Shoreline Management Act
Permit Data Sheet and Transmittal Letter

Local permit no. 23-123532 WG

State permit no. _____

From: Jordan Borst, City of Bellevue

To: Maria Sandercock, Department of Ecology

Transmittal Date: February 1, 2024

Receipt Date: *(provided by Ecology)* _____

Type of Permit: *(Indicate all that apply)*

- ☒ Substantial Development
- ☐ Conditional Use
- ☐ Variance
- ☐ Revision
- ☐ Other _____

Local Government Decision:

- ☐ Approval
- ☒ Conditional Approval
- ☐ Denial

Applicant Information:

Name: Evan Wehr
Address: 7413 Greenwood Avenue N., Seattle, WA 98103
Phone: (206) 706-3937
Email: evan@eccodesigninc.com

Applicant's Representative: *(If primary contact)*

Name: _____
Address: _____
Phone: _____
Email: _____

Is the applicant the property owner? ☐ Yes ☒ No

Location of the Property: 102 Cascade Key, Bellevue, WA 98006; NE 17-24-5

Water Body Name: Lake Washington **Shoreline of State Significance:** ☒ Yes ☐ No

Environment Designation: Shoreline Residential

Project Description: A Shoreline Substantial Development permit approval to reconfigure an existing pier, install two (2) boat lifts, one (1) platform lift, and create a 444 SF beach cove in this segment of the shoreline of Lake Washington. The applicant also proposes to remove a 30-inch Diameter Breast Height (DBH) significant tree from within 10 feet of the Ordinary Highwater Mark (OHWM), which is within the 50-foot Shoreline Vegetation Conservation Area (VCA). The project includes an Ecological No Net Loss Report with over 1,000SF of native and non-native mitigation and enhancement planting, including the planting of 7 native trees along the shoreline.

Notice of Application Date: October 26, 2023

Final Decision Date: February 1, 2024

By: *Jordan Borst, Land Use Planner*

Phone: (425) 452-6997

Email: jborst@bellevuewa.gov

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

DETERMINATION OF NON-SIGNIFICANCE

PROPOSAL NAME:	Selman Pier & Beach Cove
LOCATION:	102 Cascade Key, Bellevue, WA 98006
FILE NUMBERS:	23-123532-WG
PROPONENT:	Evan Wehr, Ecco Design, Inc., 7413 Greenwood Avenue N., Seattle, WA 98103, 206-706-3937, evan@eccodesigninc.com

DESCRIPTION OF PROPOSAL:

A Shoreline Substantial Development permit approval to reconfigure an existing pier, install two (2) boat lifts, one (1) platform lift, and create a 444 SF beach cove in this segment of the shoreline of Lake Washington. The applicant also proposes to remove a 30-inch Diameter Breast Height (DBH) significant tree from within 10 feet of the Ordinary Highwater Mark (OHWM), which is within the 50-foot Shoreline Vegetation Conservation Area (VCA). The project includes an Ecological No Net Loss Report with over 1,000SF of native and non-native mitigation and enhancement planting, including the planting of 7 native trees along the shoreline.

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: February 1, 2024

APPEAL DATE: February 15, 2024
A written appeal must be filed in the City Clerk's Office by 5 p.m. on the 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: ***Reilly Pittman*** ***Planning Manager*** **for** **Date:** 2/1/2024
Elizabeth Stead, Environmental Coordinator
Development Services Department

Jordan Borst reviewed this SEPA Checklist on 10/20/2023.

Development Services

SEPA Environmental Checklist

Project Proposals

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

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

You may respond with “Not Applicable” or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see SEPA Checklist Guidance on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable Selman Pier & Beach Cove
2. Name of applicant Selman LLC
3. Contact person Evan Wehr Phone 509-969-1994
4. Contact person address 7413 Greenwood Ave N Seattle, WA 98103
5. Date this checklist was prepared 10/5/2023
6. Agency requesting the checklist City of Bellevue

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

2024/2025

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

No

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

A No Net Loss Report has been prepared for this project.

