



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Michael Conover

LOCATION OF PROPOSAL: 11688 SE 40th Street

DESCRIPTION OF PROPOSAL: Proposal to replace existing at-grade boat storage and temporary structures with a 10,293 square foot building and storage racks to store 75 boats associated with the Seattle Boat facility on Lake Washington.

FILE NUMBERS: 20-112136-WG

PLANNER: Reilly Pittman, 425-452-4350

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

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **11/12/2020**.
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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

Heidi Bedwell, Planning Manager

By:

Date: 10/29/2020

Signed for

Elizabeth Stead, Environmental Coordinator
Development Services Department



City of Bellevue
Development Services Department
Land Use Staff Report

Date of Receipt by Ecology:

**SHORELINE MANAGEMENT ACT
DECISION ON SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT**

| | |
|--|---|
| File Number: | 20-112136-WG |
| Proposal Name: | Seattle Boat Lot 6 Boat Storage |
| Proposal Address and Location: | 11688 SE 40 th Street |
| Water Body: | Lake Washington |
| Shoreline Environment Designation: | Recreational Boating |
| Proposal Description: | Land Use review of a Shoreline Substantial Development Permit for Seattle Boat to expand existing boat storage capacity on a paved parcel east of the marina facility that is currently used for boat storage. The proposal includes construction of three exterior boat storage racks, boat warehouse and parking. |
| Applicant: <input type="checkbox"/> Applicant owns property | Michael Conover, Krannitz Kent Architects |
| Applicant Representative: | Michael Conover, Krannitz Kent Architects, 765 NE Northlake Way, Seattle, WA 98105, 206-547-8233, michael@krannitzkent.com |
| Application Date: | July 28, 2020 |
| Notice of Application Date: | August 27, 2020 |
| Notice of Decision Date: | October 29, 2020 |

SEPA Determination:

Determination of Non-Significance

SEPA Appeal Deadline:

November 12, 2020

By: Heidi Bedwell, Planning Manager for
Elizabeth Stead, Environmental Coordinator
Development Services Department

Decision on SSDP:

Approval with Conditions

Michael A. Brennan, Director
Development Services Department

By: Reilly Pittman, Land Use Planner for
Reilly Pittman, Land Use Planner

The appeal period for a Shoreline Substantial Development Permit is 21 days from the "date of filing" with the Department of Ecology, as defined in RCW 90.58.140(6) and WAC 173-27-130. Appeal of the decision must be made to the Washington State Shoreline Hearings Board.

This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (Chapter 90.58 RCW).

This permit may be rescinded pursuant to RCW 90.58.140(8) in the event the permittee fails to comply with the terms and conditions hereof. This permit approval will expire within two years of the date of filing unless the construction, use, or activity pursuant to this permit is commenced. Final expiration of this permit approval is five years from the date of filing. Request for extension of expiration is subject to LUC 20.25E.250.E.6.

Construction pursuant to this permit will not begin or is not authorized until twenty-one (21) days from the date of filing or until all review proceedings initiated within twenty-one (21) days from the date of such filing have terminated; except as provided in RCW 90.58.140(5) (A) (B) (C) (D).

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Attachments to this Decision

Project Plans

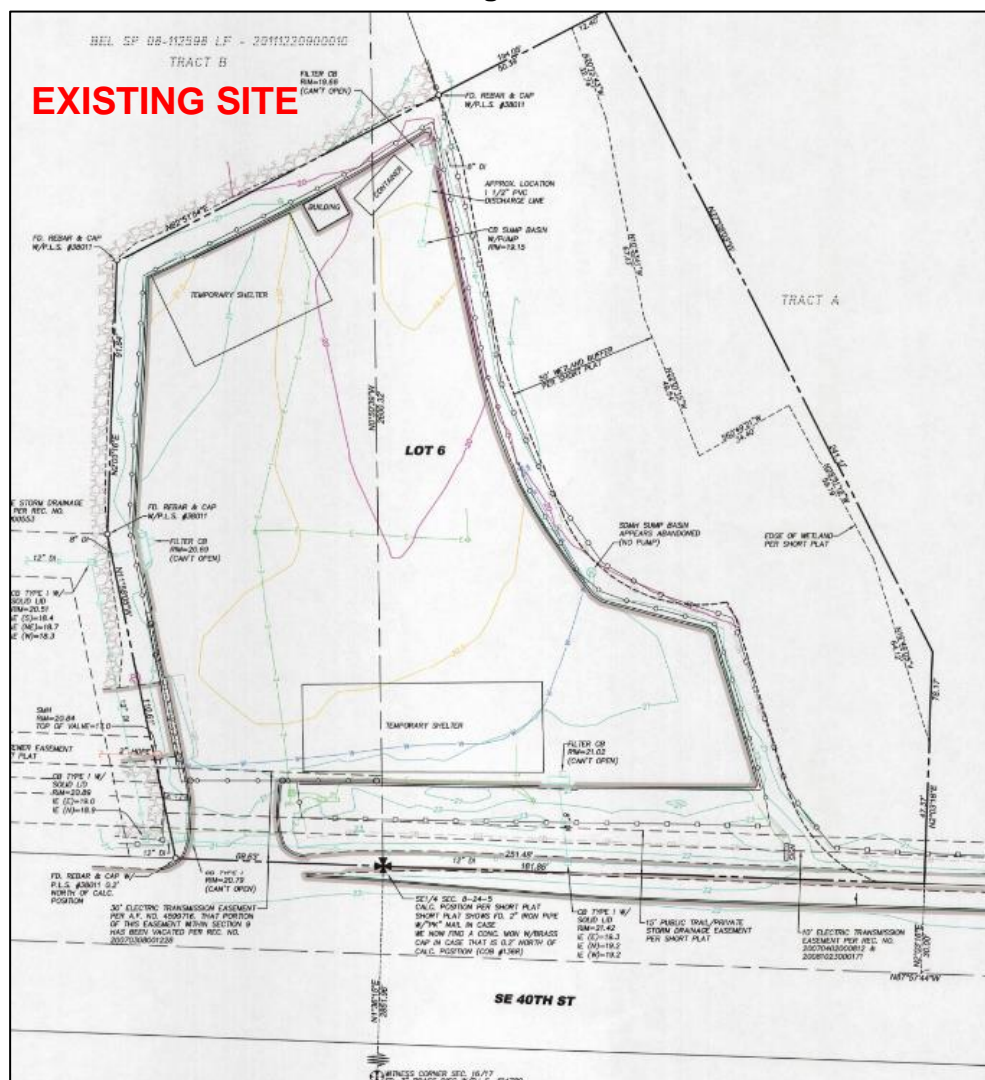
SEPA Determination of Non-Significance

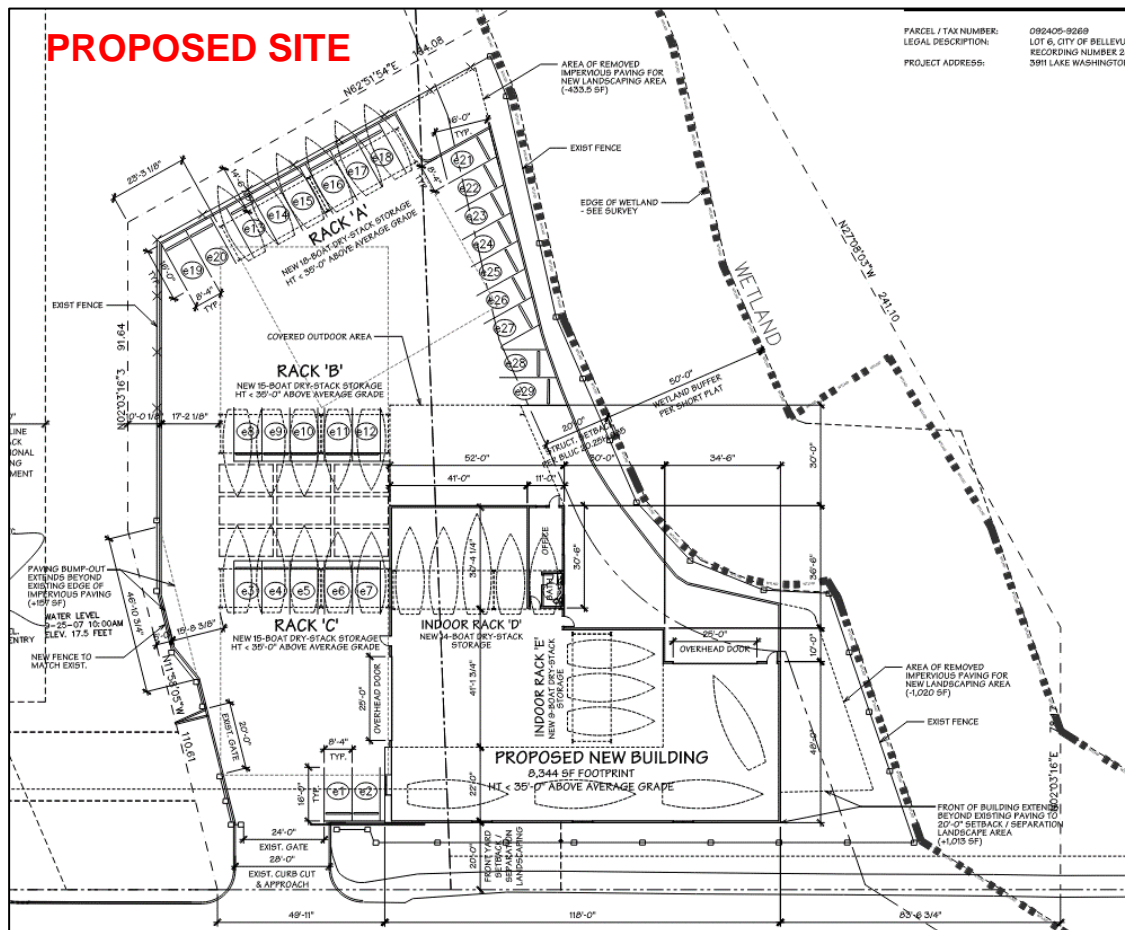
See project file for all submitted documents and forms.

