Development Services Department
Environmental Coordinator
450 110th Avenue NE
Bellevue, WA 98009-9012

# DETERMINATION OF NON-SIGNIFICANCE

| | |
|---|---|
| **PROPOSAL NAME:** | Bellevue High School Stadium Storage |
| **LOCATION:** | 10416 SE Wolverine Way, Bellevue |
| **FILE NUMBERS:** | 22-119286-LO |
| **PROPONENT:** | Thomas Wadkins |

**DESCRIPTION OF PROPOSAL:**

Critical areas land use review of a proposal to replace existing 818 square feet wood-framed storage building located in the south east corner of the existing stadium with new 1,152 square feet of steel framed storage building adjacent to a critical area steep slope and within the 75-foot toe-of-slope structure setback. Proposal also includes removal of two significant trees in critical areas steep slope.

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.

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.

**DATE ISSUED:** 5/25/2023

**APPEAL DATE:** 6/8/2023

A written appeal must be filed in the City Clerk's Office by 5 p.m. on the appeal date noted above.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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.

**Issued By:** *Elizabeth Stead* **for** **Date:** May 25, 2023
Elizabeth Stead, Environmental Coordinator
Development Services Department

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

| | |
|---|---|
| **Proposal Name:** | Bellevue H.S. Stadium Storage |
| **Proposal Address:** | 10416 SE Wolverine Way |
| **Proposal Description:** | Critical areas land use permit review of a proposal to replace an existing 818 square feet wood-framed storage building located in the southeast corner of the existing Bellevue High School stadium with a new 1,152 square feet of steel framed storage building adjacent to a critical area steep slope and within the 75-foot toe-of-slope structure setback. The proposal also includes removal of two significant trees in the critical area steep slopes. |
| **File Number:** | 22-119286-LO |
| **Applicant:** | Thomas Wadkins<br>Sierra-Martin Architects |
| **Decisions Included:** | Critical Areas Land Use Permit<br>(Process II. LUC 20.30P) |
| **Planner:** | Amy Tarce, AICP |
| **State Environmental Policy Act Threshold Determination:** | **Determination of Non-Significance** |
| **Director's Decision:** | **Approval with Conditions**<br>Rebbeca Horner, Director<br>Development Services Department<br><br>*Elizabeth Stead*<br>By: Elizabeth Stead, Land Use Director<br>Development Services Department |

| | |
|---|---|
| Application Date: | October 13, 2022 |
| Notice of Application Publication Date: | December 1, 2022 |
| Decision Publication Date: | May 25, 2023 |
| Project Appeal Deadline: | June 7, 2023 |

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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**Documents Referenced in File**

1. School Campus Overall Site Plan
2. Geotechnical Engineering Study, October 12, 2022 (in file)
3. Revised Geotechnical Engineering Study, May 10, 2023 (Addressing Critical Areas and Mitigation Criteria)
4. Critical Areas Study, April 10, 2023
5. Arborist Report, March 24, 2023
6. TESC and Demolition Plan

## I. Proposal Description

The applicant proposes to replace an existing 818 square-foot wood-framed storage building with a comparable sized steel-framed structure at the southeast corner of the stadium. The building is used for storing stadium equipment which the applicant wishes to continue in a new structure. The new structure will shift 9.5 feet north of the original footprint to comply with the zoning structure setback of 50 feet from the south property line. This structure will move two feet closer to the toe-of-slope compared to the existing footprint. The rectangular structure is oriented north-south, and sits wholly within the 75-foot toe-of-slope structure setback of the steep slopes on the eastern section of the school property (see attached Critical Areas Study, Addendum 1, Geotechnical Report, April 10, 2023, Figure 1).

This structure is an accessory structure and the footprint is not excluded from the slope setback. Proposals to reduce a critical areas steep slope structure setback are required to receive approval through a Critical Areas Land Use Permit (CALUP) with a Critical Areas Report. See **Attachment 1** for overall site plan. See **Figure 1** for enlarged site plan. See **Figure 2** for Architectural Drawings.

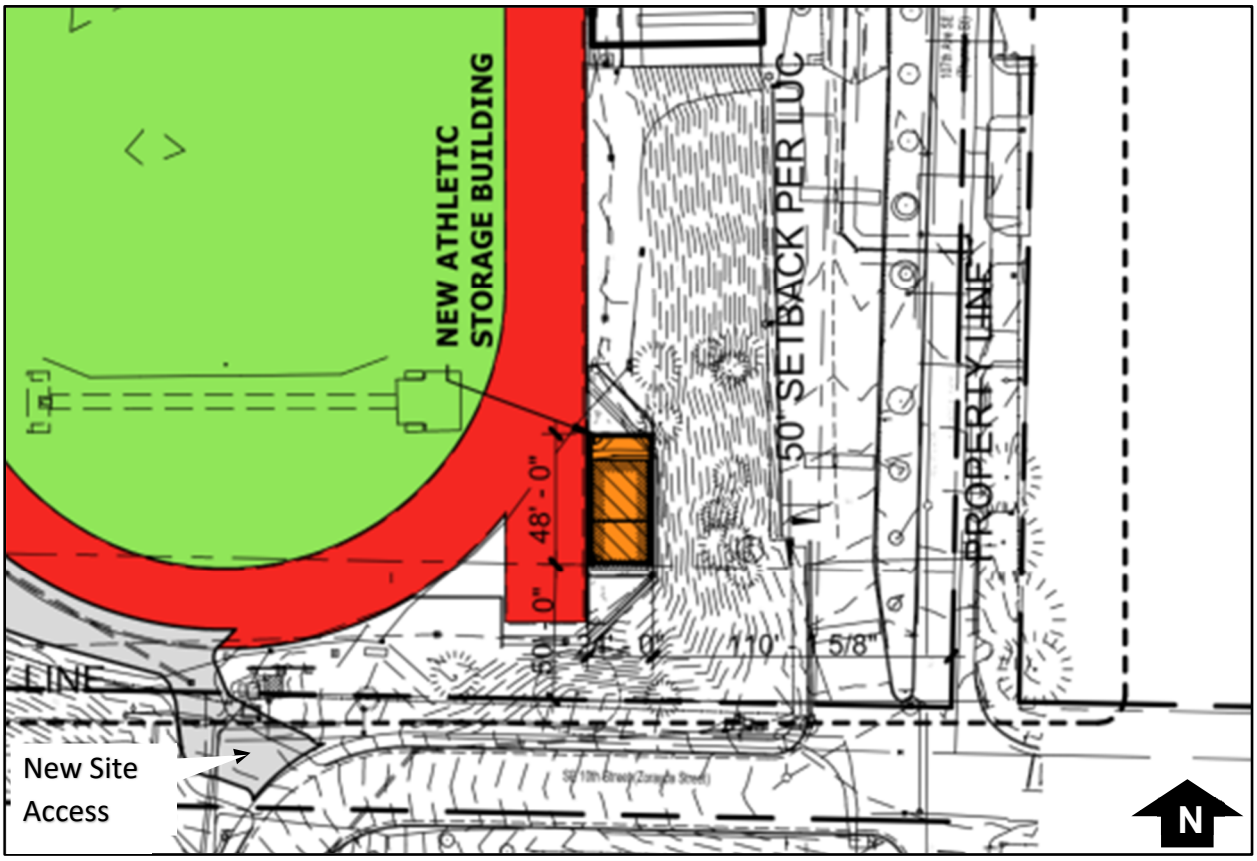



**Figure 1 Enlarged Site Plan**

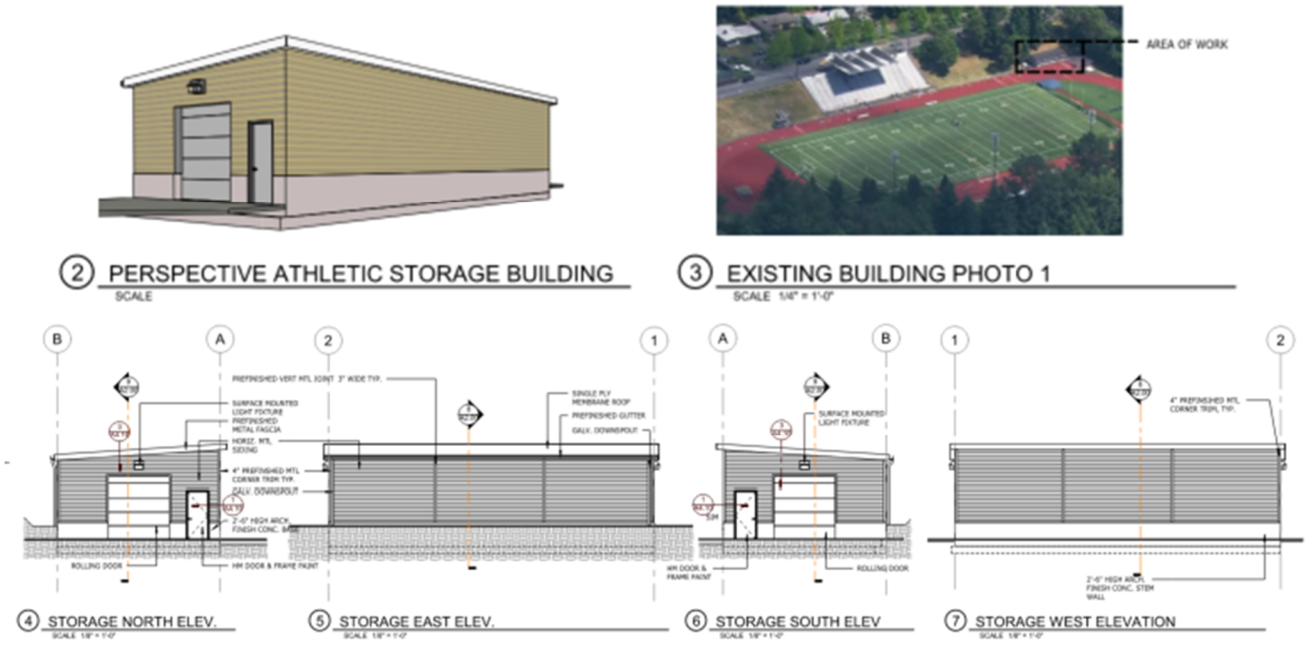



**Figure 2 Architectural Drawings**

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

### A. Site Description

The project site is located at 10416 SE Wolverine Way (parcel no. 068200000) in the West Bellevue neighborhood. The subject property is a 1,732,330 square foot (approx. 39.77 acres) lot with multiple buildings. The primary structures of the site are classrooms, educational facilities and administrative offices for Bellevue High School. The storage building that is the subject of this Critical Areas Land Use Permit is a small accessory structure for the athletic fields.

Single-family properties surround the Bellevue H.S. property. The site's main access is at the northwest corner, at SE Wolverine Way (see Figure 1). A new Fire Department site access at SE 10th Street (Zorayda Street) is proposed. The main school buildings and surface parking lots occupy the northern half of the site while the athletic fields are south of the educational facilities. The subject storage building is located at the southeast corner of the property, with steep slopes and trees serving as a buffer to the single-family residential buildings adjacent to the school property. The running track abuts the west side of the proposed storage building. See **Figure 3** for existing site conditions.

Steep slope critical areas are found east and south of the existing structure and athletic field. These slopes are vegetated with... that provides a vegetated buffer around the facility.

