE SOURCE, AT THE DISCRETION OF THE LANDSCAPE DESIGNER AND THE WETLAND BIOLOGIST. ALL MATERIAL MUST BE RE-INSPECTED AND APPROVED ON THE SITE PRIOR TO INSTALLATION. PLANT LOCATIONS SHALL ALSO BE INSPECTED AND APPROVED PRIOR TO PLANTING.
7. PRIOR TO INSTALLATION OF PLANT MATERIAL, THE PLANTING AREAS WILL BE LAID OUT BASED ON THE PLANTING PLAN, AND ALL NON-NATIVE WOODY AND HERBACEOUS VEGETATION LOCATED IN THE PLANTING AREAS WILL BE REMOVED BY HAND WITH THE EXCEPTION OF JAPANESE KNOTWEED THAT SHOULD BE INJECTED PER KING COUNTY STANDARDS. ENSURE FULL KILL BEFORE HAND REMOVAL OF REMAINING PLANT MATTER.
8. IN WEED-REMOVAL AREAS, IMPORTED DEJONG'S FERTIL-MULCH SHALL BE PLACED TO PRE CLEARING GRADES.
9. ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PITS SHALL BE BACKFILLED WITH A 30/70 MIX OF STEERCO TO NATIVE SOIL. PLANTS SHALL BE INSTALLED 3" HIGH AND SURFACED MULCHED TO A DEPTH OF 3" WITH COMPOSTED HOG-FUEL OR WOOD CHIPS PLACED CONTINUOUSLY THROUGHOUT THE PLANTING BED IN OPEN AREAS AND PLACED WITHIN A 24" DIAMETER AROUND EACH PLANT IN VEGETATED AREAS..
10. ALL PLANTS SHALL BE NURSERY GROWN (IN WESTERN WA OR OR) FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.
11. PLANT LAYOUT SHALL BE APPROVED BY AOA PRIOR TO INSTALLATION AND APPROVED UPON COMPLETION OF PLANTING.
12. UPON COMPLETION OF PLANTING, ALL PLANTS SHALL BE THOROUGHLY WATERED.
13. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, THE CITY OF BELLEVUE WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
14. MAINTENANCE SHALL BE REQUIRED IN ACCORDANCE WITH THE CITY OF BELLEVUE MITIGATION GUIDELINES AND APPROVED PLANS.
15. AN IRRIGATION SYSTEM SHALL BE DESIGNED BY THE LANDSCAPE CONTRACTOR TO PROVIDE 1/2" OF FLOW 2-3 TIMES WEEKLY FROM JULY 1 -OCTOBER 31 THE FIRST YEAR AFTER PLANTING TO ALL PLANTED AREAS VIA MP3 ROTOR HEADS. FLOW SHALL REDUCE TO 1-2 TIMES WEEKLY THE SECOND YEAR AFTER PLANTING AND ONCE WEEKLY THE YEARS 3-5.
16. MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE BELOW.

ANNUAL MAINTENANCE SCHEDULE

MAINTENANCE ITEM	J	F	M	A	M	J	J	A	S	O	N	D
WEED CONTROL			1		1	1	1	1	1	1		
GENERAL MAINT.			1		1	1	1	1	1	1		
IRRIGATION - YEAR 1						4	8	8	8			
IRRIGATION - YEAR 2						4	8	8	8			
IRRIGATION - YEARS 3-5						4	4	4	4			

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

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FIGURE 7: SPECIFICATIONS
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MONITORING PROGRAM

1.0 CRITICAL AREA PERFORMANCE MONITORING PROGRAM
A CRITICAL AREA ENHANCEMENT PLAN HAS BEEN PREPARED BY AOA. AS PART OF THE ENHANCEMENT PLAN, INVASIVE SPECIES WITHIN THE MITIGATION AREAS WOULD BE REMOVED AND THE AREA PLANTED WITH A VARIETY OF NATIVE SPECIES. THE NATIVE PLANTINGS WOULD INCREASE THE PLANT SPECIES AND STRUCTURAL DIVERSITY OF THE BUFFER WHILE PROVIDING A VISUAL AND PHYSICAL SCREEN TO THE WETLAND AND STREAM FROM THE PROPOSED RESIDENCES.

1.1 GOAL, OBJECTIVES, AND PERFORMANCE STANDARDS FOR ENHANCEMENT AREAS
THE PRIMARY GOAL OF THE MITIGATION PLAN IS TO INCREASE THE HABITAT AND PROTECTIVE FUNCTIONS OF THE CRITICAL AREAS ON THE SITE OVER CURRENT CONDITIONS. TO MEET THIS GOAL, THE FOLLOWING OBJECTIVES AND PERFORMANCE STANDARDS HAVE BEEN INCORPORATED INTO THE DESIGN OF THE PLAN:

OBJECTIVE A: INCREASE THE STRUCTURAL AND PLANT SPECIES DIVERSITY WITHIN THE ENHANCEMENT AREAS.
PERFORMANCE STANDARD: THERE WILL BE 100% SURVIVAL OF ALL WOODY PLANTED SPECIES THROUGHOUT THE ENHANCEMENT AREA AT THE END OF THE FIRST YEAR OF PLANTING. FOLLOWING YEAR 1, SUCCESS WILL BE BASED ON AN 85% SURVIVAL RATE. AREAL COVERAGE OF PLANTINGS OR NATIVE RE-COLONIZED SPECIES WILL BE AT LEAST 15% AT YEAR 1, 20% AT YEAR 2, 30% AT YEAR 3, AND 50% AT YEAR 5.

OBJECTIVE B: LIMIT THE AMOUNT OF INVASIVE AND EXOTIC SPECIES WITHIN THE ENHANCEMENT AREAS.
PERFORMANCE STANDARD: AFTER CONSTRUCTION AND FOLLOWING EVERY MONITORING EVENT FOR A PERIOD OF AT LEAST FIVE YEARS, EXOTIC AND INVASIVE PLANT SPECIES WILL BE MAINTAINED AT LEVELS BELOW 10% TOTAL COVER IN ALL PLANTED AREAS. THESE SPECIES INCLUDE, BUT ARE NOT LIMITED TO, HIMALAYAN AND EVERGREEN BLACKBERRY, REED CANARYGRASS, JAPANESE KNOTWEED, ENGLISH IVY, THISTLE, POISON HEMLOCK, STINKY BOB, LAUREL, HOLLY, HEDGE BINDWEED AND CREEPING NIGHTSHADE.

1.2 CONSTRUCTION MANAGEMENT
PRIOR TO COMMENCEMENT OF ANY WORK IN THE ENHANCEMENT AREAS, THE CLEARING LIMITS WILL BE STAKED AND ALL EXISTING VEGETATION TO BE SAVED WILL BE CLEARLY MARKED. A PRE-CONSTRUCTION MEETING WILL BE HELD AT THE SITE TO REVIEW AND DISCUSS ALL ASPECTS OF THE PROJECT WITH THE LANDSCAPE CONTRACTOR AND THE OWNER.

A CONSULTANT WILL SUPERVISE PLAN IMPLEMENTATION DURING CONSTRUCTION TO ENSURE THAT OBJECTIVES AND SPECIFICATIONS OF THE ENHANCEMENT PLAN ARE MET. ANY NECESSARY SIGNIFICANT MODIFICATIONS TO THE DESIGN THAT OCCUR AS A RESULT OF UNFORESEEN SITE CONDITIONS WILL BE JOINTLY APPROVED BY THE CITY OF BELLEVUE AND THE CONSULTANT PRIOR TO THEIR IMPLEMENTATION.