I. Proposal Description

The proposal is to expand existing boat storage functions on a parcel associated with the Seattle Boat facility which is a private marina, boat retail, and storage use. Existing at grade paved boat storage will be changed to include three open boat storage racks and a new 35-foot tall, 10,293 square-foot storage building to replace the existing storage structures on the property. The new development will provide storage for 75 boats as well as improvements to parking and landscaping. Boat storage is already an approved use on the Seattle Boat properties and this proposal is not an expansion that exceeds 20 percent of the marina or area devoted to storage. Per LUC 20.25E.030, this proposal is exempt from a new Shoreline Conditional Use Permit but does require a Shoreline Substantial Development Permit. **See Attachment 1 for project plans and Figure 1 below for the existing and proposed site.**

Figure 1



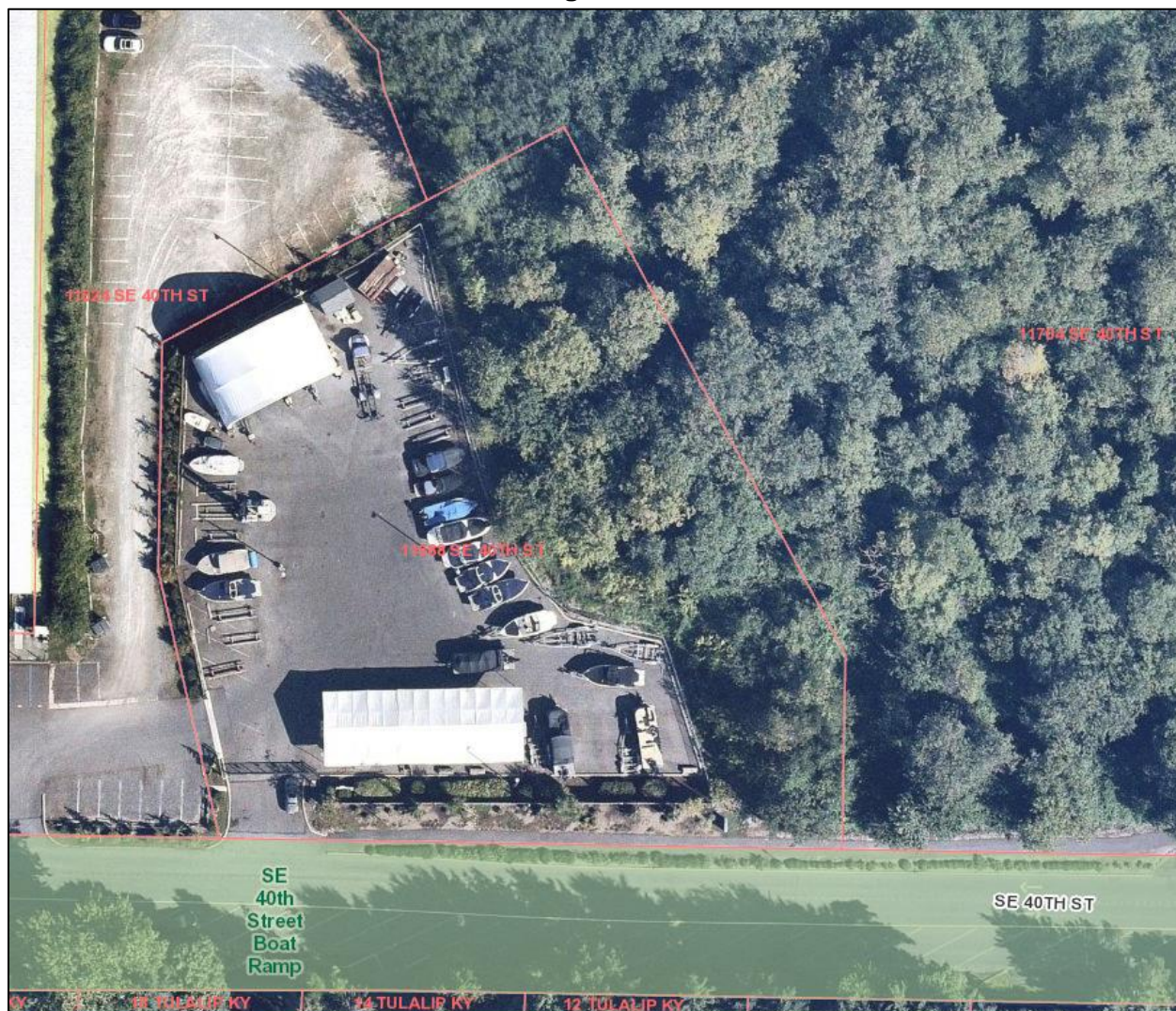


II. Site Description, Zoning, Land Use Context, and Shoreline Environment and Functions

A. Site Description

The site is located on SE 40th Street and is one of two parcels associated with the Seattle Boat retail, storage, and marina facility that is adjacent to the Newport Yacht Basin marina. The Seattle Boat facility was approved in 2008 through a Shoreline Conditional Use Permit and Substantial Development Permit. The eastern parcel is the subject of this application and was approved for boat storage and parking use. The site is paved except for the eastern portion of the lot which is within a Native Growth Protection Area Easement, that contains wetlands and buffer, established through a prior short plat. This parcel is within 200 feet of Lake Washington but has no shoreline frontage on the lake. **See Figure 2 for current site condition.**

Figure 2



B. Zoning and Land Use Context

The property is zoned R-2.5 a single-family residential zoning district and is located in the Shoreline Overlay District (LUC 20.25E). Surrounding properties are also zoned R-2.5 and are either developed with public and private marina and recreation uses or are undeveloped. The property has a Comprehensive Plan Land Use Designation of SF-M (Single Family Medium Density). The project is consistent with this zoning, overlay, and land use designation.

C. Shoreline Environment and Functions

The site is in the Recreational Boating shoreline environment designation. Per LUC 20.25E.010, the Recreational Boating environment is associated with recreation on the

shoreline and supports marinas, water oriented or dependent recreation, and public access.

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al. 1996). Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values.

III. Consistency with Land Use Code Requirements

A. Zoning District Dimensional Requirements:

The proposal generally conforms to the zoning requirements of LUC 20.20.010 and 20.25E.050 but conformance is required to be verified as part of future building permit review. The site is required to comply with all zoning requirements including setbacks, lot coverage, impervious surface coverage, and height. A marina with boat retail and storage are unspecified uses for parking requirements and a parking plan was established under the prior SCUP approval that is being maintained by this proposal. One parking stall per every three boat rack stalls was approved and is proposed to be applied for this proposal. The proposed 75 boat rack stalls require 25 parking stalls and the site is proposed to have 29 parking stalls. The property is single family residentially zoned and does not have any landscaping requirements except for the parking lot which is proposed to be enhanced to comply with requirements of LUC 20.20.520. The applicant also proposed changes to impervious surfaces and replacement with landscaping along the perimeter of the lot. **See Conditions of Approval regarding building permit submittal in Section X of this report and landscaping requirements.**

B. Shoreline Overlay District LUC 20.25E:

The site within the Shoreline Overlay District which regulates areas within 200-feet of the Ordinary High Water Mark of shorelines identified in LUC 20.25E and the City's Shoreline Master Program. The Shoreline Overlay District regulations (LUC 20.25E) allow boat storage associated with approved marina uses provided the applicable performance standards in LUC 20.25E are met.

i. Consistency with LUC 20.25E.070.C.4

The proposal qualifies as a minor expansion. There is no modification of the shoreline, vegetation conservation area, or setback proposed. The proposal is associated with a private marina use and does not expand or alter a public facility that impacts public access. The proposed materials for the storage building are consistent with the building and plan

established under the prior SCUP approval. The proposal is compliant with the height and other requirements related to structures but also proposes enhancement of existing landscaping to maintain aesthetic quality.