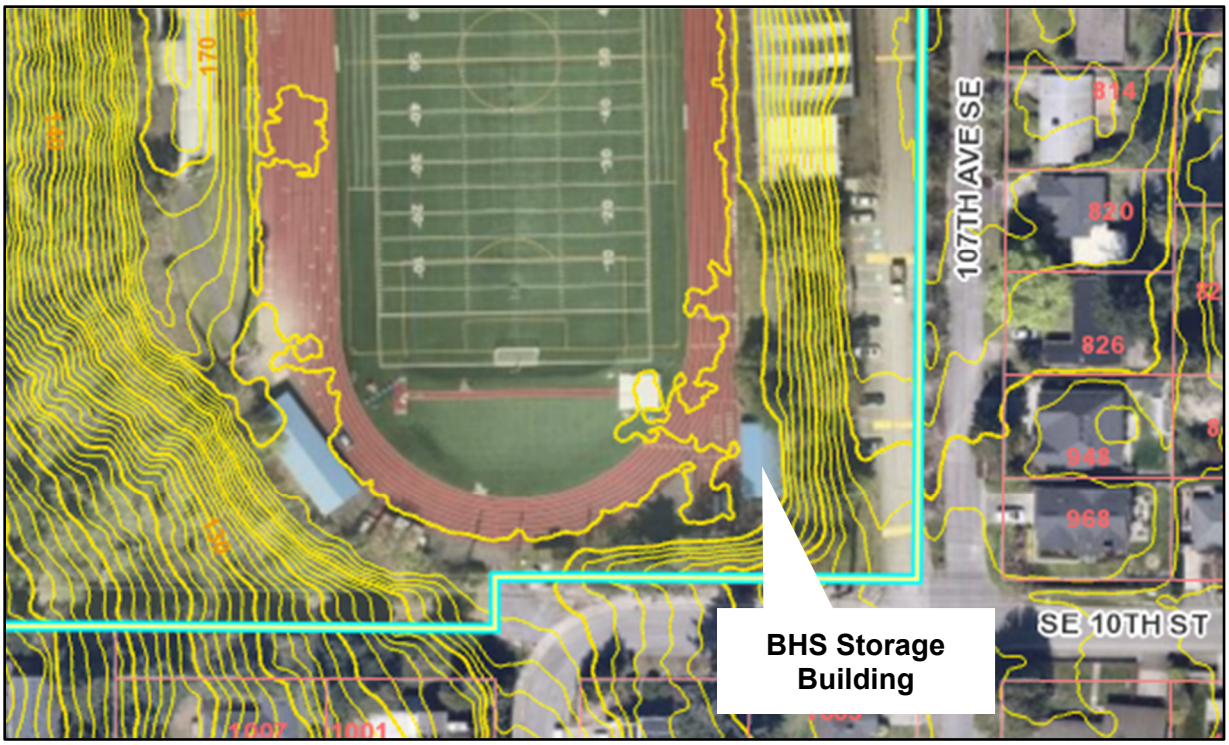



**Figure 3** **Existing Site Conditions** (yellow contour lines represent areas of steep slopes)

**B. Zoning, Subarea, and Comprehensive Plan**

**1. Comprehensive Plan Land Use Designation**

The subject property has a Comprehensive Plan designation of Single-Family High Density (SF-H). The adjacent properties have the following land use designations:

East of the school property: Single-family High Density (SF-H)

South, approximately 480 feet measured from the east property line: Single-family High Density (SF-H)

South, approximately 221 ft. measured from the west property line: Multi-family Low Density (MF-L)

West: Multi-family Low Density to High Density (MF-L and MF-H)

Northwest, west of SE Wolverine Way: Office (O)

Southeast of the tennis courts: Single-family Medium Density (SF-M)

**2. Zoning Designation**

The subject property is zoned Single-Family Residential (R-4). Surrounding the property are various residential uses (see **Figure 4**):

East of the school property: Single-family Residential R-4

South, approximately 480 feet measured from the east property line: Single-family

Residential R-4
South, approximately 221 ft. measured from the west property line: Multi-family Residential R-10
West: Multi-family R-10 to R-30
Northwest, west of SE Wolverine Way: Office
Southeast of the tennis courts: Single-family R-3.5

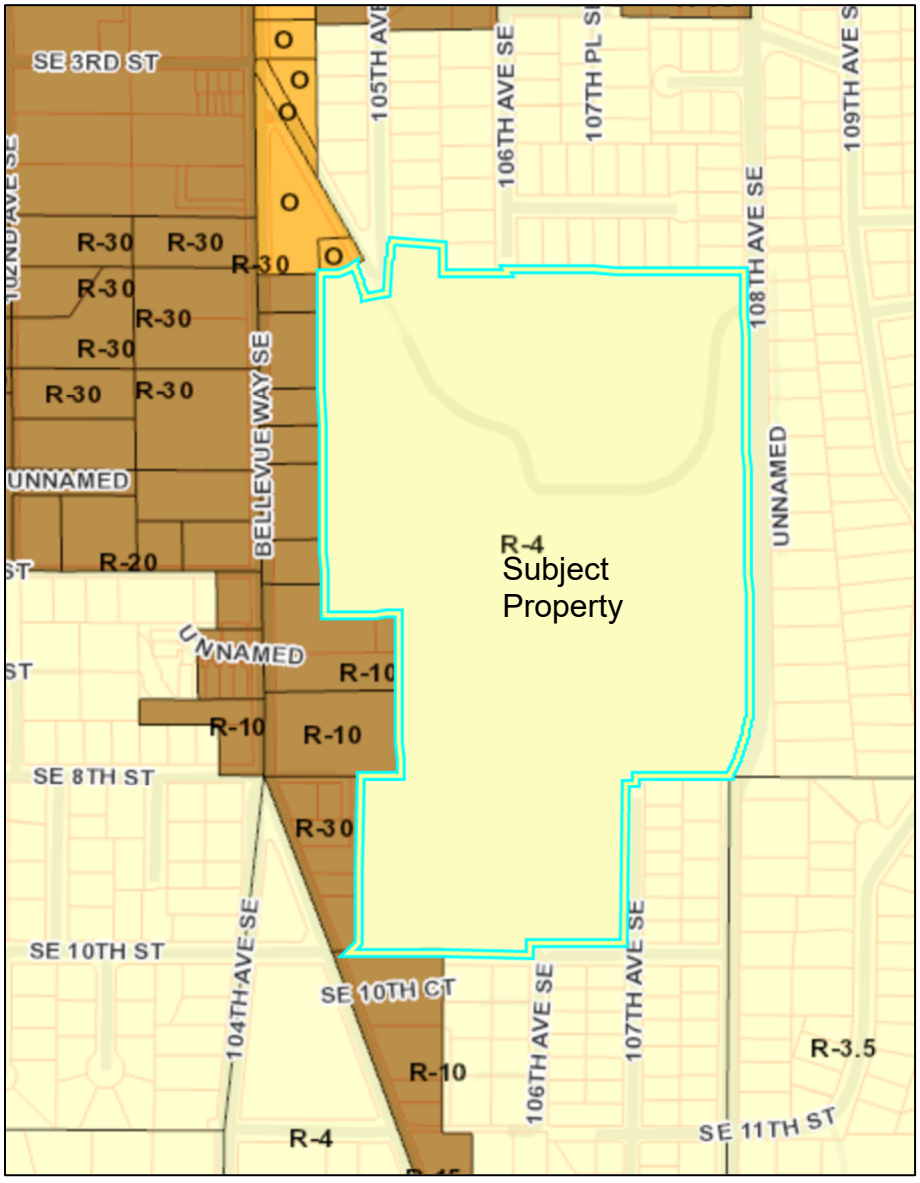



**Figure 4 Zoning Designation**

**C. Critical Areas: Steep Slopes**

The subject site contains steep slopes on the east and west perimeters of the property. The proposed new storage building is tucked in the southeast corner, with steep slopes along the east and south of the storage building. The proposal will not result in disturbance to the 50-foot top-of-slope buffer but disturbance is proposed within the 75-foot toe-of-slope structure setback which has already been disturbed when the original storage building was constructed. The proposal seeks to relocate the storage building approximately 9.5 feet to the north and 2 feet east of the existing storage building footprint. The new storage building will be wholly located within the 75-foot structure setback required for steep slopes.

**D. Critical Areas Functions and Values**

**1. Steep Slopes and Geologic Hazard Areas**

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

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



The proposed storage building is surrounded along the east, north and south by steep slopes, as defined in LUC 20.25H.120. The Geotechnical Report described the existing soils east of the storage building as native soil and fill from the previous construction of the athletic stadium bowl, with underlying glacial fill.

**Figure 5 View of Steep Slopes east of the existing storage building**

## III. Consistency with Land Use Code Requirements:

### A. General Development Requirements – 20.20.010

Construction of detached accessory structures are allowed within the R-4 single-family zoning district subject to the general development requirements set forth in LUC 20.20.010 and LUC 20.20.740 for schools. The proposed storage building complies with the dimensional requirements under Chart 20.20.010 and LUC 20.20.740 as follows:

| Dimensions | Requirements | Proposed storage building |
|---|---|---|
| Minimum Setbacks of Structures: Front Yard | 20 feet | Exceeds 20 feet |
| Rear yard (note 11) | 50 feet, per LUC 20.20.740 | 50 feet |
| Side Yard (note 11) | 50 feet, per LUC 20.20.740 | Approx. 113 feet from east property line |

Due to the less than 100 square feet of net new impervious area of the new building and concrete pad, and the relative insignificant footprint of this storage building in relation to the site improvements of the entire school site, the other dimensional requirements - Max. Lot Area, Max. Lot Coverage, Max. Hard Surface Coverage, and Max. Impervious Surface – are assumed to be complied with. Conformance with all zoning requirements will be verified as part of the required Building Permit and/or Clear and Grade review. **See Section X for Conditions of Approval related to required Clearing and Grading and Building Permits.**

### B. Critical Areas Requirements LUC 20.25H

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer or structure setback from a critical area or buffer. There are no modifications proposed to the steep slopes (critical areas), or critical area buffers. The project proposes to reduce a 75-foot toe-of-slope structure setback which is not subject to performance standards in LUC 20.25H. The proposed impact to the toe-of-slope setback is made through a critical areas report (see Geotech Report in file). Per LUC 20.25H.230 the applicant must show that the baseline site ecological function is degraded, and that the proposal will result in improvement of the ecological functions on the site.

A Critical Areas Report and a Geotechnical Report address the provisions of LUC 20.25H.230 (see Attachments for documents). The proposed storage building will be installed with a 4-foot retaining wall within 2 feet of the toe of slope. This is two (2) feet closer to the toe-of-slope than the existing building. New fill will be added between the retaining wall and the toe of slope to reduce the slope ratio, thus increasing its stability. Four new Douglas Fir trees will be planted at a distance of 10 feet or more from the new structure. These trees serve as replacement trees for the two Douglas Firs that will be removed, and

will provide wildlife habitat, mitigate noise, and ensure additional visual screening of the new storage building from the surrounding single-family neighborhood. Conceptual mitigation planting has been proposed (see sheet A1.20 of plans attached) to ensure ecological function of the site is equivalent to the function that existed prior to construction of the proposed improvements. Mitigation planting is required that replaces trees and native vegetation removed by the proposal and will be provided by submittal of a mitigation plan under the building permit. At minimum the proposed structure impacts approximately 1,200 square feet of the 75-foot structure and removes 2 trees in the steep slope, northeast of the new structure. Proposed replanting includes four trees and additional groundcover may need to be planted around the disturbed areas if determined to be functionally equivalent, as determined by an expert qualified in ecological functions. If no expert review is provided then the planting plan must provide a mitigation area that includes replanting of at least four trees and provide sufficient native vegetation to cover 1,000 square feet, consistent with the City's Critical Area Handbook. This will achieve a 1:1 mitigation ratio. **See Section X for Condition of Approval related to mitigation planting.**

Temporary impacts due to trenching to install new utility lines will also be mitigated by complying with the City's Clearing and Grading standards, and providing a tree protection fence along the root zone of existing trees north of the new building (see Sheet C1.0,TESC and Demolition Plan, attached). Tree protection fencing must be located at a minimum of 50% of the radius of the critical root zone (CRZ) per the Arborist Report and any disturbance to the outer 50% must follow the prescribed digging method in the Arborist Report (attached).

## IV. Public Notice and Comment

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|---|---|
| Application Date: | October 13, 2022 |
| Public Notice (500 feet): | December 1, 2022 |
| Minimum Comment Period: | December 15, 2022 |

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on December 1, 2022, and it was mailed to property owners within 500 feet of the project site. A project sign was also installed on site on the same date.

Public comments were received from the Bellecrest Neighborhood Association, who expressed their objection to the the removal of the two significant trees and noted the value of tree canopy in mitigating noise, glare and activities from neighboring properties. The applicant will be planting four (4) Douglas Fir trees in the steep slopes to mitigate noise and glare, and enhance the ecological functions of the steep slopes. The Bellecrest Neighborhood Association also noted the presence of an osprey nest on one of the light poles at the western perimeter of the school property. Ospreys are considered species of local importance in the City of Bellevue. Per LUC 20.25H.160, the City of Bellevue Development Services referred the applicant to the Washington State Department of Fish

and Wildlife (WDFW) for state wildlife management requirements, since the City does not have jurisdiction or regulation for wildlife management of ospreys. The applicant consulted with the WDFW experts who had no concerns about the potential impacts of the removal of trees or construction of the new storage building to the osprey habitat. The specific response from the WDFW can be found as an attachment in the Habitat Assessment Report (attached).

## V. Summary of Technical Reviews

**Clearing and Grading:**
The clearing and grading reviewer has reviewed the plans and materials submitted for this project and has approved the clearing and grading portion of this land use application. The future clearing and grading permit application for this development must comply with conditions of approval for this permit and City of Bellevue Clearing and Grading Code (BCC 23.76).
**See Section X for Condition of Approval related to rainy season restrictions and geotechnical review.**

**Utilities:**
The Utilities Division of the Development Services Department has reviewed the proposed development for compliance with Utilities codes and standards. The Utilities staff found no issues with the proposed development.