1.3 MONITORING METHODOLOGY
THE MONITORING PROGRAM WILL BE CONDUCTED FOR A PERIOD OF FIVE YEARS, WITH ANNUAL REPORTS SUBMITTED TO THE CITY OF BELLEVUE. PERMANENT VEGETATION SAMPLING PLOTS WILL BE ESTABLISHED TO MONITOR THE GENERAL APPEARANCE, HEALTH, MORTALITY, COLONIZATION RATES, PERCENT COVER, PERCENT SURVIVAL, VOLUNTEER PLANT SPECIES, AND INVASIVE WEEDS.

PHOTO-POINTS WILL BE ESTABLISHED FROM WHICH PHOTOGRAPHS WILL BE TAKEN THROUGHOUT THE MONITORING PERIOD. THESE PHOTOGRAPHS WILL DOCUMENT GENERAL APPEARANCE AND PROGRESS IN PLANT COMMUNITY ESTABLISHMENT IN THE ENHANCEMENT AREAS. REVIEW OF THE PHOTOS OVER TIME WILL PROVIDE A VISUAL REPRESENTATION OF SUCCESS OF THE PLAN.

1.4 MAINTENANCE PLAN
MAINTENANCE WILL BE CONDUCTED ON A ROUTINE, YEAR ROUND BASIS. ADDITIONAL MAINTENANCE NEEDS WILL BE IDENTIFIED AND ADDRESSED FOLLOWING A TWICE-YEARLY MAINTENANCE REVIEW. CONTINGENCY MEASURES AND REMEDIAL ACTION ON THE SITE SHALL BE IMPLEMENTED ON AN AS-NEEDED BASIS AT THE DIRECTION OF THE CONSULTANT OR THE OWNER.

ROUTINE REMOVAL AND CONTROL OF NON-NATIVE AND OTHER INVASIVE PLANTS (E.G., HIMALAYAN AND EVERGREEN BLACKBERRY, JAPANESE KNOTWEED, ENGLISH IVY, THISTLE AND CREEPING NIGHTSHADE) SHOULD BE PERFORMED ONLY BY MANUAL MEANS. UNDESIRABLE AND WEEDY EXOTIC PLANT SPECIES SHALL BE MAINTAINED AT LEVELS BELOW 10% TOTAL COVER WITHIN ANY GIVEN STRATUM AT ANY TIME DURING THE FIVE-YEAR MONITORING PERIOD.

1.5 CONTINGENCY PLAN
ALL DEAD PLANTS WILL BE REPLACED WITH THE SAME SPECIES OR AN APPROVED SUBSTITUTE SPECIES THAT MEETS THE GOAL OF THE ENHANCEMENT PLAN. PLANT MATERIAL SHALL MEET THE SAME SPECIFICATIONS AS ORIGINALLY-INSTALLED MATERIAL. REPLANTING WILL NOT OCCUR UNTIL AFTER REASON FOR FAILURE HAS BEEN IDENTIFIED (E.G., MOISTURE REGIME, POOR PLANT STOCK, DISEASE, SHADE/SUN CONDITIONS, WILDLIFE DAMAGE, ETC.). REPLANTING SHALL BE COMPLETED UNDER THE DIRECTION OF THE CONSULTANT, CITY OF BELLEVUE, OR THE OWNER.

1.6 AS-BUILT PLAN
FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES, AN AS-BUILT PLAN FOR THE RESTORATION AREA WILL BE PROVIDED TO THE CITY OF BELLEVUE. THE PLAN WILL IDENTIFY AND DESCRIBE ANY CHANGES IN RELATION TO THE ORIGINAL APPROVED PLAN.

1.7 FINANCIAL GUARANTEE
A FINANCIAL GUARANTEE WILL BE POSTED TO ENSURE THAT THE MITIGATION AND MONITORING PROGRAM IS FULLY IMPLEMENTED.

PROJECT 5765
DRAWN SO
SCALE AS NOTED
DATE 12-19-19
REVISED
8/8

FIGURE 8: MONITORING PROGRAM
MEYDENBAUER MEADOW
415 102ND AVENUE SE
BELLEVUE, WASHINGTON
KING COUNTY

Altmann Oliver Associates, LLC
PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4569
AOA Environmental Planning & Landscape Architecture

5765-MIT-12-19-19.dwg

Environmental Checklist reviewed by Peter Rosen (PR) 1/22/2019

Development Services

SEPA Environmental 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

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "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. For assistance, see SEPA Checklist Guidance on the Washington State Department of Ecology website.

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.

Background

1. Name of proposed project, if applicable **Meydenbauer Meadow**
2. Name of applicant **Meydenbauer Meadow LLC**
3. Contact person **John Dulcich** Phone **425.462.1080**
4. Contact person address **1215 114th Avenue SE, Bellevue, WA 98004**
5. Date this checklist was prepared **12/21/2019**
6. Agency requesting the checklist **City of Bellevue**

7. Proposed timing or schedule (including phasing, if applicable)

   No phasing is planned. The Applicant anticipates review / approval of the Reasonable Use Exception / Critical Areas Land Use Permit by or before April 2020 followed by building permit application.

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

   A building permit is anticipated following approval of the Reasonable Use Exception / Critical Areas Land Use Permit and Land Use Variance to 20.25H.045 Development Density / Intensity.

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

   Wetland Delineation and Rating for Meydenbauer Meadow, Altmann Oliver Associates, LLC dated 8/19/19.

   Revised Geotechnical Report, ABPB Consulting, dated December 4, 2019

   Critical Areas Report including Wildlife Habitat Assessment and Wetland Mitigation Plans, Altmann Oliver Associates, LLC dated December 17, 2019.

   Arborist Report, Greenforest Incorporated, dated November 27, 2019

   Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

   The Applicant is not aware of any pending proposals that would affect the property.

10. List any government approvals or permits that will be needed for your proposal, if known.

    Reasonable Use Exception / Critical Areas Land Use Permit.

    Land Use Variance to 20.25H.045 Development Density / Intensity.

    Building Permit.

11. Give a 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.)

    The proposal is a Reasonable Use Exception / Critical Areas Land Use Permit to establish ten percent of the site which may be disturbed for development of the proposed dwelling units. The entire site is encumbered by Meydenbauer Creek, Wetland A and associated buffers which requires a Reasonable Use Exception be processed by the City of Bellevue for the proposed development. The existing home in the northeast corner of the site will be removed, and three dwelling units are proposed at that same location in order to minimize impact on the critical area buffer. The proposal includes the dwelling units and driveway access consolidated in the area previously disturbed by the existing home.

    Proposal also includes an application for a variance from the critical areas density calculation; approval of a variance would allow for three (3) residential units instead of one (1) dwelling unit as allowed under the density calculation.

PR 1/22/2020

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 the 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.

    The location of the property is 415 102nd Avenue, SE in Bellevue, Washington 98004 (King County Parcel No. 066600-0400). The 1.2 acre site fronts on 102nd Ave SE. The property is located in the SW Quarter of Section 32, Township 25N, Range 05E. The Legal Description, Site Plan B, Boundary and Topographic Survey, and vicinity map are attached as required.

Environmental Elements

Earth

1. General description of the site:

    ☒ **Flat**

    ☐ Rolling

    ☐ Hilly

    ☐ Steep Slopes

    ☐ Mountainous

    ☐ Other _____

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

    The site is mostly flat with a total fall from east to west of less than five feet, with an average gradient of less than 2%.