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

None Known

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

SDP and Building Permit from City of Bellevue, Letter of Permission from Army Corps, HPA from WDFW

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Reconfigure an existing pier. Install two new boat lifts and a platform lift. Install a beach cove. Place 25 cubic yards of spawning gravel in the beach cove. Install a 330 square foot flagstone and concrete pathway. Remove an existing redwood tree. Plant native vegetation per the planting plan.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

102 Cascade Key
Bellevue, WA 98006

Sec: NE 1/4 17
Town: 24 N
Range: 5 E

Environmental Elements

Earth

1. General description of the site:
   - ☑ Flat
   - ☐ Rolling
   - ☐ Hilly
   - ☐ Steep Slopes
   - ☐ Mountainous
   - ☐ Other _____
2. What is the steepest slope on the site (approximate percent slope)? ~10%

3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Gravel and sand.

According to City GIS data, the site is comprised entirely with urban lands, which are defined as significantly changed human-transported materials, human-altered materials, or minimally altered or intact “native” soils per NRCS.

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

None Known

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

25 cubic yards of 1" minus WDFW spec beach gravel will be placed along the shoreline.

Filling, excavation & grading is regulated by Bellevue City Code (BCC) 23.76

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

Soils will be exposed at times during construction of the retaining wall which could cause erosion.

Erosion control is regulated by BCC 23.76.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 41%

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

A floating containment boom with silt curtain will be put in place along the shoreline to contain siltation from construction.

Erosion control is regulated by BCC 23.76.

Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

None

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

No

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

None

Water

1. Surface Water
   a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes, Lake Washington

   b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, the pier modification and beach cove construction will take place in Lake Washington. below OHWM.

   c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

25 cubic yards of 1" minus WDFW spec beach gravel will be placed along the shoreline.

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

No

   e. Does the proposal lie within a 100-year floodplain? No
   If so, note the location on the site plan.

f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

2. Ground Water
   a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

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

None

3. Water Runoff (including stormwater)
   a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

No Change

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

No

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

No change

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

None

Plants

1. Check the types of vegetation found on the site:
   - ☑ deciduous tree: alder, maple, aspen, other _____
   - ☑ evergreen tree: fir, cedar, pine, other _____
   - ☑ shrubs
   - ☑ grass
   - ☐ pasture
   - ☐ crop or grain
   - ☐ orchards, vineyards or other permanent crops
   - ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
   - ☑ water plants: water lily, eelgrass, milfoil, other _____
   - ☐ other types of vegetation _____

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

   An existing redwood tree will be removed and native trees, shrubs, and ground cover will be planted along the shoreline.

   Vegetation removal within the Shoreline Vegetation Conservation Area (SVCA) is regulated by Land Use Code (LUC) 20.25E.065.F.

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

   None Known

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

   Native plantings will be planted along the shoreline.

   Vegetation mitigation within the Shoreline Vegetation Conservation Area (SVCA) is regulated by Land Use Code (LUC) 20.25E.065.F.

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

Milfoil occurs in the vicinity in Lake Washington.

Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

   Birds: ☑hawk, ☑heron, ☑eagle, ☑songbirds, ☐other _____

   Mammals: ☐deer, ☐bear, ☐elk, ☑beaver, ☐other _____

   Fish: ☑bass, ☑salmon, ☑trout, ☐herring, ☐shellfish, ☐other _____

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

Chinook Salmon, Coho Salmon, Steelhead, and Bull Trout

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

Salmon migrate through Lake Washington.

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

Native shoreline plantings will be planted along the shoreline.

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

None known

Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric for boat lifts.

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

No

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None

Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

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

None known

   b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known

   c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

d. Describe special emergency services that might be required.

None

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

None

2. Noise

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

None

Noise control is regulated by BCC 9.18

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

Elevated levels of noise on a short term basis for construction.

Noise control is regulated by BCC 9.18

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

Work will only take place during the allowed work hours.

Noise control is regulated by BCC 9.18

Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

   Single Family Residences

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

   No

   a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

      No

3. Describe any structures on the site.

   Single family house and a pier.