## VI. State Environmental Policy Act (SEPA)

Pursuant to WAC 197-11-800 (1)(b)(iv) and BCC 22.02.032.D, storage buildings less than 4,000 s.f. are exempt from SEPA review.

## VII. Changes to Proposal as a Result of City Review

Changes requested by the City during the review of this proposal included a request for the applicant to respond to applicable code criteria (LUC 20.30P.140) within the Critical Areas Report (see Geotechnical Engineering Study of May 10, 2023).

## VIII. Decision Criteria

The proposal, as conditioned below, meets the applicable regulations and decision criteria.

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

The Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:

1. **The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code;**

Finding: The revised geotechnical analysis dated May 10, 2023 contains recommendations to mitigate both the temporary and long term impacts of the disturbance to the toe-of-slope. The report states that the proposed improvements will mitigate the site geologic hazards and improve the existing stability of the site Trenching for installation of new utility lines, which is a temporary disturbance at the toe-of-slope will be mitigated by backfilling as soon as the new utility lines are installed. Tree protection fencing will be installed during construction to protect the existing trees in the upper slopes, following the prescribed tree protection measures of the Arborist Report.

Permanent disturbance to the steep slopes, which consists of the removal of two significant trees at the northeast corner of the proposed new storage building, will be mitigated by replanting 4 Douglas Fir trees on the steep slopes. The Geotechnical Report also noted that the new 4-foot high retaining wall at the toe of the slope will improve soil stability by reducing the existing steeper slopes adjacent to the existing building (see **Figure 5**) with fill. **See Section X for Condition of Approval related to mitigation planting.**

2. **Adequate resources to ensure completion of any required mitigation and monitoring efforts;**
   Finding: The mitigation planting plan shall include a five-year monitoring program to ensure successful installation. **See Mitigation and Monitoring Related Condition of Approval in Section X of this report.**

3. **The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site;**
   Finding: As discussed in criterion #1 of this section, the geotechnical report states that the proposed improvements will mitigate the site geologic hazards and improve the existing stability of the site. A conceptual mitigation plan, as discussed in this staff report, meets the criteria for approval at this phase of review. A mitigation planting plan, to be submitted at the time of building permit, shall mitigate and replace disturbances (including areas of temporary disturbance) at a minimum of one-to-one ratio including the replacement of the two removed trees. **See Mitigation and Monitoring Related Condition of Approval in Section X of this report.**

4. **The resulting development is compatible with other uses and development in the same land use district.**
   Finding: The proposed storage shed is an allowed accessory use in the R-4 single-family residential zone and rectifies the nonconforming structure by moving the new building out of the required rear structure setback of 50 feet. Its location at a significantly lower elevation than the single family homes adjacent to the school property, and the existence of trees, mitigate for any visual impacts to the residences

that may result from this new building.

**B. Critical Areas Land Use Permit Decision Criteria 20.30P**

The Director may approve or approve with modifications an application for a critical areas land use permit if:

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

Finding: The applicant must obtain a Building Permit before beginning any work. Clear and Grade Review shall take place under the building permit. **See Section X for Conditions of Approval related to required Building Permit**.

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

Finding: As discussed in VIII.A.1 above, the geotechnical analysis provided by the applicant makes recommendations for adequate mitigation for the disturbance of the toe-of-slope structure setback and the protection of existing trees using standard tree protection fencing. **See Section X for Conditions of Approval related to required Building Permit**

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

Finding: As discussed in Section III of this report, the proposal meets the performance standards set forth in LUC 20.25H for work within a steep slope critical area toe-of-slope structure setback.

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

Finding: The Utilities Department has reviewed the proposed development for compliance with Utilities codes and standards and approved the civil plans with no conditions.

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

Finding: A mitigation plan submitted with this application is consistent with the requirements of LUC 20.25H.210 and 20.25H.135. Plans consistent with the activities of this approval are required to be submitted under the Building Permit for review and final approval. **See Section X for Conditions of Approval related to Building Permits.**

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

Finding: As discussed in Section III of this report, the proposal complies with all other applicable requirements of the Land Use Code. Dimensional requirements will be

confirmed at the time of building permit. **See Section X for Conditions of Approval related to Guest Cottage Registration.**

## IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Director of Land Use does hereby approve with conditions the proposal to construct a 1152 square-foot storage building on the Bellevue High School site, located at 10416 SE Wolverine Way.

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

## 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 | Janney Gwo, 425-452-6190 |
| Land Use Code- BCC 20 | Amy Tarce, 425-452-2896 |
| Utilities Code- BCC 24 | Jeremy Rosenlund, 425-452-7863 |

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

**1. Construction Permits:**

Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. Application for a building permit is required to be submitted and approved. Plans submitted as part of either permit application shall be consistent with the activity permitted under this approval.

Authority: Land Use Code 20.30P.140, Land Use Code 20.20.010, Clear & Grade Code 23.76.035
Reviewer: Amy Tarce, Development Services Department

**2. Mitigation and Restoration Plan**

The planting plan is required to be submitted as part of the building permit application. Final location of proposed new trees will be confirmed at time of building permit review and approval. All permanent and temporary disturbance is required to be mitigated and/or restored. Tree protection fencing using chain link fence must be located at the critical root zone (CRZ). If construction activity in the CRZ cannot be avoided, the tree protection fencing

may be located at the 50% inner radius of critical root zones of trees to be protected, and disturbance up to 33% of the outer CRZ will follow the prescribed measures in the Arborist Report The plans submitted with the building permit shall depict the extent of construction disturbance and provide restoration as recommended in the Geotechnical Report and described in Section VIII A and B.

Authority: Land Use Code 20.30P.140
Reviewer: Amy Tarce, Development Services Department, Land Use

**3. Monitoring**

The planting area shall be maintained and monitored for a period of five years.

Annual monitoring reports are to be submitted to Land Use each year for the entirety of the five year monitoring period. The reports, along with a copy of the planting plan, can be sent to Amy Tarce at atarce@bellevuewa.gov or to the address below:

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

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

**4. Land Use Inspection Required**

Inspection of mitigation planting must be completed by the Land Use Planner as part of the building permit inspection process. A Land Use inspection will be added to the building permit.

Authority: Land Use Code 20.25H.210
Reviewer: Amy Tarce, Development Services Department, Land Use

**5. Geotechnical Review**

The project geotechnical engineer must review the final construction plans. A letter from the geotechnical engineer stating that the plans conform to the recommendations in the geotechnical report and any addendums and supplements must be submitted to the clearing and grading section prior to issuance of the construction permit.

Authority: Clearing & Grading Code 23.76.050
Reviewer: Janney Gwo, Development Services Department, Clearing & Grading Section

**6. Geotechnical Inspection:**

The project geotechnical engineer must provide geotechnical inspection during project construction, including monitoring and testing of soil cuts and fill, subgrades for foundations and footing, utility trench backfill, and any unusual seepage, slope, or subgrade conditions.

Authority: Clearing & Grading Code 23.76.050
Reviewer: Janney Gwo, Development Services Department, Clearing & Grading Section

**7. Rainy Season Restrictions:**

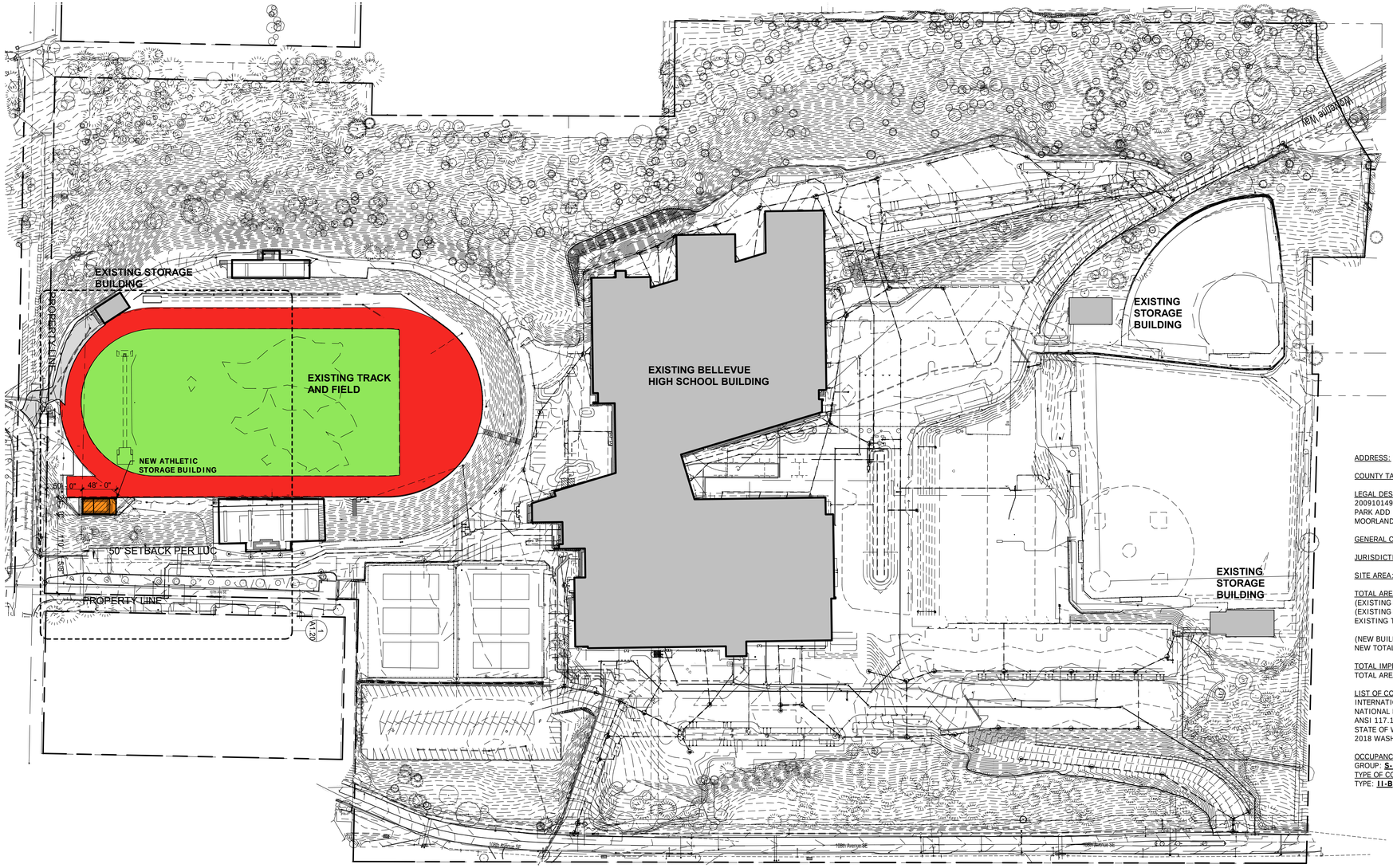
Due to steep slopes on the site, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,
Reviewer: Janney Gwo, Development Services Department, Clearing & Grading Section

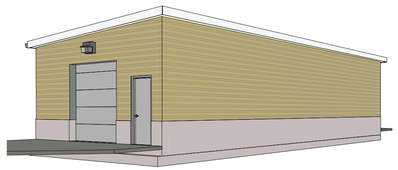
22-119286-LO
ATTACHMENT 1
CAMPUS SITE PLAN

# BELLEVUE SCHOOL DISTRICT
# BHS STADIUM STORAGE

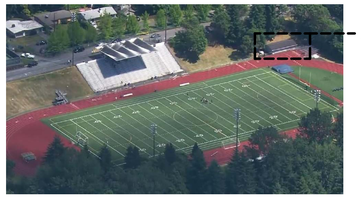
BID SET - OCTOBER 11, 2022




1 BELLEVUE HIGH SCHOOL SITE PLAN
SCALE 1" = 80'-0"



2 PERSPECTIVE ATHLETIC STORAGE BUILDING
SCALE




3 EXISTING BUILDING PHOTO 1
SCALE 1/4" = 1'-0"

## PROJECT DESCRIPTION

THE NEW STADIUM STORAGE BUILDING WILL BE LOCATED ON THE EAST CORNER OF THE SITE. THE BLDG WILL BE NON-COMBUSTIBLE STEEL METAL BUILDNG WITH CONCRETE PERIMETER BASE WALLS ON CONTINUOUS CONCRETE SPREAD FOOTINGS. THE EXTERIOR WILL BE METAL STUDS WITH BLDG WRAP , GYP SHEATHING, BATT INSULATION AND EXTERIOR METAL SIDING. THE ROOF IS A SARNAFIL SINGLE PLY MEMBRANE ROOFING SYSTEM ON 8 INCHES OF RIGID INSULATION OVER METAL DECK.