IV. Public Notice and Comment

| | |
|----------------------------|--------------------|
| Application Date: | July 28, 2020 |
| Public Notice Date: | August 27, 2020 |
| 30-Day Comment Period End: | September 28, 2020 |

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on August 27, 2020. It was mailed to property owners within 500 feet of the project site. No comments were received.

V. Summary of Technical Reviews

A. Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards and approved the application.

B. Utilities

The Utilities Department has reviewed the proposed site development for compliance with Utility codes and standards and approved the application.

VI. State Environmental Policy Act (SEPA)

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

A. Earth, Air, and Water

No dredging, withdrawals, diversions, or discharges are anticipated from the proposed construction. The proposal is subject to applicable construction best management practices and requirements as required by clearing and grading review.

B. Animals

Chinook salmon, Coho salmon, bull trout, and steelhead are found in Lake Washington

however there is no work in the water proposed and no work proposed in any critical area or buffer. Provided that it meets City standards, the proposed boat storage structures are allowed.

C. Plants

Planting is proposed to enhance landscaping around the parking lot and lot perimeter as found on the submitted plans. No vegetation is removed by the proposal.

VII. Changes to Proposal Due to Staff Review

No changes were requested by staff.

VIII. Decision Criteria

LUC 20.25E.160.D Shoreline Substantial Development Permit – Decision Criteria

The Director may approve, or approve with modifications a Shoreline Substantial Development Permit if:

1. The proposal is consistent with the policies and procedures of the Shoreline Management Act;

Finding: As evaluated the proposal is consistent with applicable policies and procedures of the Shoreline Management Act (SMA). The SMA includes broad policies that give priority to water-dependent uses and activities and this proposal maintains approved boat storage uses and improves the site design to be more aesthetically compatible with the other uses. residences are specifically identified as a preferred use.

2. The proposal is consistent with the provisions of Chapter 173-27 WAC;

Finding: The proposal is consistent with 173-27 WAC. The proposal does not qualify for a listed exemption from a shoreline substantial development permit in 173-27-040 and the subject shoreline permit is required for the proposal to proceed. The permit was noticed and has followed the review process described in 173-27 WAC.

3. The proposal is consistent with the SMP;

Finding: As evaluated in Section III of this report, the applicant has submitted project plans that demonstrate the proposal's consistency with the policies and procedures of the Shoreline Management Program (SMP).

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

Finding: The proposal does not alter existing service of public facilities to the property.

5. The proposal is consistent with the Bellevue Comprehensive Plan;

Finding: As described in Section II of this report the proposal is consistent with the City's Comprehensive Plan. Specifically, the proposal is consistent with Shoreline Management Goal 4 to increase and encourage water-enjoyment recreation for the public on the city's shorelines when appropriate and consistent with the public interest.

The proposal is consistent with the City of Bellevue Shoreline Comprehensive Plan policies SH 13 and SH-53.

POLICY SH-13. *Give priority to water-dependent uses. Do not allow non water-oriented uses except as accessory to marinas, yacht clubs, and community clubs where such uses do not conflict with or limit opportunities for water-oriented uses, or where direct access to the shoreline is not available.*

POLICH SH-53. *Restrict recreational development to water-oriented uses. Allow limited non-water-oriented recreation and commercial uses in support of a water-oriented recreation.*

The proposal to maintain and slightly expand the existing boat storage functions on this property is consistent with the goal to allow water oriented and dependent activities such as marinas within the Recreational Boating shoreline designation.

6. The proposal complies with applicable requirements of the Bellevue City Code.

Finding: As identified in Section III of this report the applicant has submitted project plans that demonstrate the proposal's compliance with the applicable City of Bellevue Codes and Standards.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposed minor expansion of boat storage associated with the Seattle Boat facility on the property at 11688 SE 40th St. **Approval of this Shoreline Substantial Development Permit does not constitute a permit for construction. A building permit is required, and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

Note- Expiration of Approval: In accordance with LUC 20.25E.250, the Shoreline Substantial Development Permit automatically expires and is void if the applicant fails to commence construction, use, or activity granted by the shoreline permit within two years of the effective date of the permit unless the applicant has received an extension for the Shoreline Substantial Development Permit pursuant to LUC 20.25E.250.

Permit authorization expires finally, despite commencement of construction, five years after the effective date of the Shoreline Substantial Development Permit unless the applicant has received an extension pursuant to LUC 20.25E.250.

X. Conditions of Approval

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

| Applicable Ordinances | Contact Person |
|--------------------------------------|------------------------------|
| Clearing and Grading Code- BCC 23.76 | Savina Uzunow, 425-452-7860 |
| Utilities – BCC Title 24 | Mark Dewey, 425-452-6179 |
| Land Use Code- BCC Title 20 | Reilly Pittman, 425-452-4350 |
| Noise Control- BCC 9.18 | Reilly Pittman, 425-452-4350 |

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

- 1. Building Permit Required:** Approval of this Shoreline Substantial Development Permit does not constitute an approval of a building permit. Application for a building permit must be submitted and approved. Plans submitted as part of the building permit application shall be consistent with the activity permitted under this approval. Clearing and grading review must take place under the building permit and approval must be granted before construction can begin. All proposed improvements shall comply with zoning requirements of LUC 20.20 and submitted plans shall verify conformance with zoning dimensional requirements.

Authority: Land Use Code 20.20; Bellevue City Code 23.76.035

Reviewer: Reilly Pittman, Development Services Department

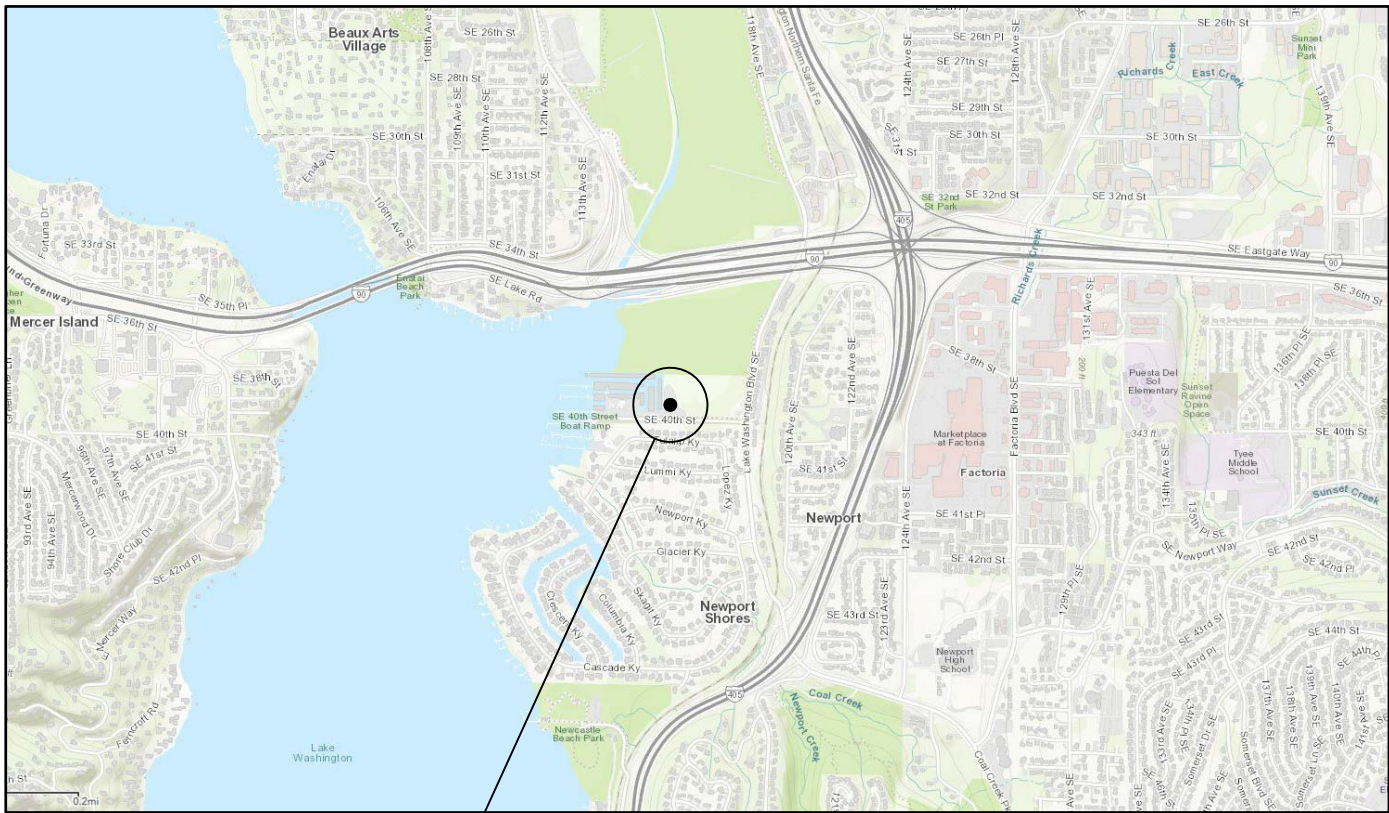
- 2. Landscaping Plan:** A landscape plan designed by a landscape architect or other qualified expert is required to be submitted with the building permit application to show all proposed landscaping and details.