3. 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.

    The soil on the property is described as Norma Soils, a Silty Sandy Loam with Seattle Muck. There is no anticipated removal of these soils unless needed during the grading portion of the building process.

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

    There are no indications or history of unstable soils in the immediate vicinity.

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

Grading is planned as on-site excavation and fill, and potentially imported structural fill if required. Excess cut will be utilized on site, exported soil, if any, will be disposed of at an approved location.

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

   Erosion could occur as a result of clearing / grading and construction. However, site management during earth moving activities will include best management practices (BMPs) through an approved temporary erosion and sediment control plan (TESCP), prepared and approved as part of the building permit review.

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

   The project will comply with the LUC 20.20.010, which allows a maximum of 65% of impervious coverage in the R-30 zone. The proposed impervious surface coverage for the site will be less than 10% of the site area.

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

   An approved TESC Plan will be followed during construction activities. BMP's will be utilized to reduce or control erosion and other impacts to the earth, including silt fencing, straw bales, mulching or plastic covering, construction entrance, hydroseed, etc. All construction activities, site improvements and building construction will be consistent with the geotechnical recommendations and City of Bellevue requirements.

Erosion control regulated by BCC 23.76

Air

1. 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.

   The primary source of air pollutants generated during infrastructure improvements and home construction would be attributed to vehicle emissions from construction equipment, dust from site grading operations, and trips to and from the project site by construction employees.

   Emissions from the completed project would be those commonly associated with residential dwelling units.

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

   None known.

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

   Emissions from construction equipment and trucks would be reduced by using well-maintained equipment. Avoiding prolonged periods of vehicle idling and engine-powered equipment would also reduce emissions. Dust abatement / dust control measures may be implemented during construction if necessary, per the approved TESC plan. By implementing

BMPs and following prescribed mitigation measures, on-site construction activities are not likely to substantially affect air quality in the project vicinity.

Water

1. Surface Water

a. 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.

Wetland A and Meydenbauer Creek were identified on the site by Altmann Oliver Associates, LLC. See the report included with the Critical Areas Land Use Permit – Wetland Delineation and Rating for Meydenbauer Meadow dated August 19, 2019 and the boundary / topographic survey.

b. 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.

No work within the described waters is proposed. The NE corner of the site, currently developed with a single-family residence, will be redeveloped via the Reasonable Use Exception / Critical Areas Land Use Permit. Redevelopment of the site is within 200 feet of Wetland A and Meydenbauer Creek. Site Plan B is attached which shows the proposed redevelopment of the NE corner of the site.

c. 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 the fill material.

The project does not propose filling or dredging of surface water or wetlands.

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

The proposal does not require surface water withdrawals or diversions.

e. Does the proposal lie within a 100-year floodplain? If so, note the location

The project does not lie within the limits of a 100-year floodplain.

100-year floodplain is on the site, but the proposed development area is outside of the mapped floodplain

f. Does the proposal involve any discharges of waste materials to surface wa describe the type of waste and anticipated volume of discharge.

No

2. Ground Water

a. 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.

No groundwater will be withdrawn from a well. No water will be discharged to groundwater.

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

No waste material will be discharged into the ground.

3. Water Runoff (including stormwater)

a. 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.

Source of runoff is minor off-site flow and direct rainfall. Stormwater will be managed per City of Bellevue Surface Water Engineering Standards. Future home development will utilize Low Impact Development (LID), Best Management Practices if possible to infiltrate, retain, and disperse storm water onsite utilizing rain gardens or other approved LID facilities.

b. Could waste materials enter ground or surface waters? If so, generally describe.

No. Sediment laden water (silts) will be controlled by project BMPs and the approved TESC plan.

c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

d. Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

The project will comply with City of Bellevue requirements including the City of Bellevue Surface Water Engineering Standards.

Project will comply with erosion and sediment controls per BCC 23.76

Plants

1. Check the types of vegetation found on the site:

- ☒ deciduous tree: **alder, maple**, aspen, other **Pacific Willow, Cascara, Cottonwood**
- ☒ evergreen tree: **fir, cedar,** pine, other **Spruce**
- ☒ **shrubs – Oregon ash, Himalayan blackberry and creeping buttercup**
- ☒ **grass – reed canarygrass**
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards or other permanent crops
- ☒ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other **reed canarygrass**
- ☐ water plants: water lily eelgrass, milfoil, other _____
- ☐ other types of vegetation _____

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

   All vegetation will be removed from the NE corner of the site for the demolition of the existing home and development of new dwelling units. Vegetation will be retained and/or enhanced within the proposed critical area / Native Growth Protection Easement per the Proposed Site Plan Mitigation Plans prepared by Altmann Oliver Associates, LLC. Within the mitigation area, non-native species will be removed, controlled, and areas replanted with native species as appropriate. Trees will be retained outside of the planned redevelopment area which exceed the project's required tree retention.

3. List any threatened and endangered species known to be on or near the site.

   No threatened or endangered plant species are known to be present on-site or in the immediate vicinity of the project site. See the Critical Areas Report and Habitat Assessment prepared by Altmann Oliver Associates, LLC and included with the Reasonable Use Exception / Critical Areas Land Use Permit application.

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

   The project will retain 26 trees; only three trees are proposed to be removed. As discussed above, vegetation will be retained and/or enhanced within the proposed critical area tracts per the Proposed Site Plan Mitigation prepared by Altmann Oliver Associates, LLC. Non-native species will be removed, controlled, and areas replanted with native species as appropriate. Street trees will also be provided as required.

5. List all noxious weeds and invasive species known to be on or near the site.

   Himalayan blackberry, creeping buttercup and canary grass.

Animals

1. 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. Examples include:

   Birds: ☒**hawk**, ☒**heron,** □eagle, ☒**songbirds**, □other _____

   Mammals: ☒**deer**, □bear, □elk, ☒**beaver**, □other _____

   Fish: □bass, □salmon, □trout, □herring, □shellfish, □other _____

2. List any threatened and endangered species known to be on or near the site.

   None known.

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

   The entire region is part of the Pacific Flyway migration route.

4. Proposed measures to preserve or enhance wildlife, if any.

   None proposed. Proposed buffer mitigation/enhancement would improve wildlife habitat

5. List any invasive animal species known to be on or near the site.

   None known.

Energy and Natural Resources

1. 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.

   Electric Power – power / heating and cooling.
   Natural Gas – heating.

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

   No adverse impact to potential use of solar power by adjacent property owners is anticipated.

3. 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.

   Construction will comply with Federal, State and local energy requirements.

Environmental Health

1. 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.

   No environmental health hazards are expected as a result of this proposal.

a. Describe any known or possible contamination at the site from present or past uses.

   None known.

b. 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.

   None known.

c. 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.

   None known.

d. Describe special emergency services that might be required.

   None.

e. Proposed measures to reduce or control environmental health hazards, if any.

Construction contractors will follow standard safety practices for site development and home construction.

2. Noise

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

No known sources of noise exist in the area which would affect the project. Current noise at the project site is consistent with that associated with a residential neighborhood.

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

Noise levels associated with site development (clearing and grading), and home construction would be expected for the short term. Noise levels associated with a residential neighborhood would be expected for the long term. The City of Bellevue regulates noise associated with construction per the City Code.

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

Construction noise will adhere to the requirements of the City of Bellevue City Code.