## DRAWING LIST


| | |
|---|---|
| A1.00 | CAMPUS SITE PLAN |
| C1.0 | TESC AND DEMOLITION |
| C1.1 | NOTES & TESC DETAILS |
| C2.0 | GRADING & DRAINAGE |
| C2.1 | DRAINAGE NOTES & DETAILS |
| A1.10 | DEMO SITE PLAN |
| A1.20 | SITE PLAN |
| A2.00 | STORAGE PLANS, SECTIONS & ELEVATIONS |
| A4.10 | BUILDING DETAILS |
| S1.1 | GENERAL STRUCTURAL NOTES |
| S2.1 | FOUNDATION & ROOF FRAMING PLANS |
| S7.1 | STORAGE BUILDING DETAILS |
| E0.01 | ELECTRICAL LEGEND AND NOTES |
| E0.02 | ELECTRICAL SCHEDULES |
| E1.01 | PARTIAL ELECTRICAL SITE PLAN |
| E2.00 | ELECTRICAL STORAGE PLAN |
| E8.01 | ELECTRICAL ONE-LINE DIAGRAM |


ADDRESS: 10416 SE WOLVERINE WAY, BELLEVUE, WA 98004

COUNTY TAX NO: 068200-0005

LEGAL DESCRIPTION: BELLEVUE PARK ADD PCL A BELLEVUE BLA #09-122257-LW REC # 20091014900006 & AMENDED BY REC #20100106900001 SD BLA BEING POR PLT OF BELLEVUE PARK ADD IN SE 1/4 OF SW 1/4 STR 32-25-05 & ALL BLKS 13, 16-17 MYERS C R 1ST ADD TO MOORLAND IN NE 1/4 OF NW 1/4 STR 05-24-05 LESS PORS FOR STS TGW VAC STS ADJ

GENERAL CODE REQUIREMENTS

JURISDICTION: CITY OF BELLEVUE

SITE AREA: 1,732, 330 SF (39.77 ACRES)

TOTAL AREA OF BUILDINGS ON SITE:
(EXISTING BUILDINGS TO REMAIN) 171,228 SF, 3,316 SF, 2,253 SF, 1,051 SF
(EXISTING BUILDING TO BE DEMOLISHED) 818 SF
EXISTING TOTAL = 178,666

(NEW BUILDING) 1,152 SF
NEW TOTAL = 179,000 SF PROPOSED LOT COVERAGE = 10.32%

TOTAL IMPERVIOUS AREA ON SITE: (EXISTING) 808,380 SF (NEW IMPERVIOUS) 0 SF (NEW TOTAL AREA) 808,380 SF PROPOSED IMPERVIOUS SURFACE COVERAGE =46.66%

LIST OF CODES AND STANDARDS:
INTERNATIONAL BUILDING CODE (IBC) 2018 EDITION
NATIONAL ELECTRIC CODE (NEC) 2018 EDITION
ANSI 117.1- 2009
STATE OF WASHINGTON, WAC CHAPTER 296-24, GENERAL SAFETY AND HEALTH STANDARDS 2018 WASHINGTON STATE NON-RESIDENTIAL ENERGY CODE

OCCUPANCY CLASSIFICATIONS:
GROUP: **S-2**
TYPE OF CONSTRUCTION:
TYPE: **II-B**


SMA
SIERRA MARTIN Architects
11508 NE 20th Street Bellevue, WA 98004
Ph: 425.455.3693 Fax: 425.455.3698
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WWW.SM-ARCHITECTS.NET

**CONSULTANT:** STRUCTURAL
**NAME:** COUGLIN PORTER & LUNDEEN
**ADDRESS:** STRUCTURAL ENGINEERS
801 SECOND AVE, SUITE 900
SEATTLE, WA 98104
**PHONE:** P. 206-343-0460
**FAX:**

**CONSULTANT:** CIVIL
**NAME:** LPD ENGINEERING PLLC
**ADDRESS:** 1932 1ST AVE, SUITE 201
SEATTLE, WA 98101
**PHONE:** 206-705-1211
**FAX:**

**CONSULTANT:** ELECTRICAL
**NAME:** METRIX ENGINEERS
**ADDRESS:** 227 WILLIAMS AVE S
RENTON, WA 98057
**PHONE:** (425) 336-2822
**FAX:**


| Revision Schedule | | |
|---|---|---|
| NO. | Date | Description |

STAMP:

#5404 REGISTERED ARCHITECT
L. CARLOS SIERRA MARTIN
STATE OF WASHINGTON

**BELLEVUE SCHOOL DISTRICT NO. 405**

**BHS STADIUM STORAGE**

10416 SE WOLVERINE WAY,
BELLEVUE, WA 98004

**PROJECT NUMBER:** 22-02
**ISSUE DATE:** 10-11-22
**DRAWN BY:** TW
**CHECKED BY:** CS

**CAMPUS SITE PLAN**

**A1.00**
**SCALE:** As indicated

BID SET

C:\Users\thomas\Desktop\TW-Local Files\22-02 BHS Athelic Storage_TW.rvt
10/10/2022 1:43:28 PM

22-119286-LO
ATTACHMENT 2

# Bellevue High School Stadium Storage

## Habitat Assessment Report

Prepared for:

Planning and Community Development Department

City of Bellevue

450 110th Avenue NE

Bellevue, WA 98004

SMA SIERRA MARTIN Architects

April 10, 2023

## Introduction

This assessment is for a portion of the property owned by Bellevue School District (BSD) No. 405 located at 10416 SE Wolverine Way, Bellevue, WA 98004, specifically that portion at the south end of the property in the existing stadium bowl adjacent to the track where the proposed storage structure is to be located. The overall property is 39.77 acres in size and is located immediately south of downtown Bellevue and west of Lake Washington in Section 32 of Township 25 North, Range 05 East of the Public Land Survey System. The property is developed and includes school facilities, parking lots, ball fields, and athletic training, storage, and spectating facilities. Site visits were conducted in February and April, 2023. Photographs of the local site area around the existing structure to be replaced are included at the end of this report.

## Habitat Assessment

The general habitat type describing the vicinity is Urban and Mixed Environs in a Medium-density Zone. This habitat type contains light industry mixed with dense residential development and some natural open spaces, consistent with on-site observations and the surrounding area of the city.

## On-site Habitat

The entire site was not surveyed due to the large site area compared to the very limited scope of the project, isolated in the SE corner of the track and field area. A localized observation of the area visible from the track better fits the potential impact of the area of work. The primary habitat type is upland deciduous forest, concentrated west of the track. Other vegetated areas consist of remnant or planted trees, mainly conifers in the localized area around the project, and maintained lawns and landscape beds.

The school site is regularly used by people, particularly when school is in session and after hours for sports practice throughout the school year. Dog walking may also occur on site and certainly occurs on the adjacent public right of ways. Vegetation on-site is diverse and a partial list of species observable from the track area is provided in Table 1 on the following page.

For detailed information on the trees immediately adjacent to the work area refer to the arborist's report prepared March 24, 2023 by Seattle Tree Consulting.

Table 1. List of plants observed during site visit at the Bellevue High School site in February. 2023.

| Stratum | Common Name | Scientific Name |
|---|---|---|
| Trees | Bigleaf Maple | *Acer macrophyllum* |
| | Pacific Madrone | *Arbutus menziesii* |
| | Pacific crabapple | *Malus fusca* |
| | Black Cottonwood | *Populus balsamifera* |
| | Flowering Cherry | *flowering cherry* |
| | Douglas-fir | *Pseudotsuga menziesii* |
| | Pacific willow | *Salix lucida lasiandra* |
| | Western Red Cedar | *Thuja plicata* |
| Shrubs | Vine Maple | *Acer circinatum* |
| | Red osier dogwood | *Cornus sericea* |
| | Cherry Laurel* | *Prunus laurocerasus** |
| | Himalayan blackberry* | *Rubus armeniacus** |
| | Salmonberry | *Rubus spectabilis* |
| | Elderberry Varieties | *Sambucus sp* |
| | Hardhack spirea | *Spiraea douglasii* |
| Groundcovers | Western lady fern | *Athyrium cyclosorum* |
| | Lawn daisy | *Bellis perennis* |
| | Unknown Carex | *Carex sp.* |
| | English ivy | *Hedera helix* |
| | Creeping St. John's Wort | *Hypericum calycinum* |
| | Lawn grass | *n/a* |
| | Broadleaf plantain | *Plantago major* |
| | Sword fern | *Polystichum munitum* |
| | Creeping buttercup | *Ranunculus repens* |
| | Trailing blackberry | *Rubus ursinus* |
| | Common dandelion | *Taraxacum officinale* |
| | White clover | *Trifolium repens* |

*Plant species is not native to Pacific Northwest.

## Upland Deciduous Forest

The site is bordered by forests and residential development and the localized area around the project is dominated by deciduous tree species, particularly in the forest west of the track. Bigleaf maple and black cottonwood are among the dominant species on-site with various conifers such as douglas fir and western red cedar mixed throughout. Tree sizes were not measured in the large, forested area. For detailed measurements near the construction area see the arborist's report attached.

## Maintained conifers, Lawn, and Landscaped Areas

The majority of the vegetated areas on site and near the project area are established conifer trees, lawn, or landscaped beds. Small stands of Douglas fir trees occurs north, east, and south of the proposed

building as detailed in the arborist's report. The understory of these trees is maintained as lawn or low-growing shrubs. Non-native species including English Ivy, creeping St. John's wort, and Himalayan Blackberry occur in the understory areas with shrubs.

## Landscape Habitat Considerations

The project site's ability to provide habitat is mainly dependent upon the potential for the forested area west of the track and the greater vicinity to act as a source of wildlife. The presence or absence of habitat in the landscape on and surrounding the property is considered here.

The vicinity of the project site is dominated by dense urban development, but also includes parks and open spaces. In addition, Lake Washington is within ½ mile of the track area. The undeveloped area of the site west of the track and nearby parks and shoreline provide a variety of habitat opportunities to support a variety of seasonal and permanent urban wildlife species.

Due to the large, forested area on site the site will score relatively highly as a whole under the Bellevue Urban Wildlife Habitat Functional Assessment Model for Upland Habitat. The localized area around the proposed storage building would score much lower if evaluated separately due to the small scale of the tree stands, localized areas of under-story growth, and proximity to vehicular and pedestrian activity. Improving continuity of tree canopy between the adjacent stands would somewhat improve the localized habitat for small birds and mammals in the project area, but most wildlife will still be expected to prefer the undeveloped forest area west of the track.

## Wildlife

Osprey have been reported to nest on the Bellevue High School property in a field lighting/utility pole west of the track, approximately 280' from the nearest corner of the construction work area. No osprey activity has been observed at the site during either site visit, but the nest is presumed to be active as a precaution. A variety of other species including birds, amphibians, and small mammals can reasonably be expected to use the site due to the forested area west of the track, but as that is further from the construction activity than the nest site, this report will focus on the Osprey.

## Species of Local Importance

Osprey are a species of local importance as identified by the City of Bellevue and the State of Washington. Habitat associated with such species is designated as a critical area per LUC 20.25H.150.B. The uses allowed in the underlying land use district are allowed within habitat associated with species of local importance, so long as the development complies with the performance standards of LUC 20.25H.160. LUC 20.25H.160 directs that "If habitat associated with species of local importance will be impacted by a proposal, the proposal shall implement the wildlife management plan developed by the Department of Fish and Wildlife for such species. Where the habitat does not include any other critical area or critical buffer, compliance with the wildlife management plan shall constitute compliance with this part."

## Habitat Associated with Species of Local Importance

The City of Bellevue designates habitat associated with species of local importance as critical areas (other than the critical areas and buffers otherwise indicated in LUC 20.25H.025). Habitat, according to LUC 20.50.024,

> *Refers to an individual, species-specific use of a wildlife-habitat type. "Habitat" is the place, including physical and biotic conditions, where a plant or animal usually occurs and is fundamentally linked to the distribution and abundance of species. Species may depend on a Habitat or structural characteristics for part or all of its life history or may exhibit a high degree of adaptability using more than one Habitat. The relationship of species to Habitat is scale-dependent and varies from geographic range, home range, to local or site-specific Habitat components. "Habitat" includes areas of high relative density or species richness, breeding Habitat, winter range, and movement corridors. These areas may also include Habitats that are of limited availability or high vulnerability to alteration. Other examples include: remnant patches of mature mixed Puget Sound lowland forest, caves and cliffs, snag-rich areas and downed logs, riparian areas, lakes and ponds, wetlands and their buffers, and heron rookeries.*

The deciduous forest located on the subject property west of the track meets the City's definition of habitat while the isolated stands of trees immediately adjacent to the work area do not. The scope of work is limited and is located over 300 feet from the identified habitat, the project will also follow all City of Bellevue TESC best management practices and details as documented in the civil drawings and drainage report, therefore no negative impacts are expected to the habitat area.