Authority: Land Use Code 20.20.520

Reviewer: Reilly Pittman, Development Services Department

SEATTLE BOAT
LOT 6 (EAST PARCEL)
SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT SUBMITTAL SET - 07/27/2020

VICINITY MAP



PROJECT LOCATION
3911 LAKE WASHINGTON BLVD SE



GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE SITE INCLUDING DIMENSIONS AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN CONFORMANCE WITH THE 2015 IRC AND THE BELLEVUE CITY CODE AS REQUIRED.
- THE CONTRACTOR SHALL BE GOVERNED BY ALL CONDITIONS AS INDICATED IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
- IF THE CONTRACTOR IS AWARE OF ANY DISCREPANCY BETWEEN THE WORK AS SHOWN AND REQUIREMENTS OF CODES AND GOVERNING AGENCIES, NOTIFY THE ARCHITECT AND AWAIT HIS DIRECTION.
- ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2015 INTERNATIONAL ELECTRICAL CODE (2015 IEC).
- MECHANICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2015 INTERNATIONAL MECHANICAL CODE (2015 IMC).
- THE CONTRACTOR SHALL KEEP AREAS UNDER CONSTRUCTION SECURE AND CLEAR OF DIRT AND DEBRIS, AND SHALL PROVIDE PROTECTION FOR ALL OTHER AREAS NOT UNDER CONSTRUCTION.
- THE CONTRACTOR SHALL SCHEDULE WORK, AS MUCH AS POSSIBLE, TO AVOID INCONVENIENCES OF EXISTING NEIGHBORHOOD PROPERTY.
- DIMENSIONS ON DRAWINGS ARE TAKEN TO FACE OF MASONRY AND/OR CONCRETE WALLS, TO FACE OF STUD PARTITIONS, PLEASE REFER TO PLANS.
- REPETITIVE FEATURES NOT NOTED ON THE DRAWINGS SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
- THE CONTRACTOR SHALL PROVIDE ALL SHORING, BARRICADING AND BRACING NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF THE BUILDING, AND THE HEALTH AND SAFETY OF THE PUBLIC AND ALL WHO ENTER THE BUILDING DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY FACILITIES AS REQUIRED BY CODE.
- THE CONTRACTOR SHALL COORDINATE SECURING OF REQUIRED PERMITS AND APPROVALS WITH OWNER.
- CHECK DETAILS FOR LOCATION OF ALL ITEMS NOT DIMENSIONED ON PLANS.
- ALL CHANGES IN PLANS AND FIELD MODIFICATIONS SHALL BE APPROVED BY THE LOCAL JURISDICTION. THE ARCHITECT SHALL PREPARE DRAWINGS AS REQUIRED FOR APPROVAL.
- THE CONTRACTOR SHALL VERIFY ROUGH OPENING REQUIREMENTS FOR ALL FIXTURES AND EQUIPMENT PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL PROVIDE ALL BLOCKING AS REQUIRED FOR HANGING OR BACKING OF CABINETRY.
- ALL EXTERIOR WALLS TO BE 2x6, UNLESS OTHERWISE NOTED.
- NO WORK TO START UNTIL APPROVED PLANS ARE OBTAINED FROM BUILDING DEPARTMENT.
- ALL WORK TO CONFORM TO NATIONAL, STATE AND LOCAL CODES AND AUTHORITIES HAVING JURISDICTION.
- NO DEVIATIONS FROM OR CHANGES TO THE STRUCTURAL SYSTEM SHALL BE MADE WITHOUT APPROVAL OF ARCHITECT AND ENGINEER.
- DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS RULE.

PARKING

PREVIOUSLY APPROVED (UNDER PERMIT 08-113040BB SEATTLE BOAT):

GRADE LEVEL PARKING AT A 1:1 RATIO
PARKING: 61
BOAT STORAGE: 61

PARKING RATIOS (PROPOSED):

DRY RACKS 1 STALL : 3 DRY STACK MOORAGE STALLS
(DETERMINED FOR WESTERN PARCEL FOR BOAT RACK STORAGE BY
PARKING STUDY APPROVED UNDER SHORELINE PERMITS 07-111073-WA,
07-111070-WG, 07111074-LO, 07-138874-L5)

BOAT STORAGE SPOTS (PROPOSED):

EXTERIOR RACK SPACES: 48
INTERIOR STORAGE FOR BOATS FOR SALE: 27
TOTAL EAST PARCEL: 75

REQUIRED PARKING:

75 DRY STACK MOORAGE / 3 = 25 PARKING STALLS
TOTAL PARKING STALLS REQUIRED = 25 PARKING STALLS

PARKING EAST PARCEL (PROPOSED):

29 PARKING STALLS
9 VALET PARKING SPOTS
38 TOTAL

PARKING WEST PARCEL (EXISTING):

42 PARKING STALLS (INCLUDES 5 COMPACT + 3 ADA)
18 VALET PARKING SPOTS
60 TOTAL

LANDSCAPE

LANDSCAPE REQUIREMENTS:

PREVIOUS:

UNDER THE PREVIOUS SHORELINE PERMITS, THE EAST PARCEL WAS REQUIRED TO HAVE LANDSCAPE TREATMENTS OF UP TO 20 FEET OF FRONTAGE LANDSCAPING, INTERIOR PARKING LOT LANDSCAPING, AND APPROXIMATELY 30,000 SF OF WETLAND BUFFER RESTORATION

CURRENT REQUIREMENT:

SEPARATION LANDSCAPING AT NEW OR EXPANDED PRIVATE MARINAS LOCATED ON A SITE ABUTTING RESIDENTIAL LAND USE DISTRICTS SHALL PROVIDE A DENSE LANDSCAPED BUFFER, AT LEAST 20 FEET IN WIDTH, AND INCLUDING AT LEAST 50 PERCENT NATIVE SPECIES ALONG THE ENTIRE STREET FRONTAGE ABUTTING THE RESIDENTIAL DISTRICT. (BLUC 20.25E.070.C.3.a.i)
= 20'-0" FRONT YARD SEPARATION LANDSCAPING

PARKING LOT LANDSCAPING AT A RATIO OF 17.5 SF PER PARKING STALL (FOR LOT 6 PARKING AREA HAVING LESS THAN 50 STALLS)
= 17.5 SF x 28 STALLS = 507.5 SF TYPE V OR BETTER PARKING LOT LANDSCAPING

PROPOSED:

NO CHANGE TO WETLAND BUFFER LANDSCAPING AND NO WORK DONE IN WETLAND BUFFER OR STRUCTURE SETBACK OTHER THAN REMOVAL OF SOME IMPERVIOUS SURFACE FOR NO NET INCREASE WITHIN THE STRUCTURE SETBACK. AREA REMOVED TO BE INCLUDED IN PARKING LOT LANDSCAPING OUTSIDE OF 20'-0" FRONT YARD SETBACK (SEE BELOW)

SEPARATION LANDSCAPING TO BE PROVIDED IN ALL GREENSCAPE AREA WITHIN 20'-0" OF THE PROPERTY LINE
= 3,437.5 SF (OUTSIDE OF DRIVEWAY APPROACH AND SE 40TH ST SIDEWALK)

PARKING AREA / PERIMETER PLANTING (TYPE V OR BETTER; > 4' WIDE; 100 SF MIN)
= 6,526 SF (NOT INCLUDING FRONT YARD OR WETLAND LANDSCAPING)

FRONT YARD GREENSCAPE:

20'-0" FRONT YARD AREA: 5,079 SF

MINIMUM REQUIRED:

50% OF 5,079 SF = 2,539.5 SF

PROPOSED:

3,437.5 SF AREA (OUTSIDE OF DRIVEWAY APPROACH AND SE 40TH ST SIDEWALK)
= 67.7% OF FRONT YARD AREA > 50% REQUIRED

PROJECT DATA

SCOPE OF WORK:

REDEVELOP EXISTING PAVED PARKING / BOAT STORAGE LOT TO 3 EXTERIOR BOAT STORAGE RACKS, A BOAT STORAGE WAREHOUSE, AND ASSOCIATED PARKING

PROJECT ADDRESS:

3911 LAKE WASHINGTON BLVD SE, BELLEVUE, WA 98006

ZONE:

R2.5 - SINGLE FAMILY RESIDENTIAL

SHORELINE ENVIRONMENT:

RB - RECREATIONAL BOATING

CONSTRUCTION TYPE:

VB

SEISMIC ZONE:

3

NUMBER OF STORIES:

1

SETBACKS:

10'-0" ON ALL SIDES PER PREVIOUS SHORELINE PERMITS
20'-0" STRUCTURE SETBACK FROM EDGE OF WETLAND BUFFER ON EAST SIDE
50'-0" WETLAND BUFFER DETERMINED FROM MERCER MARINE SHORT PLAT 08-112559B LF
- SEE SURVEY & SITE PLAN
25'-0" SHORELINE SETBACK FROM OHWM PER BLUC 20.25E.050 IN RB SHORELINE ENVIRONMENT
DOES NOT APPLY TO THIS PARCEL AS ALL PROPERTY LINES ARE FURTHER THAN 50'-0" FROM OHWM