Noise from construction activity is limited to the hours between 7 a.m. to 6 p.m. on weekdays and 9 a.m. to 6 p.m. on Saturdays and prohibited on Sundays and other legal holidays (BCC 9.18)

Land and Shoreline Uses

1. 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.

The site is currently occupied by a single-family home which will be removed. The current use of surrounding properties is apartment buildings / apartment complexes. Due to the critical areas on site, the proposed development of the NE corner of the site is limited multi-family which is less dense than the existing surrounding development. The proposed use of the property is permitted per the R-30 zoning and no impact to the current land use on nearby or adjacent properties is expected.

2. 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 non- farm or non-forest use?

No.

a. 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?

No.

3. Describe any structures on the site.

   There is an existing single-family home with a garage and carport which will be removed.

4. Will any structures be demolished? If so, what?

   The existing house will be demolished and removed.

5. What is the current zoning classification of the site? **R-30**

6. What is the current comprehensive plan designation of the site? **Multi-family** Multi-Family High Density (MF-H)

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

   Not applicable.

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

   Per the City of Bellevue rating system, Wetland A meets the criteria for a Category III wetland. Meydenbauer Creek is a Type F stream.

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

   Nine (9) - assuming 3 units.

10. Approximately how many people would the completed project displace? **None**

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

    None proposed.

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

    The proposal development is permitted per the R-30 zoning and is compatible with the existing multi-family land use surrounding the site. The proposal is compatible with Multi-family Comprehensive Plan Land Use Designation.

13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

    Not applicable.

Housing

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

   Three middle – high income units would be provided.

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

   One single-family home will be eliminated; however, the existing home is currently vacant

and in very poor condition. The existing home is designated as a "tear down" in the King County Assessor's report.

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

   None.

Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

   The maximum height for the project is 30-feet with a 5-foot setback from adjacent properties, and 40-feet with a 20-foot setback from adjacent properties. Exterior building materials to be wood, manufactured wood product, metal, brick, stone and/or stucco.

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

   Portions of the development may be visible from surrounding properties, but no known views will be altered or obstructed.

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

   The project will retain trees as required and will also provide a native growth protection easement over most of the project site due to critical areas and buffers. The critical area buffers will be enhanced with native plantings per the mitigation plans. The future building permit project will also provide street trees as required.

Light and Glare

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

   The completed project would produce lighting from the proposed units in the evening and early morning hours.

2. Could light or glare from the finished project be a safety hazard or interfere with views?

   No.

3. What existing off-site sources of light or glare may affect your proposal?

   There are no known existing off-site sources of light or glare that would affect the proposal.

4. Proposed measures to reduce or control light and glare impacts, if any.

   None.

Recreation

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

   The newly renovated Bellevue Downtown Park is located approximately one-half mile north

with a playground, jogging trail and open greenspace for countless activities.

The newly built City of Bellevue Meydenbauer Bay Park is also located approximately one-half mile to the northwest.

Wildwood Park is located one block north with trails, picnic tables and open grassy areas for recreational activities.

Old Bellevue Main Street is about two blocks north and contains entertainment and shopping opportunities Bellevue Square is location on the north side of Bellevue Park.

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

   No.

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

   There are no proposed measures to reduce or control impacts on recreation. The site did not provide recreational opportunities. There are recreational opportunities in the immediate vicinity as described above.

Historic and Cultural Preservation

1. 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.

   There are no buildings or structures on site listed or eligible for listing in preservation registers. The existing home is more than 45 years old and is in severe disrepair and is not listed, nor known to be eligible for listing, on a preservation register. The existing home is designated as a "tear down" in the King County Assessor's report.

2. 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.

   There are no known landmarks, features or other evidence of Indian or historic use or occupation. No material evidence, artifacts or areas of cultural importance are known on or near the site.

3. 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.

   No assessment has been completed by the property owner.

4. 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.

   None proposed.

Transportation

1. 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.

   The project fronts 102nd Ave SE. The proposed 3 Units will be accessed from 102nd Avenue SE from the proposed private driveway.

2. 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?

   Public transportation is readily available on Bellevue Way located 0.3 miles, or about a 5-minute walk from the site via heading south on 102nd Ave SE to SE 6th Street, then east to Bellevue Way SE; or heading north on 102nd Ave SE to SE 3rd Street, then east to Bellevue Way SE.

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

   The project would provide a minimum of 2 spaces per unit, or 6 parking spaces. Two parking spaces for the existing home will be eliminated upon demolition of the existing home.

4. 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).

   102nd Avenue SE already has public curb, gutter and sidewalk at the sites frontage. The project will provide a new driveway access to the site and replace damaged sidewalk and curb as required by the City.

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

   No.

6. 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

   Assuming 11 trips per day, per household, the completed project will generate approximately 33 vehicle trips per day. Peak volumes are anticipated in the PM peak hours, approximately 4 to 6 PM.

7. 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.

   No.

8. Proposed measures to reduce or control transportation impacts, if any.

   Transportation impact fees will be paid to the City of Bellevue at the time of building permit for each additional home.

Public Service

1. 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.

   Yes. An additional need would result for those services associated with the construction / addition of three dwelling units (less the need required for the existing home to be demolished).

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

   Measures to reduce or control direct impacts on public services include paying increased property taxes, as well as transportation impact fees, school impact fees, park impact fees, utility connection charges, and general government fees.

Utilities

1. Check the utilities currently available at the site:

   - ☒ **Electricity**
   - ☒ **natural gas**
   - ☒ **water**
   - ☒ **refuse service**
   - ☒ **telephone**
   - ☒ **sanitary sewer**
   - ☐ septic system
   - ☐ other

2. 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.

   New utility services will be constructed within the proposed driveway. The site is already served by sanitary sewer and water. Water and sewer will be provided by the City of Bellevue. Electricity and Natural Gas will be provided by Puget Sound Energy. Cable and telephone will be provided by Xfinity and/or Frontier. Water, sanitary sewer and storm sewer connections are available within 102nd Ave SE.

Signature

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

Signature _____

Name of signee KEVIN T. CLEARY

Position and Agency/Organization ENTITLEMENT PROJECT MANAGER

Date Submitted 12/23/2019

EXHIBIT "A"