## Washington Department of Fish and Wildlife Recommendations

The Washington State Department of Fish and Wildlife management recommendations for Washington's Priority Species Volume IV: Birds does not include a section discussing osprey (accessed at https://wdfw.wa.gov/publications/00026). As such SMA contacted the district biologist assigned to the Bellevue area, James Schloemer, to ask for recommendations on a wildlife management plan appropriate to the nesting site, project timeline, and project scope. Mr. Schloemer referred SMA to a colleague who was more experienced with Osprey and construction around nesting sites, Christopher Anderson. Mr. Anderson reviewed the project timing, footprint of the construction in reference to the nest site, and an outline of the construction sequence and equipment. The information provided by SMA included a site plan and links to aerial and street level photographs of the context around the nesting site for his review. The email conversation with this information and the WDFW response is attached.

The conclusion of the WA DFW District Wildlife Biologist was that, "WDFW has no issue with this project as proposed, in regards to osprey and does not see a need for any letter of authorization to take state wildlife (in regards to the *potential* of known, iterative harassment by project activities).". He further detailed typical osprey behavior and noted what behavior patterns and criteria would necessitate a follow up call to him.

## Mitigation Efforts

The City of Bellevue Land Use Code (LUC 20.25H.215) requires that impacts to sensitive areas first be avoided, then minimized, and finally mitigated. No construction activities will approach the nest, work is not under the nest, nor is work under the major flight pattern for hunting which should be west towards Lake Washington. Therefore, the project avoids impacts to the osprey habitat by locating the proposed structure as far away as practical within the track and field complex.

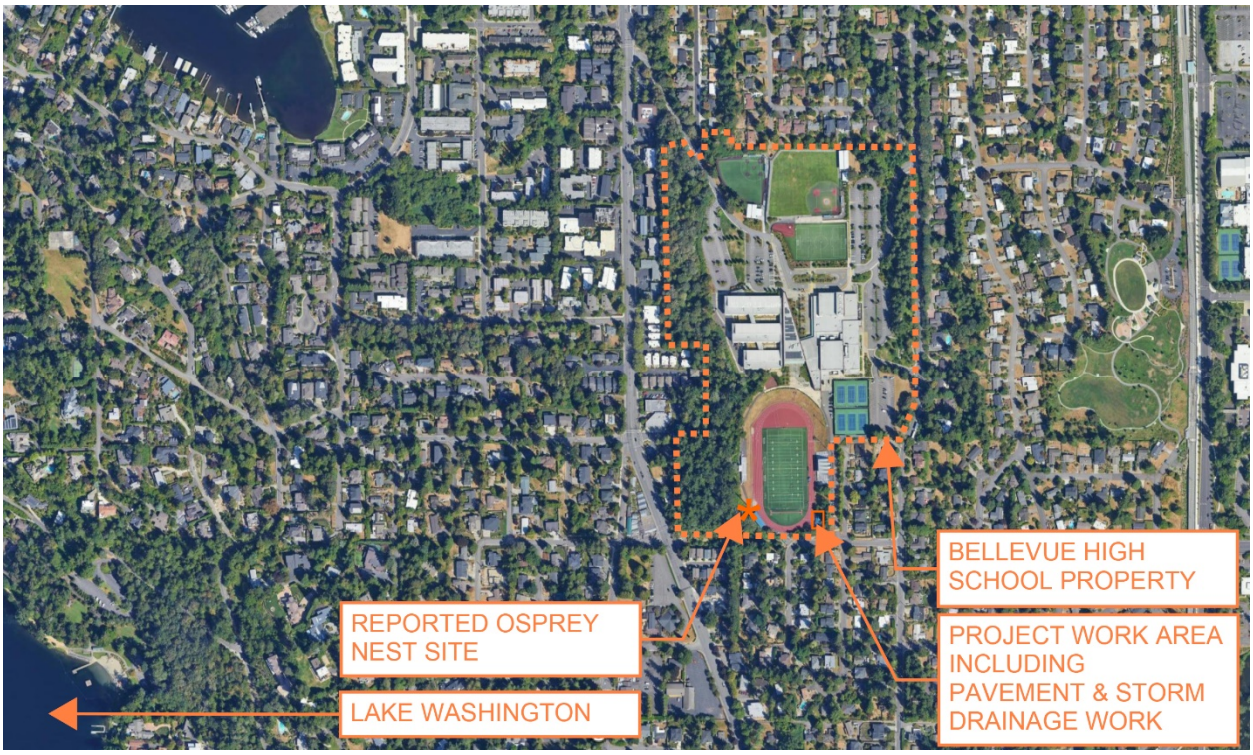
Additionally, the requirements and recommendations from WDFW have been incorporated into the contractor's bid documents through notes which have been added identifying the nesting site, requiring monitoring by the contractor of the Osprey behavior during construction activities, providing contact information for Mr. Anderson, and requiring a pre-construction meeting to inform the contractor of typical osprey behavior and signs of distress.

Per the conversation between SMA and Mr. Anderson, it may be beneficial to start construction earlier than planned in June, but this is dependent on receiving full permit approval by the first week of May in time to meet a bid schedule fitting this timeline.

## Conclusions

No impacts to the osprey habitat or nest site are expected based on the review of the project by WDFW. Monitoring requirements based on the recommendations of the WDFW biologist are incorporated into the project documents and will be reviewed with the contractor at a required pre-construction meeting. Expediting permit approval will help align the construction schedule with the optimal period of the nesting cycle to minimize any risk of impact to the osprey.

Photographs & Context Map




Context Map of School Property & Project Area



Overview of Existing Structure and adjacent tree stand from West



View from NW




View of Toe of Slope at East side of existing structure looking South



View of Toe of Slope at East side of existing structure looking North



View looking SE from track towards south property line



View looking NW from nearest sidewalk at edge of BSD property



View looking SE from parking lot above existing structure at top of steep slope

Prepared using reference materials & consultation from:

*Washington State Department of Fish and Wildlife:*

- E. Larsen, J. M. Azerrad, N. Nordstrom, editors. 2004. Management recommendations for Washington's priority species, Volume IV: Birds. Washington Department of Fish and Wildlife, Olympia, Washington, USA.

- Washington Department of Fish and Wildlife. 2009. Landscape Planning for Washington's Wildlife: Managing for Biodiversity in Developing Areas. 88 Pp + App. Olympia, Wa.

-Phone conversations and emails with District Wildlife Biologist Chistopher Anderson – WA Dept. of Fish and Wildlife – Region 4

*City of Bellevue*

-Land Use Code Sections and definitions as cited

*The Watershed Company*

-Bellevue Urban Wildlife Habitat Literature Review. Reference Number 080913. Prepared for City of Bellevue Planning and Community Development. May 21, 2009.

-Bellevue School District Puesta del Sol Elementary School Habitat Assessment Report. May 2018 (Rev Nov. 2018).

*Seattle Tree Consulting*

-Doug Smith, ISA Board Certified Master Arborist PN6116-B. Arborist Report prepared for Bellevue High School. March 24, 2023.

Attachments

## Thomas Wadkins

**From:** Anderson, Christopher D (DFW) <Christopher.Anderson@dfw.wa.gov>
**Sent:** Thursday, March 9, 2023 3:56 PM
**To:** Thomas Wadkins
**Cc:** Carlos Sierra
**Subject:** RE: Osprey Habitat Guidelines - Small scale construction in Bellevue

Hi Thomas,

The most disturbing portion of the work arguably will be demolition of existing smaller building and removal of slab. That will be done at a time the nestlings will be bound to the nest (June), adults will be invested in the young and in feed and brood mode – birds (young or adult) should be less likely to be affected by work that is above baseline environment at that time due to the stage of nesting. There may be acute reactions of calling and perhaps circling if there are instances of very loud or lots of activity on ground that is much above baseline. This cannot be predicted – but to err on the extreme and conservative – such behavior may occur. But, osprey tend to be pretty flexible (as they nest around humans and in urban areas often) and, generally, if they take to the air due to disturbance, they settle down quickly – within an hour or so. Often it is some calling, some circling and put back down within 10 minutes. There will be no work that will approach the nest, work is not right under the nest, and their major flight pattern should be towards the west to Lk WA. Single, acute reactions where the birds settle and go on with their nesting needs are not as concerning here – it would be reactions that are repeated over time and birds don't seem to settle after any initial reactions – e.g. they settle down and then just take off again to the same disturbance(s) and this becomes a pattern. That would not be desired in most scenarios and would warrant a call to me.

WDFW has no issue with this project, as proposed, in regards to osprey and does not see a need for any letter of authorization to take state wildlife (in regards to the *potential* of known, iterative harassment by project activities). Please keep in touch and if the birds do seem to not settle after multiple instances of the same event appearing to create disturbance and out of ordinary drastic reactions in the birds – *and the disturbance factor(s) appear related to project activities in their pattern* – please have project proponents contact me for any discussion of any appropriate next steps to assess and avoid any take in this state protected bird.

Thanks,
Chris

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Chris Anderson (he, him, his)
District Wildlife Biologist
District 12, King County
WA Dept. of Fish and Wildlife - Region 4
16018 Mill Creek Blvd.
Mill Creek, WA 98012
Desk: 425-341-2054 NEW PHONE NUMBER
Christopher.Anderson@dfw.wa.gov
http://wdfw.wa.gov

---

**From:** Thomas Wadkins <Thomas@sm-architects.net>
**Sent:** Thursday, March 9, 2023 11:37 AM

**To:** Anderson, Christopher D (DFW) <Christopher.Anderson@dfw.wa.gov>
**Cc:** Carlos Sierra <carlos@sm-architects.net>
**Subject:** RE: Osprey Habitat Guidelines - Small scale construction in Bellevue

External Email

Hi Chris,

Thanks for your phone call this morning. Here are the additional project details we discussed for reference:

The project is planned for Bellevue High School which is east of Lake Washington, see google map location here: https://goo.gl/maps/jpPRkYEjXSFZuksp8 . It is proposed to be constructed this summer starting in June and ending early October.

The proposed new storage building is to be located at the SE corner of the track & field complex, replacing an existing storage building. The old building is 818 square feet, while the new building is slightly larger at 1,152 square feet (24 x 48 foot footprint). It is a single story structure framed with metal studs on a concrete foundation. The existing pavement north and south of the building are also removed (approx.. 1000 sf area) and replaced later with concrete surfaces to connect the track to the new building.

The attached site plan is drawn with North to the right hand side of the page and shows the track area in red & green, the new building footprint in orange, and an existing storage building at the west side of the track in grey. We understand the osprey nesting site is located at the west side of the track on a cellphone/lighting pole. From the base of the pole to the nearest edge of the proposed building measures 280' in a CAD drawing (I rechecked this figure after we spoke). The cell phone tower is immediately north of the existing storage building west of the track shown in grey. See this street view image from google maps showing the cell tower & existing storage west of the track : https://goo.gl/maps/AUH11WFjKb9uhngk6

The structure is a prototype design that has been constructed at other Bellevue high schools over the last 3-5 years. The typical equipment and phasing of construction is as follows:
-Building demolition with hand tools and mini-excavator with claw attachment
-Removal of existing building slab on grade and adjacent asphalt paving with mini-excavator
-Foundation excavation and storm drain excavation with mini-excavator (in our case this is minimal because we are raising the building ~ 12 inches from the existing building elevation which means we may only need to excavate ~6 inches to reach footing subgrade).
-Pouring of foundation using concrete pump truck. In this case the truck will likely stage in the parking area due east of the building site as it is the nearest paved access road and avoids driving on the track.
-Framing and sheathing of the building by carpenters using hand tools
-Siding and roofing of building using hand tools
-Installation of lighting, doors, etc. with hand tools or working inside the building.
-Pouring of new driveway/sidewalk surfaces adjacent to building. This would be via pump truck again and finished with hand tools.

Based on past project sequences, the first 4 activities would likely be completed in the first 4 weeks of construction. The framing, siding, roofing, etc would proceed from through July and August and finish in mid-September before the final paving and clean up activities wrap up in October.