BUILDING HEIGHT (BLUC 20.25E.050.A):

ALLOWABLE BUILDING HEIGHT: 35'-0"
PROPOSED BUILDING HEIGHT: 35'-0"

LOT AREA:

TOTAL:

59,312 SF (1.36 ACRES) - LOT 6 SHORT PLAT - SEE SITE PLAN & SURVEY
LESS WETLAND & BUFFER FOR SOME CALC'S:
38,498 SF (0.88 ACRES) - SEE SITE PLAN & SURVEY

OCCUPANCY:

BOAT STORAGE RACKS: 9-2 (COVERED) 2,046 GROSS SF

BUILDING:

GROUP 5-1 BOAT STORAGE (INDOORS): 8,344 GROSS S.F. / 200 SF = 42 OCCUPANTS
TOTAL INDOOR: 8,344 SF 42 OCCUPANTS

ALLOWABLE BUILDING SIZE:

S-1 PER TABLES 504.4 & 506.2:
ALLOWS 1 STORY ABOVE GRADE PLANE, 9,000 SF IF UNSPRINKLERED
IF FIRE SPRINKLER INSTALLED, CAN INCREASE TO 2 STORIES ABOVE GRADE PLANE AND 27,000 SF

BUILDING AREA: SEE SITE PLAN FOR BUILDING AND RACK LOCATIONS

BUILDING:

BOAT RACK 'A' OPEN = 8,344 GROSS SF
BOAT RACK 'B' OPEN = 725 GROSS SF
BOAT RACK 'C' OPEN = 612 GROSS SF
BOAT RACK 'C' OPEN = 612 GROSS SF

FLOOR-AREA RATIO:

ALLOWED (PER BLUC 20.20.010):
50% OF 38,498 SF PARCEL (LESS WETLAND & BUFFER) = 19,249 SF

PROPOSED:

GROSS FLOOR AREA = 8,344 GROSS SF
= 21.7% OF 38,498 SF PARCEL (LESS WETLAND & BUFFER)

LOT COVERAGE BY STRUCTURES:

ALLOWED (PER BLUC 20.20.010):
35% OF 38,498 SF PARCEL (LESS WETLAND & BUFFER) = 13,474 SF

PROPOSED:

BUILDING (INCL ROOF) = 9,708 SF
RACK 'A' = 725 SF
RACK 'B' = 612 SF
RACK 'C' = 612 SF
TOTAL STRUCTURES = 11,657 SF
= 30.3% OF 38,498 SF PARCEL (LESS WETLAND & BUFFER)

IMPERVIOUS SURFACE COVERAGE:

ALLOWED:

PER BLUC 20.20.460.F: IMPERVIOUS SURFACES LEGALLY ESTABLISHED ON A SITE PRIOR TO DECEMBER 31, 2016, AND WHICH EXCEED THE LIMITS SET FORTH IN LUC 20.20.010 AND CHAPTER 20.25 LUC SHALL NOT BE CONSIDERED NONCONFORMING ... WHERE A SITE ALREADY EXCEEDS THE ALLOWED AMOUNT OF IMPERVIOUS SURFACE, ADDITIONAL IMPERVIOUS SURFACE SHALL NOT BE APPROVED UNLESS AN EQUAL AMOUNT OF EXISTING IMPERVIOUS SURFACE IS REMOVED SUCH THAT THE NET AMOUNT OF IMPERVIOUS SURFACE IS UNCHANGED.

ALLOWED PER BLUC 20.20.010 TABLE:
45% OF 59,312 SF = 26,690 SF

ALLOWED PER BLUC 20.25E.050 TABLE:
RECREATIONAL BOATING = 65%

EXISTING:

PAVED PARKING LOT = 28,628.5 SF
SIDEWALK AT SE 40TH ST = 1,014.5 SF
TOTAL = 29,643 SF
= 50% OF 59,312 SF PARCEL

EXISTING IMPERVIOUS SURFACE GOVERNS AS 29,643 SF > 26,690 SF

PROPOSED:

BUILDING (INCL ROOF) = 9,708 SF
PARKING LOT = 18,479.5 SF
SIDEWALK AT SE 40TH ST = 1,014.5 SF
TOTAL = 29,202 SF
= 49.2% (LESS THAN EXISTING SF)

HARD SURFACE COVERAGE:

ALLOWED:

75% OF 59,312 SF PARCEL = 44,484 SF

PROPOSED:

BUILDING (INCL ROOF) = 9,708 SF
PARKING LOT = 18,479.5 SF
SIDEWALK AT SE 40TH ST = 1,014.5 SF
TOTAL = 29,202 SF
= 49.2% (LESS THAN 75%)

LEGAL DESCRIPTION / TAX NO.

PARCEL / TAX NUMBER:

092405-9269

LEGAL DESCRIPTION:

LOT 6, CITY OF BELLEVUE SHORT PLAT NUMBER 08-112559B LF, RECORDED UNDER
RECORDING NUMBER 20111223900010, IN KING COUNTY, WASHINGTON.
PROJECT ADDRESS: 3911 LAKE WASHINGTON BLVD SE, BELLEVUE, WA 98006

FEMA

THE PROJECT SITE IS LOCATED IN ZONE "X" (UNSHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP #5303SC0668F, EFFECTIVE DATE: MAY 16, 1995. (ZONE "X" (UNSHADED): AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.)

EXISTING PERMIT FILE NUMBERS

PREVIOUS SHORELINE PERMITS : 07-111073-WA, 07-111077-WG, 07-111074-LO, and 07-138874-L5

PREVIOUS BUILDING PERMIT : 08-113040-BB

PRE-DEVELOPMENT : 15-123550-DC & 15-107667-DC

APPLICABLE CODES

ALL WORK TO COMPLY WITH CODES ADOPTED BY THE CITY OF BELLEVUE, WASHINGTON AS OF JULY 1, 2016 (WITH AMENDMENTS SPECIFIC TO THE CITY OF BELLEVUE, WASHINGTON AS APPLICABLE):

2015 INTERNATIONAL BUILDING CODE (2015 IBC)
2015 WASHINGTON STATE ENERGY CODE (2015 WSEC)
2015 INTERNATIONAL MECHANICAL CODE (2015 IMC)
2015 INTERNATIONAL FIRE CODE (2015 IFC)
2014 WASHINGTON CITIES ELECTRICAL CODE, PART 1 & PART 3 (2014 WCEC)
2017 NATIONAL ELECTRIC CODE (2017 NEC)
2015 UNIFORM PLUMBING CODE (2015 UPC)
BELLEVUE CITY CODE, TITLE 20 - LAND USE CODE (BLUC)

PROJECT TEAM

| | | |
|------------|--|---|
| OWNER | SEATTLE BOAT COMPANY (SEATTLE MARINE MANAGMENT) ATTN: ALAN BOHLING, MANAGER 3911 LAKE WASHINGTON BLVD SE BELLEVUE, WA 98006 | TEL. 425.641.2090 EXT 3100 EMAIL. alan@seattleboat.com |
| ARCHITECT | KRANNITZ KENT ARCHITECTS ATTN: MICHAEL CONOVER 765 NE NORTHLAKE WAY SEATTLE, WA 98105 | TEL. 206.547.8233 EMAIL. michael@krannitzkent.com |
| CONTRACTOR | FOUSHEE ATTN: MATT BUCHANAN 3260 118TH AVE SE, SUITE 100EMAIL. BELLEVUE, WA 98005 | TEL. 425.957.2126 EMAIL. mbuchanan@foushee.com |

DRAWING SHEET INDEX

ARCHITECTURAL

| | |
|------|---|
| T0.0 | TITLE SHEET |
| T0.1 | SURVEY |
| A0.0 | FULL DEVELOPMENT SITE PLAN |
| A0.1 | PREVIOUS PERMIT SITE PLAN (EAST PARCEL) |
| A0.2 | PROPOSED SITE PLAN (EAST PARCEL) |
| A4.0 | PROPOSED ELEVATIONS |