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

No

5. What is the current zoning classification of the site? R-2.5 Single-Family

6. What is the current comprehensive plan designation of the site? SF-L Single Family - Low Density

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

Shoreline Residential

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

~~Yes, Lake Washington~~
No critical areas are present on near the subject property. However, the site has a Shoreline Designation of Shoreline Residential (SR)

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

10. Approximately how many people would the completed project displace? N/A

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

None

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

None

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

None

Housing

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

N/A

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

N/A

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

None

Aesthetics

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

Approximately 3' above ordinary high water

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

None

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

None

Light and Glare

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

None

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

No

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

None

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

None

Recreation

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

Boating and fishing for recreation of single-family property owners.

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

No

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

None

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

None known

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

None

Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Cascade Key

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No, approximately 1/2 mile.

3. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No

4. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

No Change

5. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

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

None

Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No

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

None

Utilities

1. Check the utilities currently available at the site:
   - ☑ Electricity
   - ☑ natural gas
   - ☑ water
   - ☑ refuse service
   - ☑ telephone
   - ☑ sanitary sewer
   - ☐ septic system
   - ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

None

Signature

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

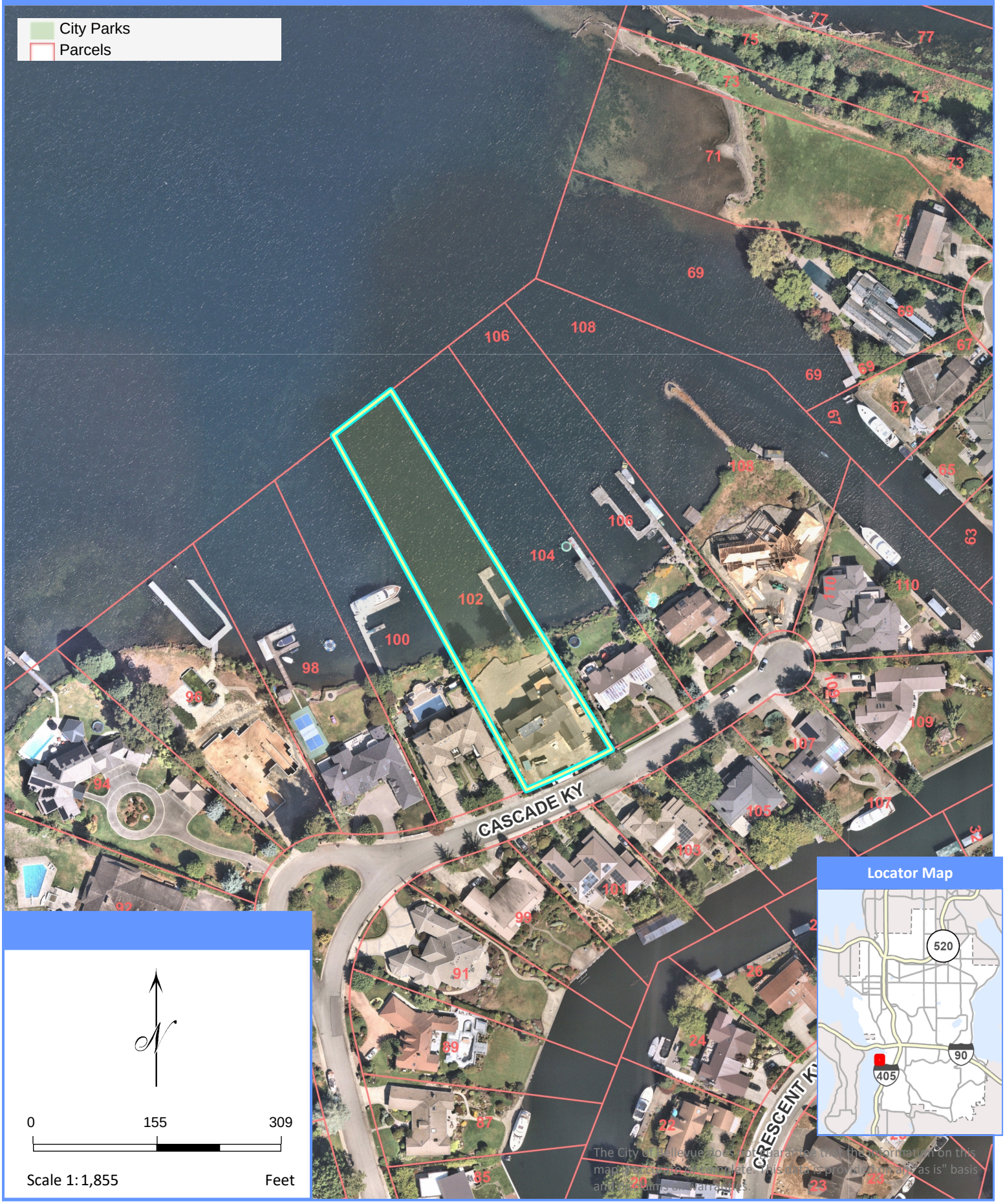
Signature 

Name of signee Evan Wehr

Position and Agency/Organization ecco design inc.

Date Submitted 10/10/2023

Vicinity Map



Map Generated on: 10/20/2023

City of Bellevue
Development Services Department
Land Use Staff Report

Date of Receipt by Ecology:

SHORELINE MANAGEMENT ACT
DECISION ON SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

File Number:	23-123532-WG
Proposal Name:	Selman Pier and Beach Cove
Proposal Address and Location:	102 Cascade Key, Bellevue, WA 9806; NE 17-24-5
Water Body:	Lake Washington
Shoreline Environment Designation:	Shoreline Residential
Proposal Description: A Shoreline Substantial Development permit approval to reconfigure an existing pier, install two (2) boat lifts, one (1) platform lift, and create a 444 SF beach cove in this segment of the shoreline of Lake Washington. The applicant also proposes to remove a 30-inch Diameter Breast Height (DBH) significant tree from within 10 feet of the Ordinary Highwater Mark (OHWM), which is within the 50-foot Shoreline Vegetation Conservation Area (VCA). The project includes an Ecological No Net Loss Report with over 1,000SF of native and non-native mitigation and enhancement planting, including the planting of 7 native trees along the shoreline.	
Applicant: ☐Applicant owns property Evan Wehr, Ecco Design, Inc., 7413 Greenwood Avenue N., Seattle, WA 98103, 206-706-3937, evan@eccodesigninc.com	
Applicant Representative: Evan Wehr, Ecco Design, Inc., 7413 Greenwood Avenue N., Seattle, WA 98103, 206-706-3937, evan@eccodesigninc.com	
Application Date:	October 11, 2023
Notice of Application Date:	October 26, 2023
Notice of Decision Date:	February 1, 2024

SEPA Determination: **Determination of Non-Significance**

SEPA Appeal Deadline: **February 15, 2024**

Reilly Pittman
Planning Manager
Elizabeth Stead, Environmental Coordinator

Decision on SSDP: **Approval with Conditions**
Elizabeth Stead, Land Use-Director
Development Services Department

By: Jordan Borst, Land Use Planner
Jordan Borst, Associate Land Use Planner

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

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

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

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

CONTENTS

Attachments to this Decision

Project Plans
SEPA Determination of Non-Significance

See project file for all submitted documents and forms.

I. Proposal Description

The proposal is to reconfigure an existing pier; remove six (6) wood piles, install eight (8) 8-inch epoxy-coated steel piles, and replace existing grating with new grated decking. Install two (2) boat lifts and a new platform lift. The applicant proposes to remove one (1) significant tree, an existing breakwater and groin walls to facilitate the installation of a beach cove and place 25 cubic yards of spawning gravel in the cove. Native vegetation is proposed to be planted on the shoreline with a concrete and flagstone walkway connecting to a patio. The reconfiguration and lift installations require the proposal to meet the requirements of LUC 20.205E.065H.4 - General Requirements Applicable to New or Reconfigured Residential Docks. See Attachment 1 for project plans and Figures 1a and 1b below for the existing conditions, **reconfigured dock, boat and platform lifts, and cove.**