If it is beneficial to avoid the fledging period you described in July it may be possible to shift the start of construction 1-2 weeks earlier to further mitigate equipment noise during that time. This assumes we can secure permits from the city by May 1st to allow time for contractor bidding and school district contract approval.

As you mentioned there are also things we can do to educate the contractor before construction and provide them with contacts in case a pattern of iterative stress is observed.

Thank you,

**Thomas Wadkins**

**SMA** Sierra-Martin Architects
11508 NE 20th Street
Bellevue, WA 98004
P. 425.455.3693
www.sm-architects.net

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**From:** Anderson, Christopher D (DFW) <Christopher.Anderson@dfw.wa.gov>
**Sent:** Thursday, March 9, 2023 9:42 AM
**To:** Thomas Wadkins <Thomas@sm-architects.net>
**Cc:** Carlos Sierra <carlos@sm-architects.net>
**Subject:** RE: Osprey Habitat Guidelines - Small scale construction in Bellevue

Hi Thomas,

Great to chat today and thanks for this inquiry. Osprey, as with most native birds in Washington that are not categorized game or other management classification due to management needs, are state "protected" wildlife (WAC 220-200-100 (3 – Other) and RCW 77.15.130). The only need here would be if iterative harassment were to occur directly related to project activities. Given the project is across the field from the nest – I have a few needs to determine if any letter of authorization to take state protected wildlife is needed.

1) Timing of project.
2) Footprint of project, location in reference to nest.
3) Equipment to be used.
4) Estimated phasing of project (e.g. excavator used in first half of June, cement truck and related second half, raise frame in July, exterior August, interior September, etc.).

From the above information WDFW should be able to provide a statement of if a state letter of authorization to take state protected wildlife is necessary or if keeping in contact for any extreme, iterative reaction in birds is noted and more appropriate for this project/scenario.

Thanks and look forward to working with you.

Best,
Chris

_____

Chris Anderson (he, him, his)
District Wildlife Biologist
District 12, King County
WA Dept. of Fish and Wildlife - Region 4
16018 Mill Creek Blvd.
Mill Creek, WA 98012
Desk: 425-341-2054 NEW PHONE NUMBER
Christopher.Anderson@dfw.wa.gov

http://wdfw.wa.gov

---

**From:** Thomas Wadkins <Thomas@sm-architects.net>
**Sent:** Thursday, March 2, 2023 1:10 PM
**To:** Anderson, Christopher D (DFW) <Christopher.Anderson@dfw.wa.gov>
**Cc:** Carlos Sierra <carlos@sm-architects.net>
**Subject:** FW: Osprey Habitat Guidelines - Small scale construction in Bellevue

External Email

Hello Christopher,

You can see below the question we reached out to Jim about this morning. Any advice you can offer or information you can link/attached will be appreciated. If you need more information on the project or context feel free to call us at the number below.

Thank you,

**Thomas Wadkins**

**SMA** Sierra-Martin Architects
11508 NE 20th Street
Bellevue, WA 98004
P. 425.455.3693
www.sm-architects.net

---

**From:** Schloemer, James W (DFW) <James.Schloemer@dfw.wa.gov>
**Sent:** Thursday, March 2, 2023 1:00 PM
**To:** Thomas Wadkins <Thomas@sm-architects.net>
**Cc:** Carlos Sierra <carlos@sm-architects.net>
**Subject:** RE: Osprey Habitat Guidelines - Small scale construction in Bellevue

Hi Thomas,

So I hunted around for information but have not found much clear guidance by WDFW on osprey interactions. Like eagles, ospreys and their nests are protected under the Migratory Bird Treaty Act of 1819, which likely falls under USFWSs jurisdiction. Nest removal may fall under the same criteria as that of bald eagles, but temporary osprey nest disturbance should be allowed outside of typical nesting/fledging season (May-September?). Your work location is a good distance from the nest and typical construction activities are generally not louder than ambient city noise levels (except for blasting, jack hammering, etc.). For a more complete answer, I suggest contacting Christopher Anderson (Christopher.Anderson@dfw.wa.gov ). He has the vast and detailed knowledge/experience with these situations.

Apologies for passing you on to another contact. Hope this helps a bit.

**Jim Schloemer | Habitat Biologist**
**Washington Department of Fish and Wildlife**
Region 4, North Bend Field Office

360-890-2975 | James.Schloemer@dfw.wa.gov

**From:** Thomas Wadkins <Thomas@sm-architects.net>
**Sent:** Thursday, March 2, 2023 9:23 AM
**To:** Schloemer, James W (DFW) <James.Schloemer@dfw.wa.gov>
**Cc:** Carlos Sierra <carlos@sm-architects.net>
**Subject:** Osprey Habitat Guidelines - Small scale construction in Bellevue

External Email

Hi Jim,

Thanks for taking my call a few minutes ago. As I mentioned we are helping the Bellevue School District with a small project to replace an aging wood storage building at the SE corner of their track and field area with a new building in the same location. We were informed that there is an osprey nesting site in the area, on a cell phone tower at the SW side of the track area (about 255' apart based on the CAD file we have from the district archive). The city land use planner informed us that as Osprey are a species of local significance they will require a critical areas report discussing any provisions for construction in the vicinity of the nest and recommended we contact your department for any requirements or recommendations for working in the area.

You mentioned you didn't know the details off-hand, but could find that information for us. Thank you for taking the time to help us, if you can send any information to Carlos and myself at your earliest convenience we would appreciate it.

Thank you,

**Thomas Wadkins**

**SMA** Sierra-Martin Architects
11508 NE 20th Street
Bellevue, WA 98004
P. 425.455.3693
www.sm-architects.net

22-119286-LO
ATTACHMENT 3

May 10, 2023

Sierra Martin Architects
11508 NE 20th Street
Bellevue, WA 98004

Attention: Carlos Sierra

**Revised Addendum 1**
**Critical Areas Report**
Bellevue High School Athletic Storage Building
10416 SE Wolverine Way
Bellevue, Washington
Project: SMA-2-01

## INTRODUCTION

NV5 is pleased to submit this revised addendum to our report of geotechnical engineering services for the Bellevue High School athletic storage building project located at 10416 SE Wolverine Way in Bellevue, Washington. The original Addendum 1, dated April 7, 2023, has been revised to include additional information regarding LUC 20.25H.255.B.

NV5 provided a geotechnical letter report to support design of the proposed structure in May of 2022[1]. We addressed the geological critical areas and the requirements of City of Bellevue LUC, however, the City has requested presenting the information in a different format along with providing additional information regarding slope stability and mitigation measures of the proposed development. Provided below is the revised "Geologic Hazards Section" that was included in our original report and additional information regarding impacts and mitigation of the proposed development.

## PROPOSED CONSTRUCTION

The existing athletic storage building is at the southeast end of the football and track stadium. The project includes replacing the existing 50-year-old, 818 square foot, athletic storage building

[1] GeoDesign, Inc., 2022. *Report of Geotechnical Engineering Services; Bellevue High School Athletic Storage Building 10416 SE Wolverine Way, Bellevue, Washington,* dated May 26, 2022.

with a new building of similar size, which meets the school's present needs. The new building will be a rectangular, single-story, steel-framed building with a footprint of approximately 1,152 square feet. The new building will be constructed generally over the footprint of the existing building, although it may be shifted east by approximately 2-feet, and extend closer to the track, Figure 1. The finished floor elevation of the new building will be approximately 1-foot higher than that of the existing building to establish a floor elevation like that of the adjacent track surface, which eliminates the existing steps and will facilitate movement of equipment. The building will not be occupied and will be used for storage of athletic equipment.

During construction of the existing building a 3 to 4-feet high, 1.5H:1V cut slope was created along the toe of the existing 2H:1V engineered slope. This short steep section of the slope is approximately 4.5-feet from the east side of the existing building. The east wall of the new building will be approximately 2 feet from the toe of the slope, Figure 1. The lower portion of the east wall will be a retaining wall to allow for filling between the building and the toe of the existing slope. This will eliminate the short section of the 1.5H:1V slope and will decrease the erosion hazard and improve slope stability.

## CONDITIONS

### *SURFACE CONDITIONS*

The stadium is at the south end of the school campus and is bordered by a school parking lot to the east, SE 10th Street to the south, and an undeveloped greenbelt area to the west. The stadium is situated within a manmade bowl-shaped depression created during construction of the original school in the 1950's. The track and playing field at the bottom of the bowl are level and surrounded with cut slopes generally inclined at approximately 2H:1V, that are up to approximately 25 feet in height. Slope areas north and south of the stadium bleachers are vegetated with grass.

The existing athletic storage building is in a level area at the southeast corner of the stadium adjacent to the track. The finished floor elevation of the building is approximately 8 to 10 inches below the surface elevation of the track. Asphalt concrete (AC) paving is present on the north and south sides of the building and ramps up to the track surface.

The building is situated at the toe of an engineered cut slope that extends up to a school parking area, as shown on Figure 2. The existing building is approximately 4.5 feet from the toe of the slope. The toe of the slope has been cut back to an inclination of 1.5H:1V for a height of up to approximately 4 feet to support construction of the existing building. Dense glacially consolidated silty sand with gravel is exposed in the cut along the toe of the slope.

The slope inclination decreases to approximately 2H:1V (50 percent) above the steeper section along the toe of the slope. The 2H:1V inclination is generally uniform across the slope. The slope extends up to the parking lot at the top of the slope on the east side of the stadium, Figure 2. The height of the slope varies from approximately 20 to 22 feet.

The slope appears stable and no indications of instability, such as surficial sloughing, tension cracks, or ground deformation, were observed. As indicated above, the slope is vegetated with grass and a few evergreen trees. The steeper section along the toe of the slope adjacent to the

existing athletic storage building is sparsely vegetated and susceptible to erosion.

### *SUBSURFACE CONDITIONS*

Subsurface conditions were explored across the site by advancing three hand auger borings to depths ranging from 2 to 3 feet BGS and by hand probing the slope and area immediately surrounding the proposed athletic storage building. Summary logs of the hand auger borings are presented in the Attachment.

Subsurface conditions observed in our exploratory hand auger borings consist of locally derived fill or disturbed native soil overlying glacial till deposits. Subsurface conditions observed are consistent with geologic maps of the area. Glacial till deposits in this area are typically composed of very dense sand and gravel with a high fines content.

The materials encountered in the explorations are described below.

#### Fill or Disturbed Native Soil

Locally derived fill, or native soil disturbed during past grading activities, is present at the ground surface and extends to depths of up to 2 feet BGS at the exploration locations. The fill typically consists of fine to coarse, silty sand with gravel. Based on hand probing the fill with a ½-inch-diameter steel probe, the fill is loose.

#### Glacial Till

Glacial till is present beneath the surficial fill or disturbed native soil at all exploration locations and extends to the maximum depth explored by hand auger borings. It consists of silty sand with gravel. The grain size of the sand and gravel is generally fine to coarse. Based on probing with a ½-inch-diameter steel probe, the glacial till is dense.

Glacial till is also exposed on the short section of near-vertical cut slope along the east side of the building.

#### Groundwater

Groundwater was not encountered in the hand auger borings. However, we anticipate zones of perched water may exist near the contact between fill and underlying glacial deposits.

## CRITICAL AREAS

### *GEOLOGIC HAZARD AREAS*

As indicated above, the athletic storage building is in a relatively flat area adjacent to the southeast edge of the track at the base of the stadium bowl. The stadium bowl slopes are engineered cut slopes based on their uniformity, their inclination, and historical images of the area. The slopes are on the east, west and north sides are generally uniform in inclination of approximately 2H:1V or 50 percent. The slopes on the south side are shorter in height and less inclined to accommodate a vehicular entrance to the track area. The height of the slope in the area adjacent to the location of the proposed storage building varies between approximately 20 and 22 feet.

Subsection 20.25H.120 of the City of Bellevue LUC addresses geologically critical areas and defines steep slopes as "slopes of 40 percent or more that have a rise of at least 10 feet and exceed 1,000 square feet in area."

Subsection 20.25H.120 of the City of Bellevue LUC defines landslide hazards as follows:

*Areas of slopes of 15 percent or more with more than 10 feet of rise, which also display any of the following characteristics:*

a. *Areas of historic failures, including those areas designated as quaternary slumps, earthflows, mudflows, or landslides.*
b. *Areas that have shown movement during the Holocene Epoch (past 13,500 years) or that are underlain by landslide deposits.*
c. *Slopes that are parallel or subparallel to planes of weakness in subsurface materials.*
d. *Slopes exhibiting geomorphological features indicative of past failures, such as hummocky ground and back-rotated benches on slopes.*
e. *Areas with seeps indicating a shallow ground water table on or adjacent to the slope face.*
f. *Areas of potential instability because of rapid stream incision, stream bank erosion, and undercutting by wave action.*

Soil conditions observed on the slopes adjacent to the proposed athletic storage building site generally consist of a thin mantling of locally derived fill or native soil disturbed during site grading of the bowl area that overlie very dense glacial till deposits. Glacial till is exposed in the short steeper slope section along the east side of the existing athletic storage building.