SEATTLE BOAT
LOT 6 (EAST PARCEL)
3911 LAKE WASHINGTON BLVD SE, BELLEVUE, WA

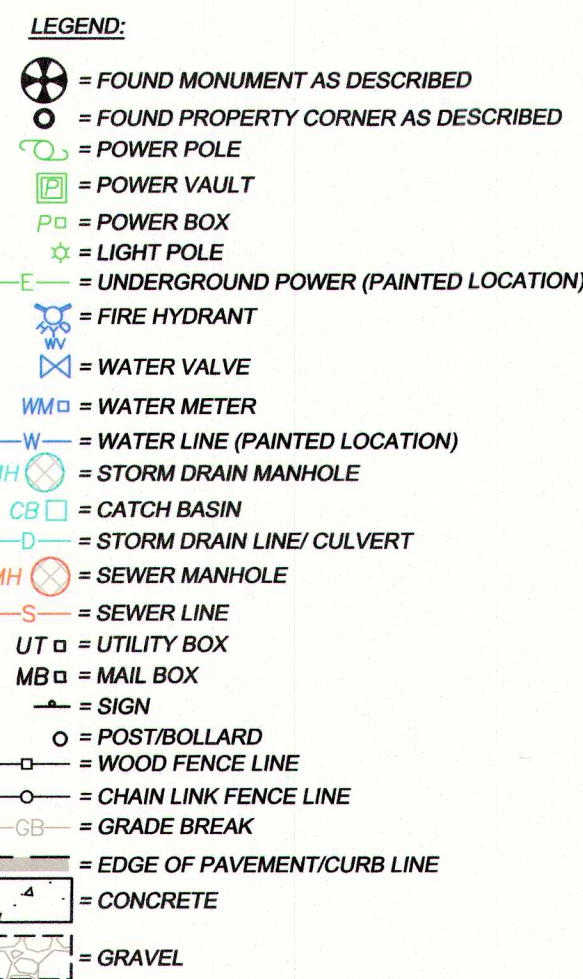
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| SHORELINE PERMIT | | | 7/27/2020 |
| Number | Date | By | Description of Revisions |

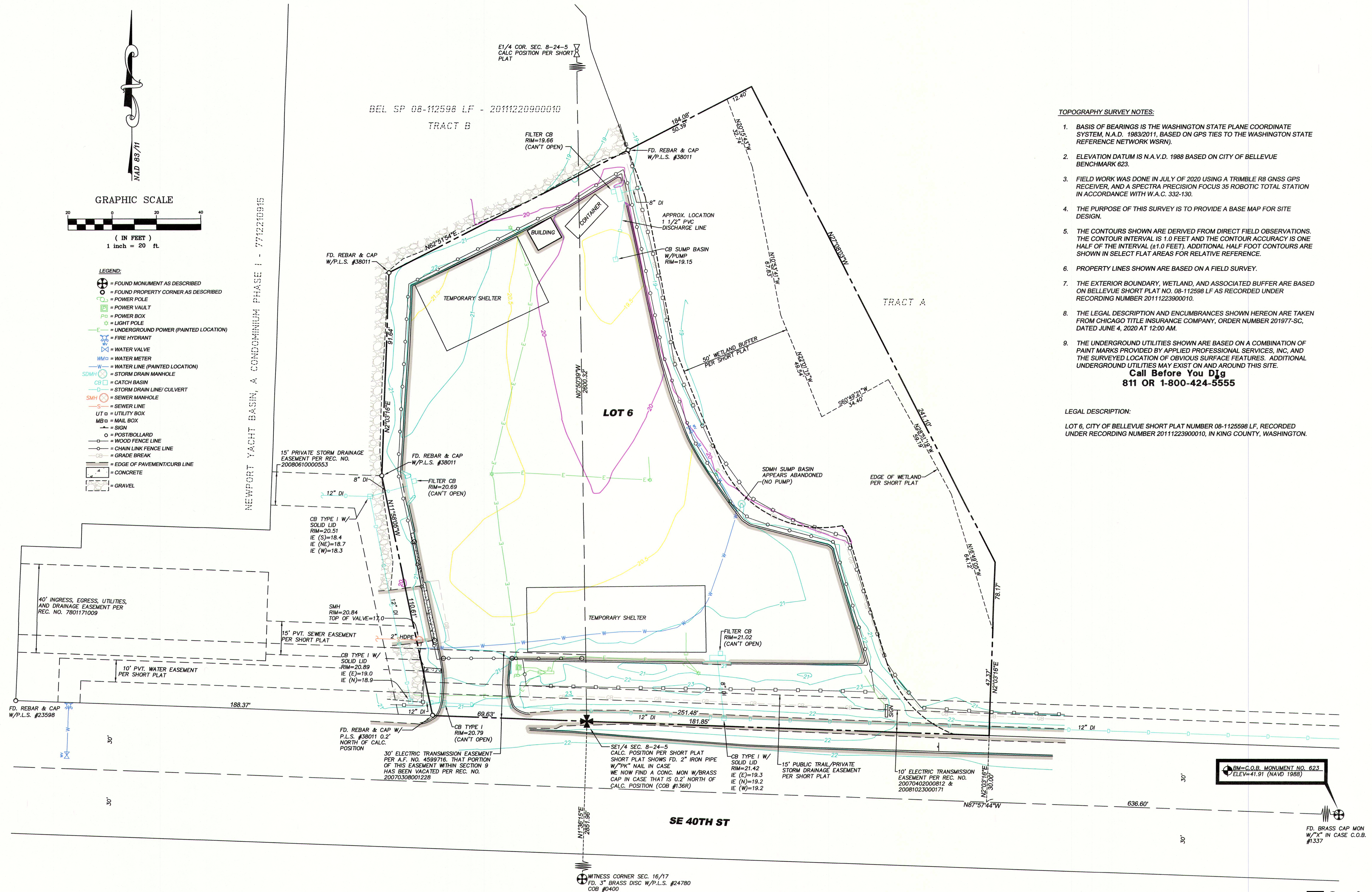
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| Designed | KKA | Drawn | KKA |
| Date | 7/27/2020 | Checked | KKA |
| Approved | Job Number | | |

Sheet Number



NEWPORT YACHT BASIN, A CONDOMINIUM PHASE I - 7712210915



TOPOGRAPHY SURVEY NOTES:

1. **BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM, N.A.D. 1983/2011, BASED ON GPS TIES TO THE WASHINGTON STATE REFERENCE NETWORK WSRN).**
 2. **ELEVATION DATUM IS N.A.V.D. 1988 BASED ON CITY OF BELLEVUE BENCHMARK 623.**
 3. **FIELD WORK WAS DONE IN JULY OF 2020 USING A TRIMBLE R8 GNSS GPS RECEIVER, AND A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION IN ACCORDANCE WITH W.A.C. 332-130.**
 4. **THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BASE MAP FOR SITE DESIGN.**
 5. **THE CONTOURS SHOWN ARE DERIVED FROM DIRECT FIELD OBSERVATIONS. THE CONTOUR INTERVAL IS 1.0 FEET AND THE CONTOUR ACCURACY IS ONE HALF OF THE INTERVAL (± 1.0 FEET). ADDITIONAL HALF FOOT CONTOURS ARE SHOWN IN SELECT FLAT AREAS FOR RELATIVE REFERENCE.**
 6. **PROPERTY LINES SHOWN ARE BASED ON A FIELD SURVEY.**
 7. **THE EXTERIOR BOUNDARY, WETLAND, AND ASSOCIATED BUFFER ARE BASED ON BELLEVUE SHORT PLAT NO. 08-112598 LF AS RECORDED UNDER RECORDING NUMBER 2011223900010.**
 8. **THE LEGAL DESCRIPTION AND ENCUMBRANCES SHOWN HEREON ARE TAKEN FROM CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 201977-SC, DATED JUNE 4, 2020 AT 12:00 AM.**
 9. **THE UNDERGROUND UTILITIES SHOWN ARE BASED ON A COMBINATION OF PAINT MARKS PROVIDED BY APPLIED PROFESSIONAL SERVICES, INC, AND THE SURVEYED LOCATION OF OBVIOUS SURFACE FEATURES. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST ON AND AROUND THIS SITE.**
- Call Before You Dig
811 OR 1-800-424-5555**

LEGAL DESCRIPTION:

LOT 6, CITY OF BELLEVUE SHORT PLAT NUMBER 08-1125598 LF, RECORDED
UNDER RECORDING NUMBER 20111223900010, IN KING COUNTY, WASHINGTON.