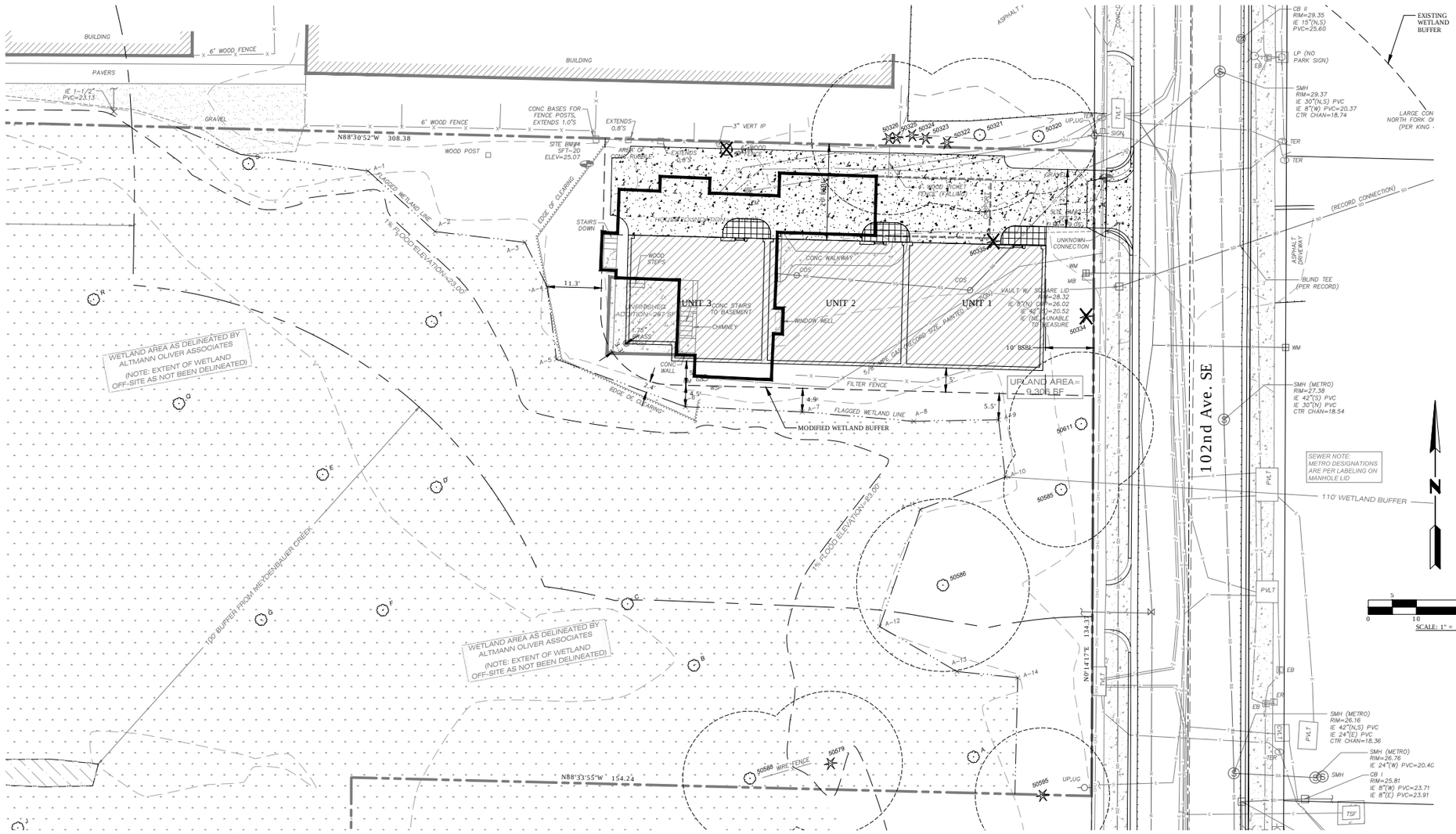
Legal Description

For APN/Parcel ID(s): 066600-0400-01

TRACT 59 AND THE NORTHWEST QUARTER OF TRACT 60, BELLEVUE ACRE AND HALF ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGE(S) 35, IN KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

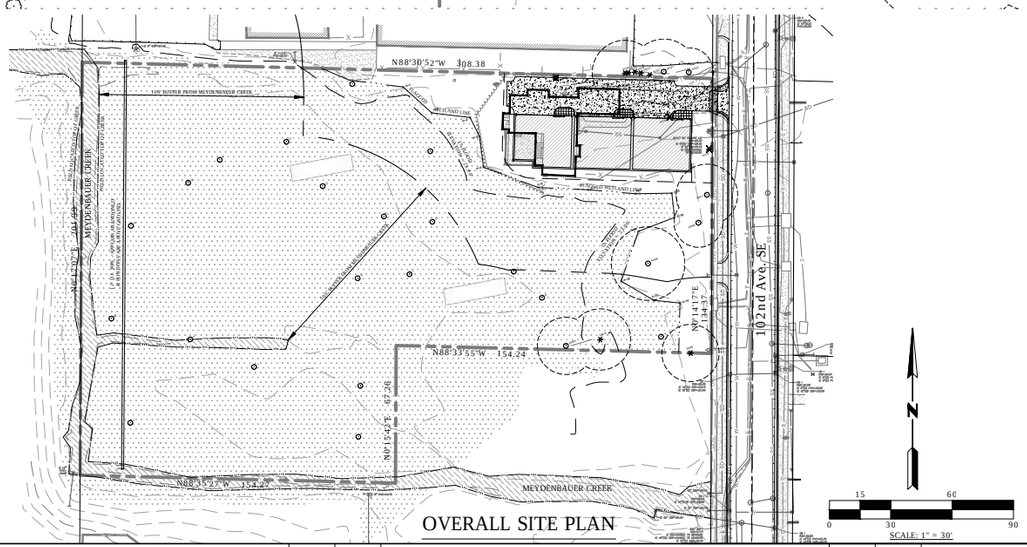
SW ¼, SW ¼ SECTION 32, TOWNSHIP 25 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON



Vicinity Map
415 102nd Avenue SE
NTS

LEGEND

	A-	WETLAND FLAG
	BG	BUILDING
	BM	BENCHMARK
●	BOL	BOLLARD
□	CB I	CATCH BASIN TYPE I
◎	CB II	CATCH BASIN TYPE II
	CMP	CORRUGATED METAL PIPE
	CONC	CONCRETE
	COR	CORNER
○	COS	SANITARY SEWER CLEAN OUT
	CTR CHAN	CENTER OF CHANNEL
	CVLT	CABLE VAULT
	DI	DUCTILE IRON
Ⓓ	DMH	STORM DRAIN MANHOLE
E	EB	ELECTRIC BOX
▨	EM	ELECTRIC METER
	FDC	FIRE DEPARTMENT CONNECTOR
	FH	FIRE HYDRANT
	FNC	FENCE
⊠	GM	GAS METER
	GVL	GRAVEL
	IE	INVERT ELEVATION
	INT	INTERSECTION
	IP	IRON PIPE
	LP	LIGHT POLE
	MB	MAILBOX
	PVC	PLASTIC PIPE
	PVLT	POWER VAULT
●	RCS	RREBAR & CAP SET
	RPE	ROOF PEAK ELEVATION
	SFT-	GOLDSMITH SURVEY CONTROL
Ⓢ	SMH	SANITARY SEWER MANHOLE
Ⓣ	TER	TELEPHONE RISER
	TSF	TRANSFORMER
	TVLT	TELEPHONE VAULT
	UG	UNDERGROUND CONNECTION
	UP	UTILITY POLE
	VERT	VERTICAL
⊞	WM	WATER METER
○	WSP	WATER SPIGOT
⋈	WV	WATER VALVE
E E		UNDERGROUND ELECTRIC LINE
G G		GAS LINE
OHU OHU		OVERHEAD UTILITY LINE
T T		UNDERGROUND TELEPHONE LINE
SS SS		SANITARY SEWER LINE
SD SD		STORM DRAIN LINE
W W		WATER LINE
X X		FENCE LINE
		BUILDING
		GRAVEL AREA
		PAVED AREA
		CONCRETE AREA



OVERALL SITE PLAN

LEGAL DESCRIPTION

TRACT 59 AND THE NORTHWEST QUARTER OF TRACT 60, BELLEVUE ACRE AND HALF ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGE 35, IN KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