Based on our review of the site topography and observation of the slope on the east side of the stadium bowl, the slope area east of the athletic storage building meets the LUC 20.25H.120 geometry criteria for "Steep Slope Geologic Hazard Area", as it is greater than 40 percent inclined, greater than 10 feet in height, and occupies an area greater than 1,000 square feet. The slope appears to be the result of previous legal grading based on the consistent slope inclination, and historical images. No areas were identified that meet the LUC definition of a landslide hazard area. The area east of the athletic storage building that meets the LUC definition of a "Steep Slope Geologic Hazard Area" is shown on Figure 2.

***IMPACTS***

The existing building footprint and proposed building footprint, relative to the toe of the existing slope is shown on Figure 1. The proposed building is planned, approximately 2 feet, closer to the toe of the slope, with the east wall of the building being a short retaining wall. The proposed construction **does not** extend into the "Steep Slope Geologic Hazard Area".

Two trees will be removed from the toe of the existing slope as part of construction.

Trenching to install a storm drain utility line will be completed along/below the toe of the existing slope. Excavation depths less than 4 -feet is anticipated. The trench will be backfilled with structural fill placed and compacted in accordance with project specifications. The trenching will likely be completed in one to two days.

The planned retaining wall along the east side of the building will support filling the area between the building and the toe of the slope. Filling the area will eliminate the short section of 1.5H:1V slope along the toe of the slope that is susceptible to erosion. The fill area will create a horizontal bench area between the wall and the toe of the slope. This level area will decrease the erosion hazard in the area and significantly improve slope stability over the lower portion of the slope.

The building will be used as storage and no offices or occupants are anticipated. Based on soil conditions observed during our field investigation and site reconnaissance, and that the slope is engineered, we do not anticipate any adverse impacts to the Steep Slope Geologic Critical Area on the east side of the structure, due to the proposed building location and the fill placed between it and the existing toe of slope.

***MODIFICATIONS***

The City of Bellevue LUC section 20.25H.120 provides minimum "Geologic Hazard Area Buffers" and "Structure Setbacks" for steep slope geologic hazard areas and, in accordance with 20.25H.230 and 20.25H.120.C.3 allows for modification to the prescribed buffer and setback, respectively, through a critical areas report addressing the geologic hazards.

The existing slope is an engineered cut slope and is stable. The building will be used for equipment storage and will be unoccupied. The east wall of the building is a retaining wall that will allow for construction of a narrow horizontal bench between the building and the toe of the existing engineered slope. The placement of fill along the toe will improve slope stability and decrease the erosion potential. The retaining wall and narrow bench provide a structural setback and appropriate buffer from the toe of the slope.

We recommend modifying the LUC prescribed buffer and setback criteria to eliminate the requirement for a geologic hazard area buffer and a structure setback distance at the toe of the slope. The proposed placement of the building 2-feet closer to the slope will not decrease slope stability or increase erosion.

***MITIGATION***

The proposed construction is outside of the area identified as a "Steep Slope Geologic Hazard Area" and construction will not impact the slope. Mitigation measures are not required.

The proposed building is in conformance with the performance standards identified in LUC 20.25H.125, as follows:

- The proposed construction does not extend into the hazard area.
- The east wall of the building is designed as a retaining wall and allows for filling between the wall and the toe of the existing slope (the Steep Slope Geologic Hazard Area). The height of the retaining wall portion of the east building wall will provide for an approximate 4-foot horizonal area between the wall and the toe of the slope.
- The proposed construction decreases the erosion hazard and increases slope stability.

The removal of the two trees that are located along the toe of the existing slope will not significantly impact slope stability of the engineered slope. The trees have grown on the slope since the original grading of the area in the 1950's. The trees will be replaced with four new trees along the toe of the slope, which will also have no impact on slope stability. The new trees will address screening or habitat conservation concerns. They should be planted a minimum of 10-feet east of the new building in the lower half of the existing engineered slope. The root mass of any trees planted will further enhance the surficial stability of the slope as the trees mature.

The utility trench excavation is a temporary condition that will not impact slope stability. Soils encountered in the trench will consist of dense glacial till or outwash material that will stand vertical for extended periods and should remain stable during the installation of the utility. The trench will be backfilled with structural fill compacted to a dense condition similar to the existing soil. The utility and the trench fill will not impact slope stability and no mitigation is necessary.

***DECISION CRITERIA***

LUC 20.25H.255 provides criteria on which the City reviewers can base their approval or disapproval of decisions regarding the proposed construction modifications to the impacted critical area. It should be recognized that the area mapped as a "Steep Slope Geologic Hazard Area" is an engineered slope created through previous legal grading in the late 1950's. No slope failures or surficial indications of instability are present, and the proposed construction impact is limited to a narrow area along the toe of the slope where two trees will be removed. We address the decision criteria provided in LUC 20.25H.255 B below.

1. *The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;*

**Response:**

The proposal project modifications are limited to a narrow area along the existing toe-of-slope setback. The proposed retaining wall construction will protect and reinforce the toe of the slope, thereby increasing the stability of the slope and reducing risks associated with the geologic hazard steep slope critical area. This enhances protection of parking and utility infrastructure existing at the top and activities at the toe of the slope in the buffer zone, demonstrating a gain in the buffer function.

2. *The proposal includes plans for restoration of degraded critical area or* critical area *buffer functions which demonstrate a net gain in the most important* critical area *or* critical area *buffer functions to the ecosystem in which they exist;*

**Response:**

The proposal does not modify the critical area or top of slope buffer, only the toe-of-slope setback. Ecological impacts are limited to removal of two existing trees and mitigation of the impact by replacement with 4 new trees of matching species. Improving the stability of the slope and planting the additional trees protects and enhances the forest ecosystem surrounding the site.

3. *The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;*

**Response:**
The proposal does not modify or impact the stormwater function in the critical area buffer. Near the toe of slope zone, the proposal construction will reduce impervious surfaces and includes planting of additional Douglas Fir trees. These modifications will capture and slow stormwater runoff, and result in a net reduction in the potential for surficial erosion on the slope.

4. *Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;*

**Response:**
Geotechnical special inspections are a part of the construction requirements for the project and will ensure the critical area and buffer zones are monitored through the completion of construction to verify the stability during the work and that the improvements are installed per plans.

5. *The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site;*

**Response:**
The modifications in the proposal enhance the critical area and buffer stability and improve slope stability mitigating any impacts to the function or value of the critical area.

6. *The resulting development is compatible with other uses and development in the same land use district. (Ord. 5680, 6-26-06, § 3)*

**Response:**
The development is a replacement of an existing aging wood structure with a modern facility of the same function. It is part of the primary K-12 educational use of the site and is compatible with nearby developments as detailed in the architectural documents. Modifications along the toe of the slope are consistent with the original slope construction and grading.

♦ ♦ ♦

We appreciate the opportunity to be of continued service to you on this project. Please call if you have questions concerning the information provided.

Sincerely,

NV5

Kevin J. Lamb, P.E.
Principal Engineer




**05/09/2023**

KJL:sn
Attachments
One copy submitted (via email only)
Document ID: SMA-2-01-040723-geol-Revised050923.docx
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22-119286-LO
ATTACHMENT 4

# Arborist Report
**March 24th, 2023**

**Prepared for:**
Bellevue High School

**Site Address:**
10416 SE Wolverine Way
Bellevue, Wa

**Prepared by:**
Douglas Smith
ISA Board Certified Master Arborist PN 6116-B
Tree Risk Assessment Qualified (TRAQ)
3907 Aurora Ave N.
Seattle, Wa. 98103
(206)457-5706
doug@seattletreeconsulting.com

**Discussion**

Arborist notes for Bellevue High School. March 15, 2023. 3 PM.

Thank you for having me out to assess the condition of the trees on the site. It is my understanding that there are some proposed improvements to this location. A storage building that is located just off of the southeast corner of the athletic track is scheduled to be replaced. This building is at the bottom of a steep slope and most of the trees that are close to the structure are located uphill and well away from this building project. There are two Douglas Firs (*Pseudotsuga mensiezii*) that are close to the northeast corner of the existing structure, as well as one Madrona (*Arbutus mensiezii*) tree that is due north of those two firs. Because there are some utilities that need to be installed below the surface which will require trenching, it appears as though both of the Douglas Fir trees will need to be removed in order for this project to proceed. None of the other existing trees at this site will be affected by the proposed developments.

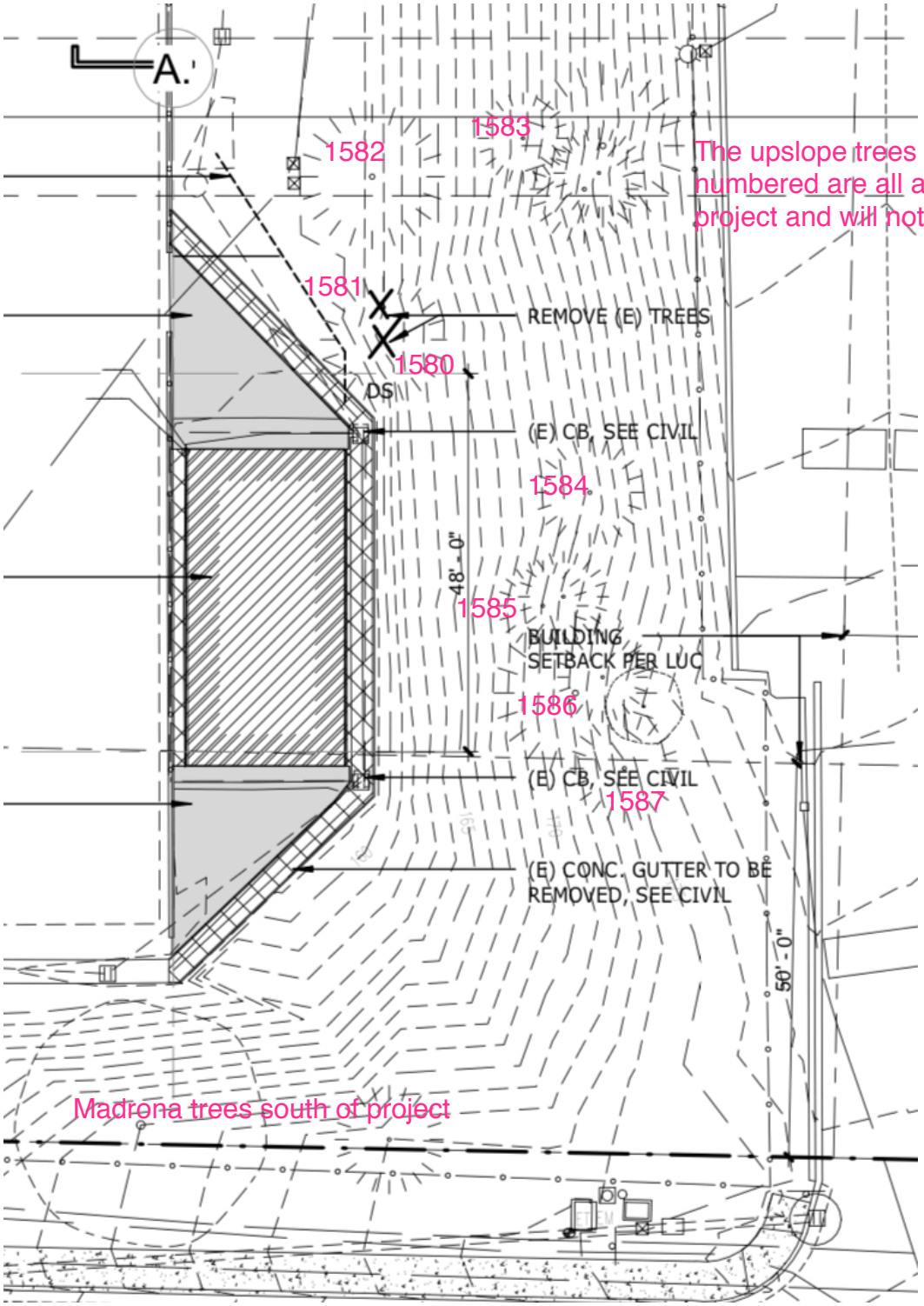
During the site visit, I tagged all of the trees that are close to the existing building with numbered plaques. Trees number 1580 and 1581 are the two firs which should be removed. The tree that is to the north of the firs is a Madrona, number 1582. This tree has a phototropic lean toward the southwest and most of its canopy is located to the southwest of the root flare. This tree has a drip line diameter of 20 feet and is in excellent condition. Preserving this tree will require tree protection fencing wrapped around the Critical Root Zone prior to any construction or demolition activities commencing. Disturbances to the CRZ of this Madrona will need to be minimized in order for this tree to be safely preserved.