FD. BRASS CAP MON
W/"X" IN CASE C.O.B.
#1337


T0.1

| REVISIONS | BY | DATE |
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| (C) THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF EASTSIDE CONSULTANTS, INC. | | |

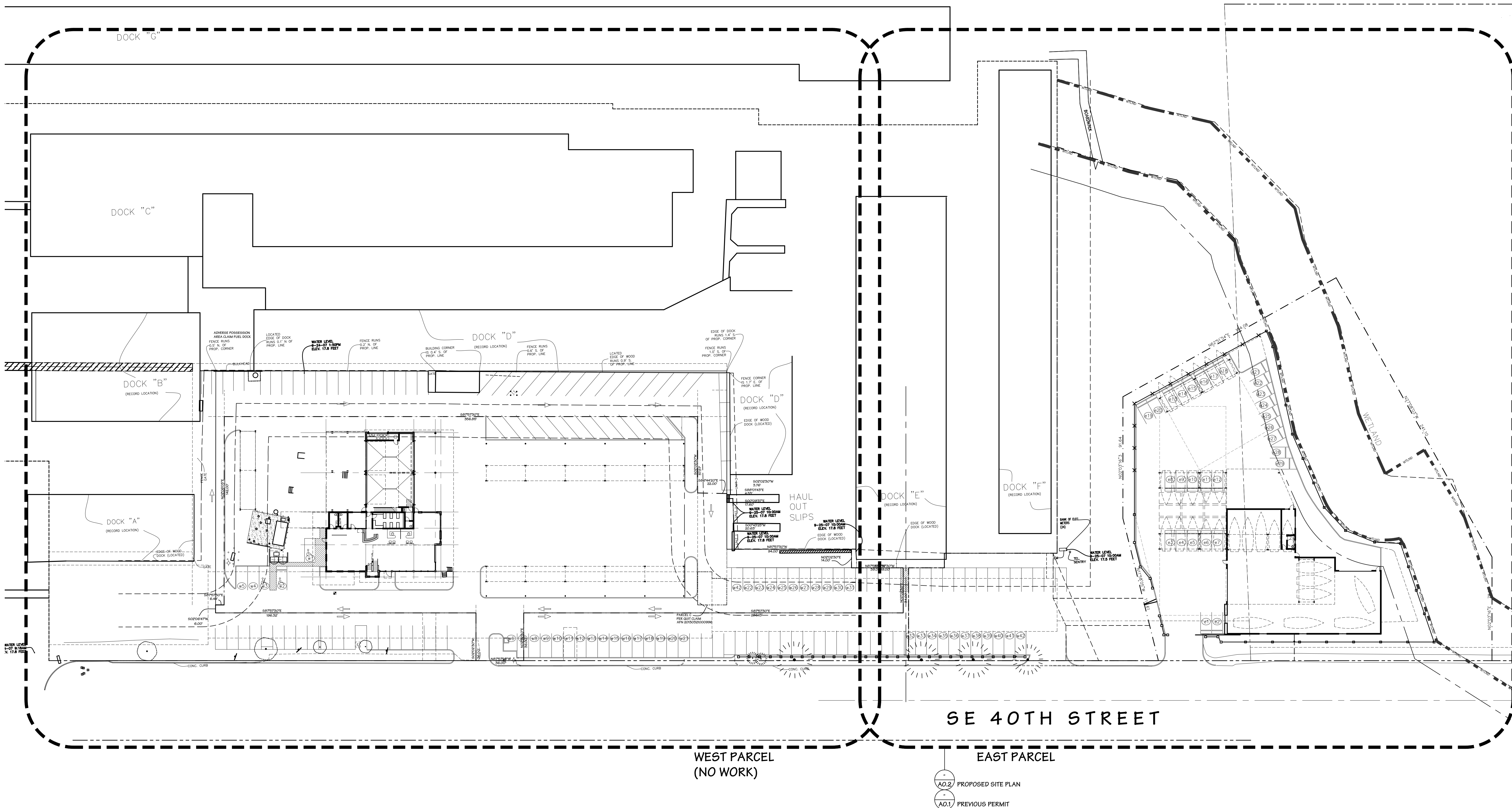
BOUNDARY & TOPOGRAPHY SURVEY

SEATTLE BOAT COMPANY
NEWPORT SHORES
SE1/4 SE1/4 SEC. 8, SW14 SW14 SEC. 9
T. 24 NORTH, R. 5 EAST, W.M.
BELLEVUE WASHINGTON

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1320 N.W. MALL ST., SUITE B
ISSAQUAH, WASHINGTON 98027

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| | |
| JOB NO. 20086 | |
| DATE 7/2020 | |
| SCALE 1"=20' | |
| DESIGNED S.K. | |
| DRAWN S.K. | |
| CHECKED R.B. | |
| APPROVED . | |
| SHEET 1 OF 1 | |

SHEET 1 OF 1




OVERALL FACILITY SITE PLAN
 SCALE: NTS

KRANNITZ KENT
ARCHITECTS
 765 N.E. Northlake Way
 Seattle, WA 98105
 (206) 547-8233
 www.krannitzkent.com

5289
 REGISTERED ARCHITECT
 BRYAN K. KRANNITZ
 STATE OF WASHINGTON

SEATTLE BOAT
LOT 6 (EAST PARCEL)
 3911 LAKE WASHINGTON BLVD SE, BELLEVUE, WA

| SHORELINE PERMIT | | | |
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| Number | Date | By | Description of Revisions |
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| OVERALL FACILITY SITE PLAN | |
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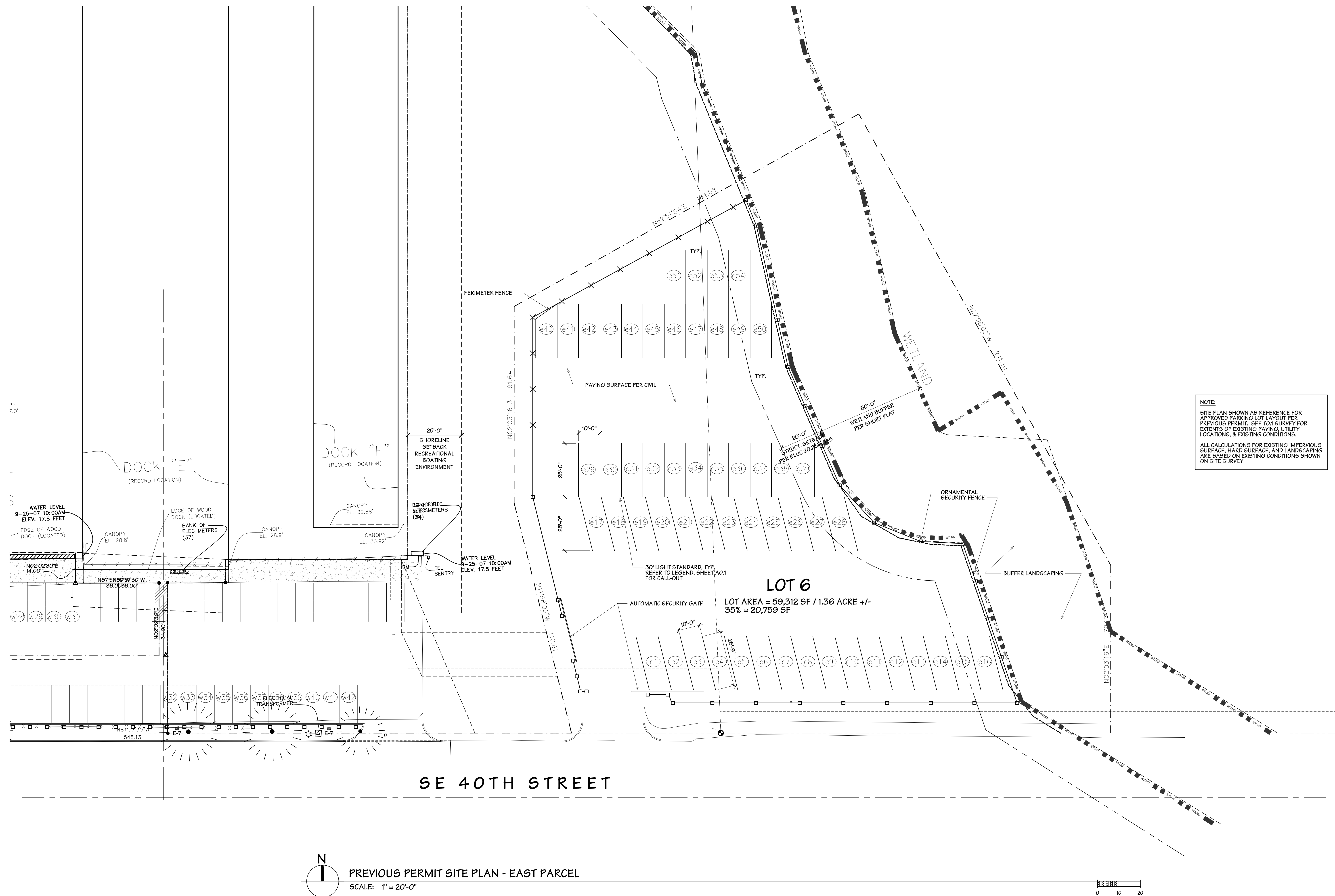
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| SHORELINE PERMIT | | | 7/27/2020 |
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| Number | Date | By | Description of Revisions |