SITE DATA

SITE LOCATION:	415 102nd AVENUE SE, BELLEVUE, WA 98004
TAX PARCEL #:	066600 0400
LOT SIZE:	51,862 SF
WETLAND AREA:	42,556 SF
BUFFER AREA:	9,306 SF
DEVELOPED AREA:	5,177 SF
No. OF UNITS PROPOSED:	3
ZONING:	R-30
EXISTING LAND USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
SEWER/WATER:	CITY OF BELLEVUE
POWER/GAS:	PUGET SOUND ENERGY
TELEPHONE SERVICE:	FRONTIER/COMCAST
CABLE:	FRONTIER/COMCAST
FIRE DISTRICT:	CITY OF BELLEVUE
SCHOOL DISTRICT:	BELLEVUE SCHOOL DISTRICT
OWNER:	MEYDENBAUER MEADOW LLC 1215 114th STREET SE BELLEVUE, WA 98004 (425)462-1080
ENGINEER/SURVEYOR:	GOLDSMITH LAND DEVELOPMENT SERVICES 1215 114th AVENUE SE BELLEVUE, WA 98004 (425)462-1080

NOTES

1. HORIZONTAL DATUM: NAD83(2011), ESTABLISHED PER CITY OF BELLEVUE CONTROL.
2. BASIS OF POSITION: FOUND MONUMENT AT THE INTERSECTION OF SE 6TH STREET AND 102ND AVENUE SE, SEE MAP FOR DESCRIPTION AND PLOTTED LOCATION. SAID MONUMENT IS ALSO KNOWN AS CITY OF BELLEVUE HORIZONTAL CONTROL POINT 3936. THIS POINT IS THE ONLY COORDINATE ON SAID DATUM, GRID EQUALS GROUND AT THIS POINT ONLY: N: 223,434.990, E:1,302,288.000
3. BASIS OF BEARING: HELD A BEARING OF N 00°13'39" E FROM SAID BASIS OF POSITION TO THE FOUND MONUMENT AT THE INTERSECTION OF MAIN STREET AND 102ND AVENUE, SEE MAP FOR DESCRIPTION AND PLOTTED LOCATION. SAID MONUMENT IS ALSO KNOWN AS CITY OF BELLEVUE HORIZONTAL CONTROL POINT 0654. SAID BEARING IS THE RESULT OF AN INVERSE BETWEEN SAID BASIS OF POSITION AND SAID MONUMENT. GRID COORDINATE: N: 225,584.171, E: 1,302,296.529
4. ALL DISTANCES HEREON ARE GROUND DISTANCES. A COMBINATION FACTOR OF 0.99998421 WAS PUBLISHED BY THE CITY OF BELLEVUE AT THE BASIS OF POSITION.
5. VERTICAL DATUM: NAVD 1988 PER CITY OF BELLEVUE SURVEY CONTROL.

   MASTER BENCHMARK: FOUND MONUMENT AT THE INTERSECTION OF 6TH STREET SE AND 102ND AVENUE SE, SEE MAP FOR DESCRIPTION AND PLOTTED LOCATION. SAID MONUMENT IS ALSO KNOWN AS CITY OF BELLEVUE VERTICAL CONTROL POINT 941. MONUMENT IS ALSO THE BASIS OF POSITION OF THIS SURVEY. ELEVATION = 35.12 FEET (NAVD 88).

   SITE BM#1: GOLDSMITH CONTROL POINT SFT-1, A REBAR AND CAP SET 1.0 FEET WEST OF THE BACK OF WALK ON THE EAST SIDE OF 102ND AVENUE SE AND = /-17.0 FEET NORTHERLY OF THE FIRE HYDRANT AT THE NORTH ENTRANCE TO MEYDENBAUER PLACE CONDOMINIUM. SEE MAP FOR PLOTTED LOCATION. ELEVATION = 26.93 FEET (NAVD 88).

   SITE BM#2: GOLDSMITH CONTROL POINT SFT-2A, SET REBAR AND RED PLASTIC CAP BETWEEN ASPHALT AND EDGE OF CONCRETE, 6.0 FEET SOUTHEASTERLY OF THE NORTHEAST PROPERTY CORNER AND 9.0 FEET SOUTHERLY OF "NO PARK" SIGN. SEE MAP FOR PLOTTED LOCATION. ELEVATION = 29.05 FEET (NAVD 88).

   SITE BM#3: GOLDSMITH CONTROL POINT SFT-1B, A MAG NAIL SET IN ASPHALT IN FRONT OF "RESERVED E" PARKING SPACE, 1.8 FEET SOUTH OF 8.0 FOOT CONCRETE WALL NEAR SOUTH BOUNDARY. ELEVATION =32.58 FEET (NAVD 88).

   SITE BM#4: GOLDSMITH CONTROL POINT SFT-2D, A REBAR AND RED PLASTIC CAP, SET 5.0 FEET SOUTHERLY OF FENCE LINE AND 9.0 FEET NORTHWESTERLY OF THE NORTHWEST CORNER OF BUILDING. ELEVATION=25.08 FEET (NAVD 88)

811 Know what's below. Call before you dig.

City of Bellevue

APPROVED BY

PERMIT NUMBER:

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425-462-1080 F 425-462-7719 www.goldsmithengineering.com

PLOTTED:	2019/12/11 11:54 PROMELFANGER
DRAWN:	
DESIGNED:	
APPROVED:	
FIELD BOOK:	
PAGE #:	

L:\2018\18245\3 DEVELOPMENT\CAD\HOST DRAWINGS\SITE PLAN B\18245P01.DWG

KEITH J. GOLDSMITH, STATE OF WASHINGTON, 24927, REGISTERED PROFESSIONAL ENGINEER

MARK A. BARNES, STATE OF WASHINGTON, 36000, REGISTERED PROFESSIONAL ENGINEER

MEYDENBAUER MEADOW LLC

JOB NO. 18245

SHEET 1/1

SITE PLAN B
FOR
MEYDENBAUER MEADOW

415 102nd AVE. SE, CITY OF BELLEVUE KING COUNTY, WASHINGTON

SW 1/4, SW 1/4 SECTION 32, TOWNSHIP 25 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

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6. BOUNDARY INFORMATION SHOWN HEREON REFERENCED THE FOLLOWING INFORMATION:
   (A) BELLEVUE ACRE AND HALF-ACRE TRACTS, RECORDED IN VOLUME 11 OF PLATS, PAGE 35, RECORDS OF KING COUNTY, WASHINGTON.
   (B) SHORT PLAT RECORDED UNDER RECORDING NUMBER 9809149002, RECORDS OF KING COUNTY, WASHINGTON.
   (C) SURVEY MAP OF THE MEYDENBAUER HOUSE, A CONDOMINIUM, RECORDED UNDER RECORDING NUMBER 7803130878, RECORDS OF KING COUNTY, WASHINGTON.
   (D) SURVEY MAP OF MEYDENBAUER 16, A CONDOMINIUM, RECORDED UNDER RECORDING NUMBER 7808310785, RECORDS OF KING COUNTY, WASHINGTON.
   (E) SURVEY MAP OF MEYDENBAUER 100, A CONDOMINIUM, RECORDED IN VOLUME 8 OF CONDOMINIUMS, PAGE 68, RECORDS OF KING COUNTY, WASHINGTON.
   (F) KING COUNTY ASSESSOR'S MAP FOR THE SW QUARTER OF SECTION 32, TOWNSHIP 25N, RANGE 5E, W.M.
7. NARRATIVE:

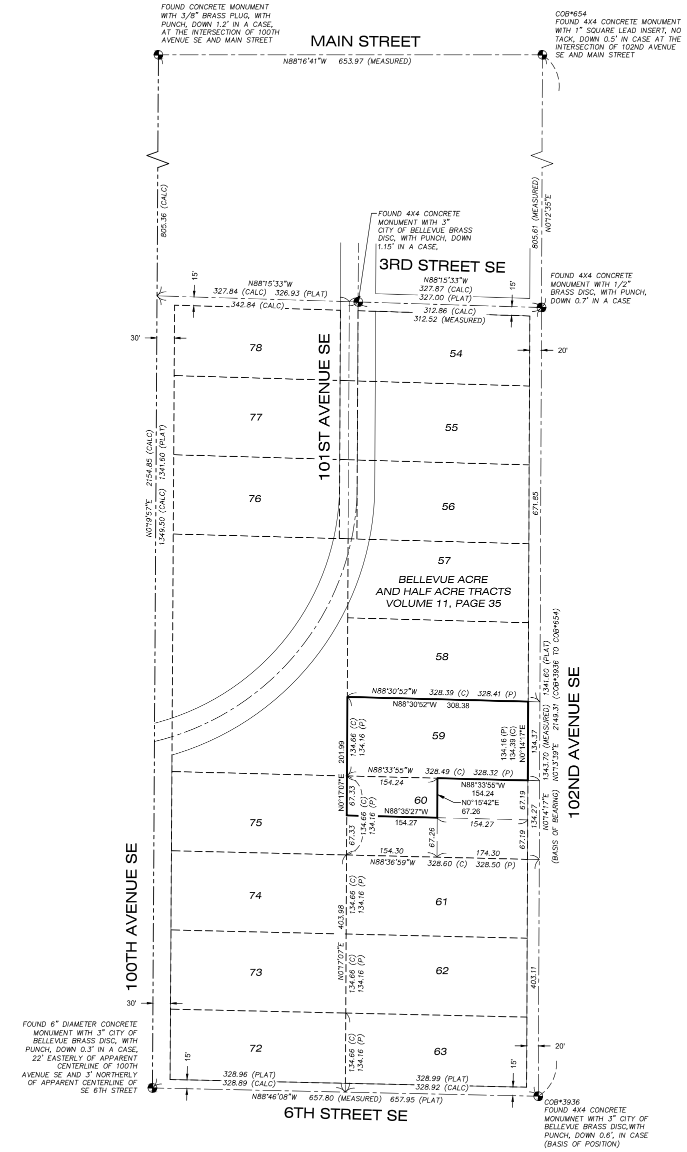
   A REVIEW OF VARIOUS RECORDS, SUCH AS SHORT PLAT 9809149002 AND THE OTHER LISTED SURVEYS AND FOUND PHYSICAL EVIDENCE (SUCH AS MONUMENTS), REVEALED THAT THE DISTANCES OF THE LOT LINES, AS SHOWN ON THE PLAT, WERE INTENDED TO EXTEND TO THE CENTERLINE OF THE RESPECTIVE STREETS (OR TO THE WESTERLY BOUNDARY IN THE CASE OF THE WESTERN RIGHT OF WAY).

   THE BLOCK, AS DEFINED BY THE MONUMENTS (AND SHOWN HEREON) WAS PRORATED TO DEFINE THE LOTS AS SHOWN ON THE PLAT (BELLEVUE ACRE AND HALF-ACRE TRACTS) ACCORDING TO THE FOUND MONUMENTS. ON THE WEST SIDE OF THE BLOCK, THE FULL 30 FOOT WIDTH OF THE RIGHT OF WAY WAS TAKEN FROM THE WESTERLY LOTS. HALF OF THE WIDTH OF THE RIGHT OF WAYS ON THE NORTH AND SOUTH (15 FOOT HALF WIDTH) AND EAST (20 FOOT HALF WIDTH) OF THE BLOCK WERE TAKEN FROM THE LOTS ADJACENT TO THE RESPECTIVE RIGHT OF WAYS.

   RELATIVE POSITIONAL PRECISION IS BETTER THAN 2 CM PLUS 50 PARTS PER MILLION.

   CONTOURS SHOWN HEREON ARE INTENDED TO MODEL THE EXISTING GROUND AT AN ACCURACY OF HALF OF THE 2 FOOT CONTOUR INTERVAL.
8. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COLLECTED BETWEEN MAY 10 AND NOVEMBER 15, 2019. MONUMENTS SHOWN HEREON AS FOUND WERE RECOVERED ON MAY 10, 2019.
9. TRAVERSING AND DATA COLLECTION WERE PERFORMED USING A 3-SECOND GT-503 TOPCON TOTAL STATION.

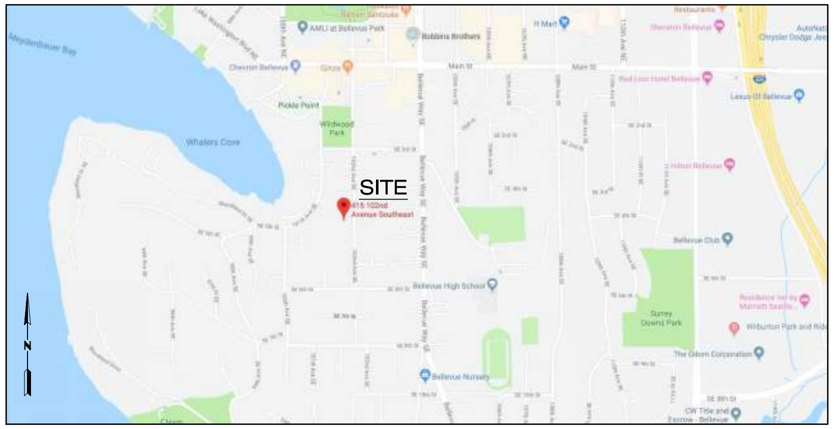
   ALL FIELD WORK WAS PERFORMED, AND EQUIPMENT MAINTAINED, IN COMPLIANCE WITH WAC 332-130.
10. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN FIDELITY NATIONAL TITLE COMPANY, ORDER NO. 611188076, THIRD COMMITMENT, EFFECTIVE MAY 15, 2019. IN PREPARING THIS MAP, HUGH G. GOLDSMITH AND ASSOCIATES, INC. CONDUCTED NO INDEPENDENT TITLE SEARCH, NOR IS HUGH G. GOLDSMITH AND ASSOCIATES, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED COMMITMENT. HUGH G. GOLDSMITH AND ASSOCIATES, INC. HAS RELIED WHOLLY ON FIDELITY NATIONAL TITLE COMPANY'S REPRESENTATION OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE HUGH G. GOLDSMITH AND ASSOCIATES, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
11. REGARDING OTHER SOURCES OF INFORMATION SHOWN HEREON:
   (A) UNDERGROUND UTILITIES SHOWN HEREON ARE PER A COMBINATION OF FIELD LOCATED SURFACE OBSERVABLE FEATURES AND PAINTED LOCATIONS BY APS, INC., AND RECORDS REQUESTED FROM APPLICABLE UTILITY PURVEYORS. ALL LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
   (B) WETLAND FLAGS SHOWN HERE ON WERE SET BY JOHN ALTMANN OF ALTMANN OLIVER ASSOCIATES IN MAY 2019. WETLAND INFORMATION SHOWN HEREON IS PER JOHN ALTMAN'S REPORT TO JOHN DULCICH, DATED AUGUST 19, 2019. BUFFER FROM MEYDENBAUER CREEK IS SHOWN PER DISCUSSION WITH ALTMANN OLIVER ASSOCIATES IN DECEMBER 2019. REPORT IS PENDING.
   (C) TREES SHOWN HEREON WERE FIELD LOCATED BY GOLDSMITH. SEE ARBORIST REPORT BY GREENFOREST, INC. FOR DETAILED TREE INFORMATION.
12. THIS SURVEY HAS BEEN CREATED FOR PRE-DESIGN PURPOSES.
13. THE GROSS LAND AREA OF THE OF THE DESCRIBED PARCEL IS 51,862 SQUARE FEET OR 1.19 ACRES.