All of the other trees that I identified during the site visit appear to be at least 20 foot above the grade of this proposed new structure. All of these trees are in natural condition with excurrent structure and good access to soil volume. A single run of tree protection fencing can be run in a north-south direction, east of the existing structure that is scheduled to be demolished. This will be sufficient to protect the upslope trees. Because these trees are located above the project, it is unlikely that any mechanical damage will occur near the bases of the trees because it will be inconvenient to stage materials by them or to walk near them.

South of the existing structure, there are two significant Madrona trees that are buried in a thicket of blackberries and those trees appear far enough from this project that they will not be affected. If those Madrona is need to be added to the inventory, the eastern specimen has an approximate diameter of 24 inches and a drip line radius of approximately 25 foot. The western specimen has a diameter at standard height of approximately 33 inches. This tree has an estimated drip line radius of 30 feet. This tree is also above the grade of the proposed improvements and will not likely be affected. In order to confirm that these trees will not be affected, I do need to confirm the route of the storm water pipe to make sure that it is not going through the root zones of these trees.

Thank you and please let me know if you have any questions.

**Tree Locations and Numbers**



Bellevue High School 3/15/23

| Tree Number | Common Name | Latin Name | Diameter at Standard Height in inches (obtained with fabric D-Tape). DSH of multi-stemmed trees is obtained by taking the square root of the sum of the squares of the individual DSH measurements. | Critical Root Zone Radius in feet (determined by analysis of DSH measurement, drip line radius, and access to soil volume) | Drip Line Radius in feet | Condition Ratings 6 = Excellent condition, 5 = Good, 4 = Fair, 3 = Poor, 2 = Very Poor, and 1 = Dying/Dead | Over 24" | Remove/Retain |
|---|---|---|---|---|---|---|---|---|
| 1580 | Douglas Fir | Pseudotsuga mensiezii | 23 | 23 | 20 | 6 | No | Remove |
| 1581 | Douglas Fir | Pseudotsuga mensiezii | 15 | 15 | 16 | 6 | No | Remove |
| 1582 | Madrona | Arbutus mensiezii | 20 | 24 | 15 (offset to SW) | 6 | No | Retain |
| 1583 | Douglas Fir | Pseudotsuga mensiezii | 18 | 18 | 18 | 6 | No | Retain |
| 1584 | Douglas Fir | Pseudotsuga mensiezii | 17 | 17 | 18 | 6 | No | Retain |
| 1585 | Douglas Fir | Pseudotsuga mensiezii | 13 | 13 | 15 | 6 | No | Retain |
| 1586 | Douglas Fir | Pseudotsuga mensiezii | 16 | 16 | 15 | 6 | No | Retain |
| 1587 | Douglas Fir | Pseudotsuga mensiezii | 27 | 27 | 24 | 6 | Yes | Retain |

## Tree Inventory

DSH-Diameter at Standard Height (DSH's of multi-stemmed trees obtained by taking the square root of the sum of the squares of the individual stems), DLR-Drip Line Radius or Limit of Disturbance, CRZ-Critical Root Zone

**Condition Ratings**
6 = Excellent condition, 5 = Good, 4 = Fair, 3 = Poor, 2 = Very Poor, and 1 = Dying/Dead

**Tree Protection**

-For the trees being retained, tree protection fencing should be installed at the outer edge of the drip line or as close to it as is practically possible.
-Fencing should be installed prior to construction activities and remain in place for the duration of the project. Fencing should only be moved temporarily if minor disturbances must occur within the drip line and the fencing should be replaced immediately once that portion of the work is completed.
-The tree protection area is designated to be an area of no impact, no storing of materials, no encroachment and no staging of debris.
-The tree protection fencing should have signs every 8' facing access that indicate the area is a tree protection zone.
-Trenching through the CRZ for utilities is not permitted (tunneling is the preferred method).
-Grade changes in the CRZ are not permitted.

-Vehicle maintenance and washing of equipment (especially concrete), is not permitted.
-No attaching anything to the tree with cinching knots or hardware.
-Root flare should be protected with chips so that lawn maintenance equipment does not have to work close to the system.
-Proper clearances should be maintained.
-The CRZ or critical root zone needs to be protected. The Inner CRZ is 50% of the radius of the CRZ and there should be zero disturbance in this zone. A disturbance of up to 33% of the Outer CRZ is permissible provided that any heavy digging equipment works toward the tree, and that any roots encountered that are over 1" in diameter are excavated around with hand tools and cut clean with a sharp saw behind the excavation zone so that the root can bifurcate and continue to




grow. In some cases, if excessive pruning has been done, the CRZ can be larger than the Drip Line Radius.

**Photos of the Trees**


1581
1580


1582


1583



**Some of the trees way upslope are far from the build and won't be affected.**



**The Madrona trees south of the project are buried in weeds and will not be affected.**

**Assumptions and Limiting Conditions**

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters of legal character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other government regulations.

Care has been taken to obtain all information from reliable sources. All data has been verified so far as possible, however, the consultant/appraiser can neither guarantee nor be responsible for accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payments of additional fees for such services as described in the fee schedule and contract engagement.

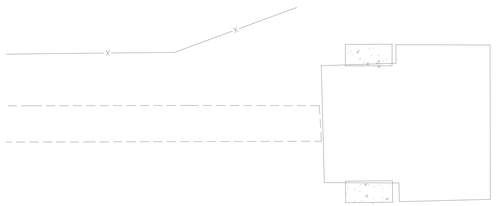
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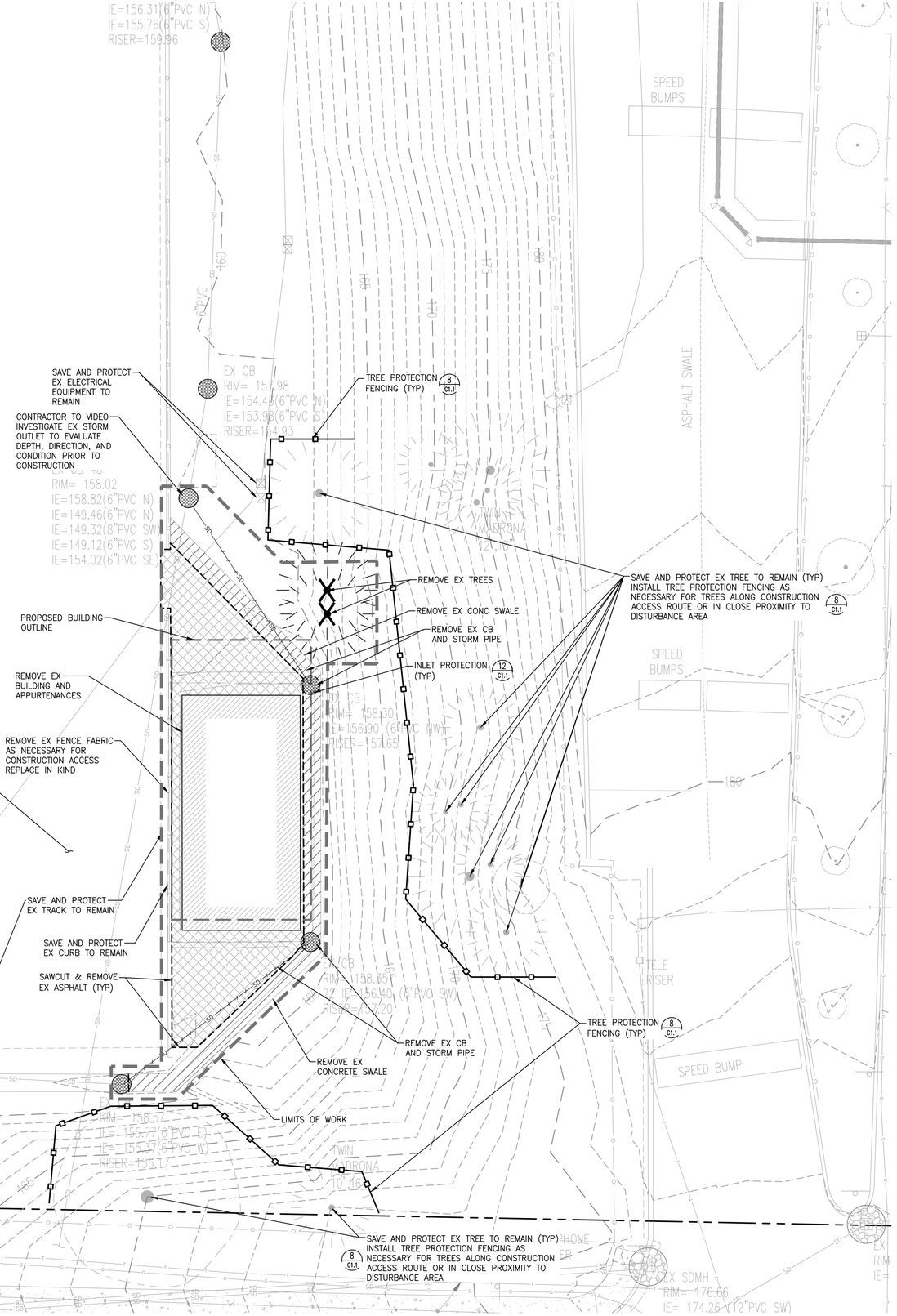
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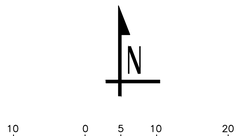
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# ATTACHMENT 5
# 22-119286-LO

# TESC AND DEMOLITION PLAN






## LEGEND

- PROPERTY LINE
- EX CONTOUR (INDEX) 230
- EX CONTOUR 231
- EX BUILDING
- PROPOSED BUILDING OUTLINE
- BUILDING/STRUCTURE REMOVAL
- SAWCUT LINE
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- CONSTRUCTION FENCING
- EX TREE TO REMAIN
- EX TREE TO BE REMOVED
- TREE PROTECTION
- EX CURB TO BE REMOVED
- SD EX UTILITY TO BE REMOVED
- INLET PROTECTION
- LIMITS OF WORK

INSTALL CONSTRUCTION FENCING PER DETAIL 11 ON SHEET C1.1 AS NECESSARY TO SECURE AREAS OF WORK

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

CITY OF BELLEVUE APPROVAL STAMP

CITY OF BELLEVUE
UTILITY GRID D-8
COB BM# 22-119115
NW 1/4 , SECTION 5, TOWNSHIP 24 N, RANGE 5 E WM

PERMIT SET


SMA
SIERRA MARTIN Architects
11508 NE 20th Street Bellevue, WA 98004
Ph: 425.455.3693 Fax: 425.455.3698
www.sm-architects.net
WWW.SM-ARCHITECTS.NET

**CONSULTANT:** STRUCTURAL
**NAME:** COUGLIN PORTER & LUNDEEN STRUCTURAL ENGINEERS
**ADDRESS:** 801 SECOND AVE, SUITE 900 SEATTLE, WA 98104
**PHONE:** P. 206-343-0460
**FAX:**

**CONSULTANT:** CIVIL
**NAME:** LPD ENGINEERING PLLC
**ADDRESS:** 1932 1ST AVE, SUITE 201 SEATTLE, WA 98101
**PHONE:** 206-705-1211
**FAX:**

**CONSULTANT:** ELECTRICAL
**NAME:** METRIX ENGINEERS
**ADDRESS:** 227 WILLIAMS AVE S RENTON, WA 98057
**PHONE:** (425) 336-2822
**FAX:**


**Revision Schedule**

| NO. | Date | Description |
|---|---|---|
| 1 | 2/22/23 | PERMIT REVISIONS |

**STAMP:**

LAURIE J. PEARR STATE OF WASHINGTON 21786 REGISTERED PROFESSIONAL ENGINEER 2-22-2023

**BELLEVUE SCHOOL DISTRICT NO. 405**

**BHS STADIUM STORAGE**


LPD engineering pllc
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BELLEVUE, WA 98004


**PROJECT NUMBER:** 22-02
**ISSUE DATE:** 10-06-22
**DRAWN BY:** KES
**CHECKED BY:** LJP

**TESC AND DEMOLITION**

**C1.0**

**SCALE:** As indicated