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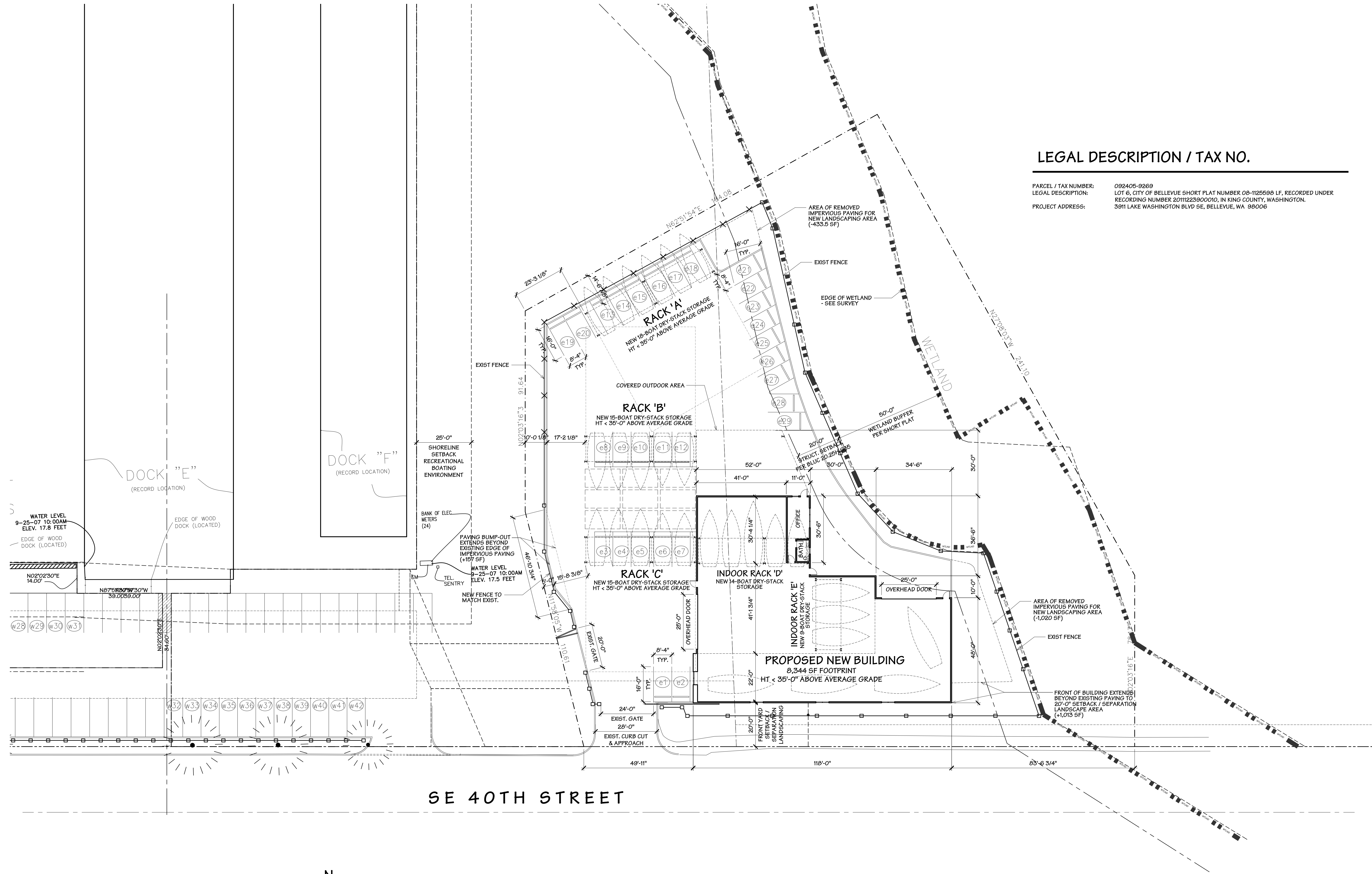




LEGAL DESCRIPTION / TAX NO.

PARCEL / TAX NUMBER: 092405-9269
LEGAL DESCRIPTION: LOT 6, CITY OF BELLEVUE SHORT PLAT NUMBER 08-1125598 LF, RECORDED UNDER RECORDING NUMBER 20111223800010, IN KING COUNTY, WASHINGTON.
PROJECT ADDRESS: 3911 LAKE WASHINGTON BLVD SE, BELLEVUE, WA 98006

SEATTLE BOAT
LOT 6 (EAST PARCEL)
3911 LAKE WASHINGTON BLVD SE, BELLEVUE, WA



PROPOSED SITE PLAN - EAST PARCEL
SCALE: 1" = 20'-0"

| SHORELINE PERMIT 7/27/2020 | | | |
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| Number | Date | By | Description of Revisions |

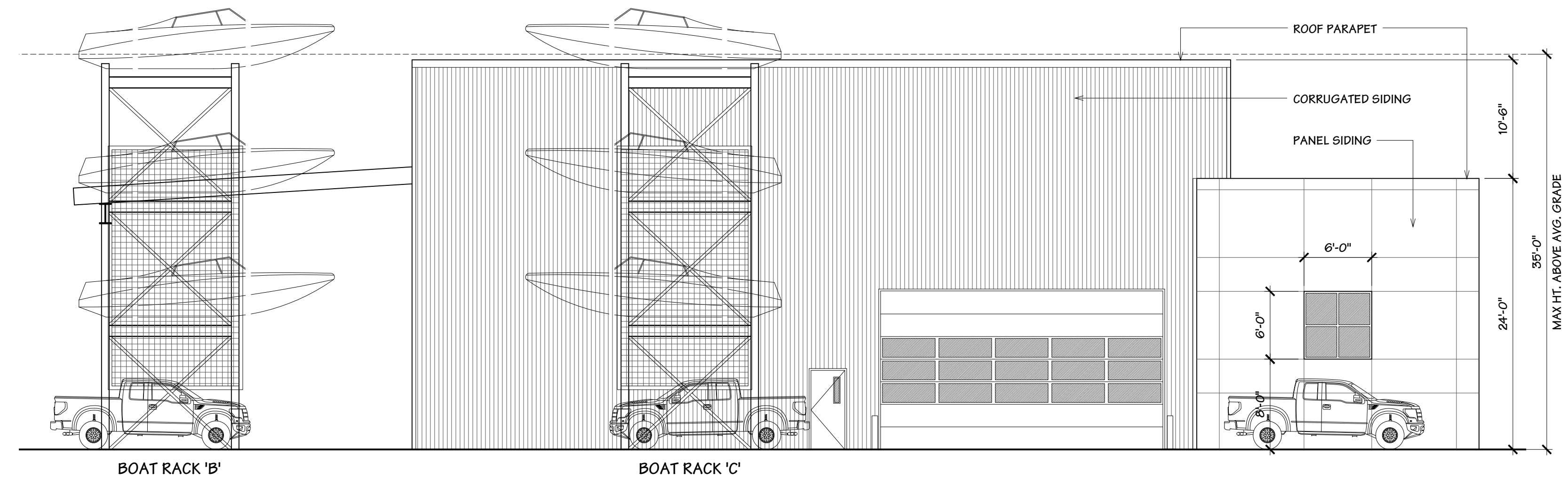
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**PROPOSED SITE PLAN
- EAST PARCEL**

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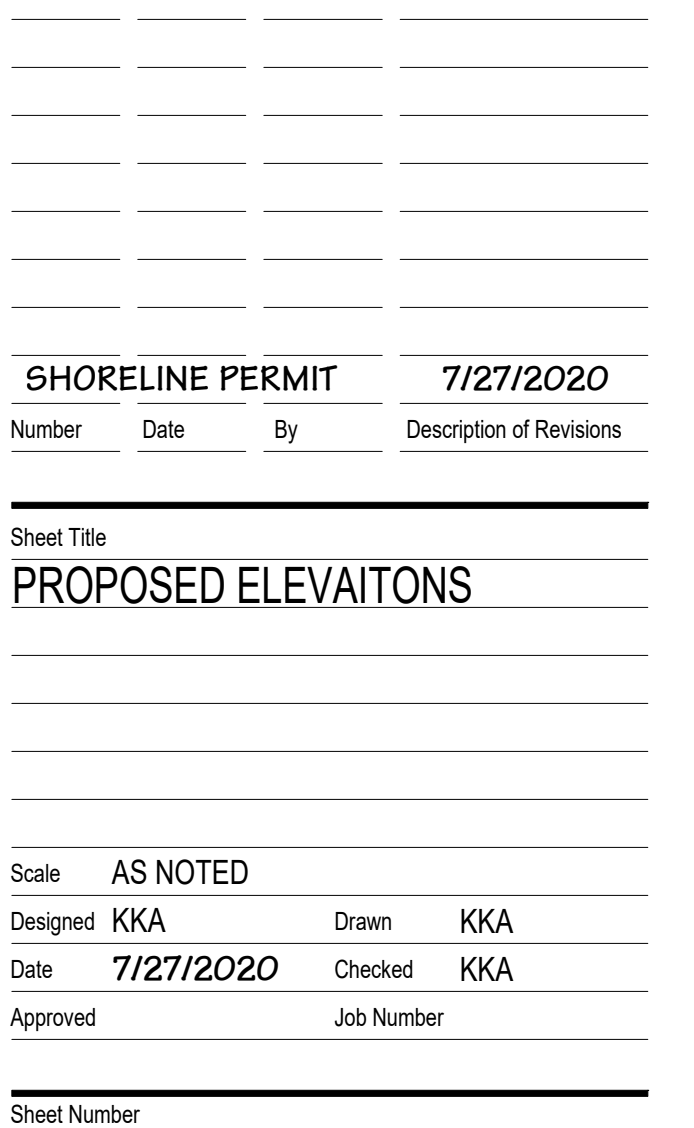


SCALE: 1/8" = 1'-0"



SCALE: $1/8" = 1'-0"$

SCALE: $1/8" = 1'-0"$



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