SURVEY CONTROL

(C) = CALCULATED DISTANCE
(P) = DISTANCE PER PLAT

SCALE: 1" = 100'



VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION

TRACT 59 AND THE NORTHWEST QUARTER OF TRACT 60, BELLEVUE ACRE AND HALF ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGE(S) 35, IN KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

REV NO.	DATE	DESCRIPTION	MADE BY	CHECKED
1	9/4/19	UPDATED NOTES TO INCLUDE SITE AREA	EM	DM
2	9/12/19	UPDATED FOUNDATION	AH	DM
3	11/15/19	UPDATED TREE INFORMATION	EM	DM
4	12/11/19	ADDED DELINEATION OF MEYDENBAUER CREEK & CORRESPONDING 100 FOOT BUFFER.	EM	DM

PLOTTED: 2019/12/11 08:49 EMALM
DRAWN: AH/EM
APPROVED: DM/LN

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DAVID HOWARD MYHILL, STATE OF WASHINGTON, 49284, REGISTERED PROFESSIONAL LAND SURVEYOR 12/11/19

MEYDENBAUER MEADOW LLC

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
MEYDENBAUER MEADOW

415 102ND AVENUE SE, CITY OF BELLEVUE KING COUNTY, WASHINGTON

JOB NO. 18245
SHEET 1/2

SW 1/4, SW 1/4 SECTION 32, TOWNSHIP 25 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

TAX PARCEL #0666000390
422 101ST AVENUE SE
BELLEVUE, WA 98004
OWNER: CONTROLLED EQUITIES, PARTNERSHIP

TAX PARCEL #0666000400
415 102ND AVENUE SE
BELLEVUE, WA 98004
OWNER: PATRICIA L. MOSSAFER CACABELOS

TAX PARCEL #0666000475
520 100TH AVENUE SE
BELLEVUE, WA 98004
OWNER: BAYVIEW FARMS LLC

TAX PARCEL #0666000405
431 102ND AVENUE SE
BELLEVUE, WA 98004
OWNER: 515 PARTNERS LLC

MEYDENBAUER CREEK

100' BUFFER FROM MEYDENBAUER CREEK

110' WETLAND BUFFER

WETLAND AREA AS DELINEATED BY ALTMANN OLIVER ASSOCIATES (NOTE: EXTENT OF WETLAND OFF-SITE AS NOT BEEN DELINEATED)

HOUSE FOUNDATION=1,310 SF

UNFINISHED ADDITION=287 SF

UPLAND AREA= 9,306 SF

102ND AVENUE SE

SEWER NOTE: METRO DESIGNATIONS ARE PER LABELING ON MANHOLE LID

SCALE: 1" = 10'

811 Know what's below. Call before you dig.

LEGEND

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PLOTTED: 2019/12/11 08:49 EMALM
DRAWN: AHEEM
APPROVED: DMLN

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GOLDSMITH
LAND DEVELOPMENT SERVICES

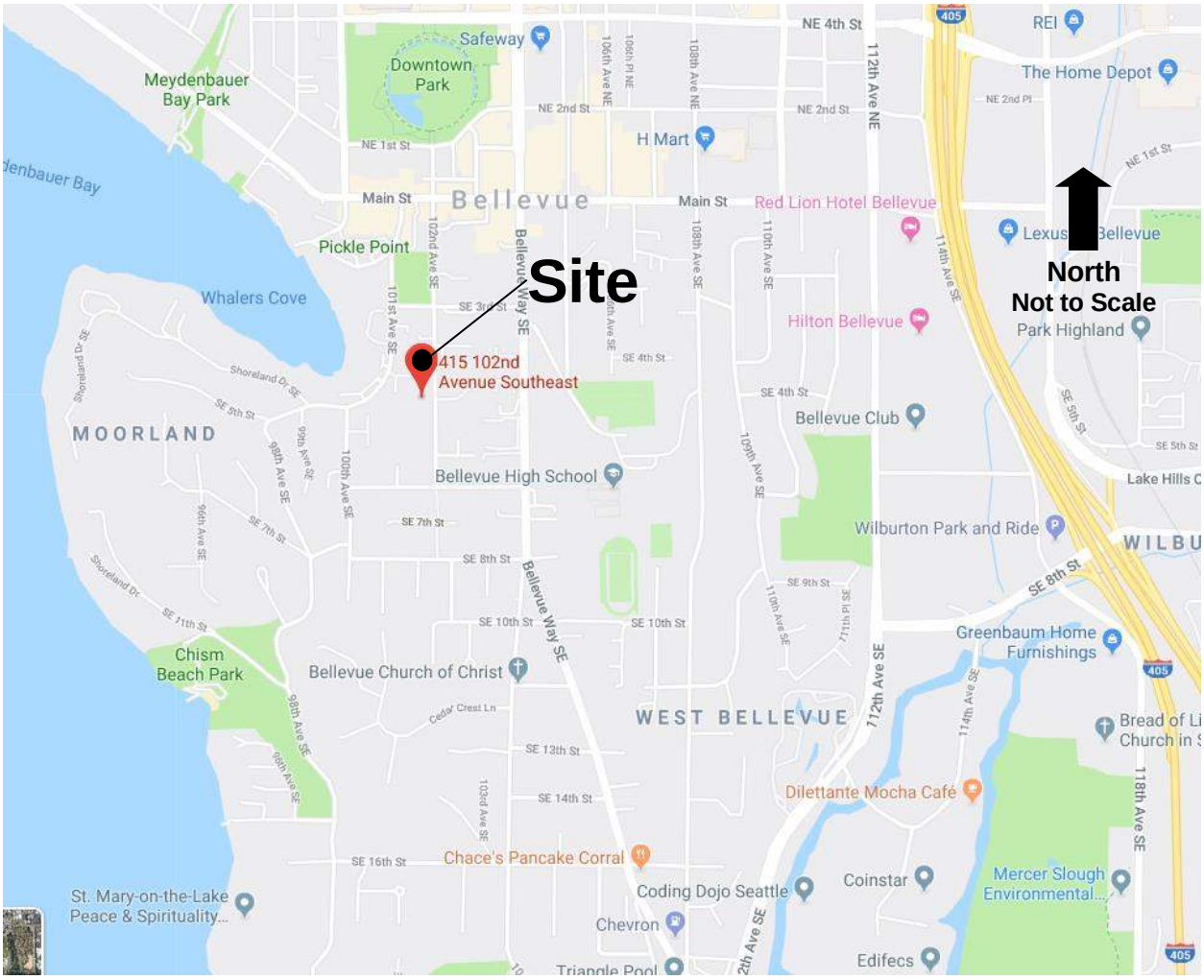
MEYDENBAUER MEADOW LLC

JOB NO. 18245

SHEET 2/2

BOUNDARY & TOPOGRAPHIC SURVEY FOR MEYDENBAUER MEADOW

415 102ND AVENUE SE, CITY OF BELLEVUE — KING COUNTY, WASHINGTON



Vicinity Map

415 102nd Avenue SE
NTS

L:\2018\18245\1 RESEARCH\ASSESSOR INFO & MAPS\Vicinity Map.docx

GOLDSMITH
LAND DEVELOPMENT SERVICES