Figure 1a

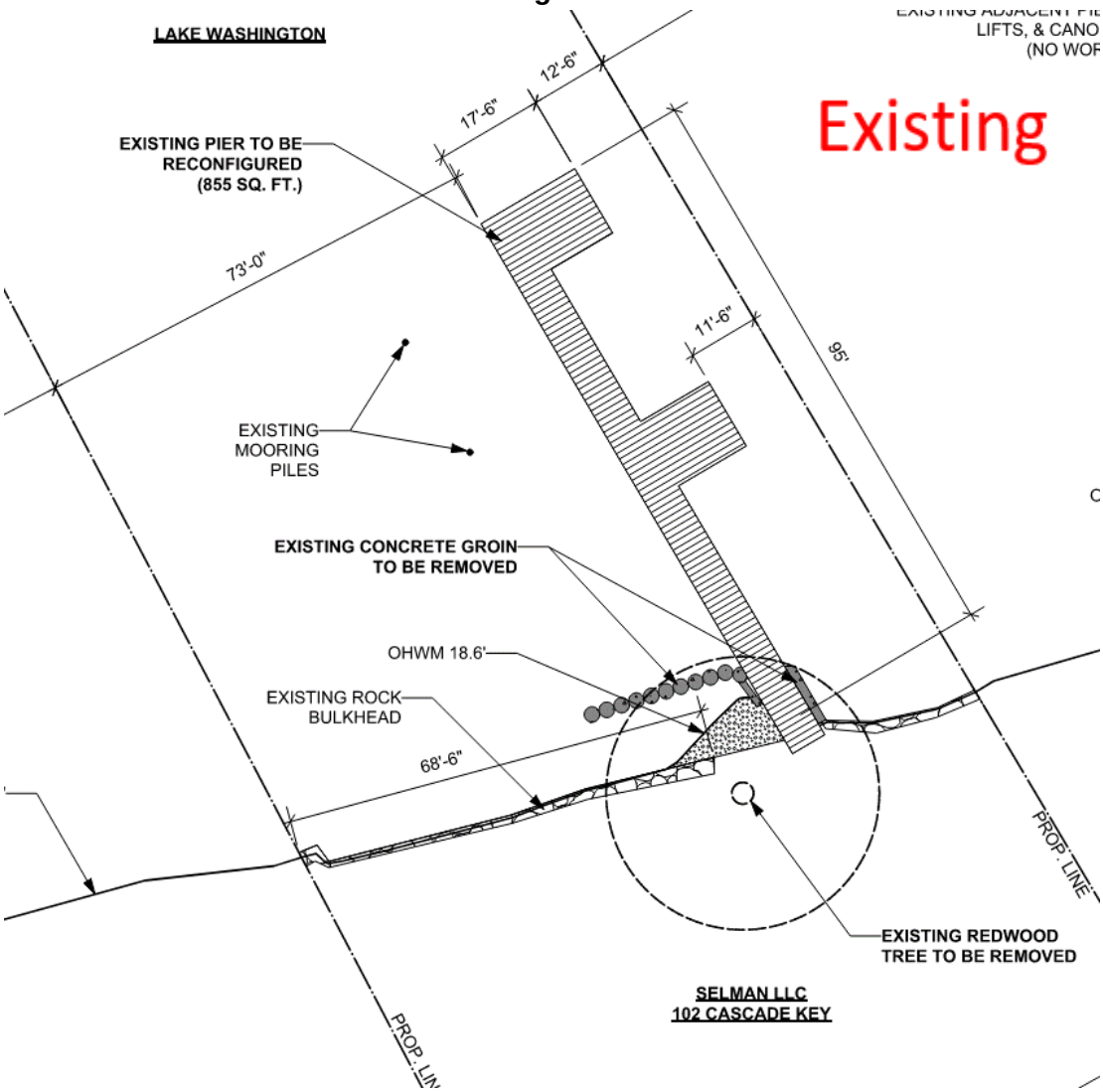
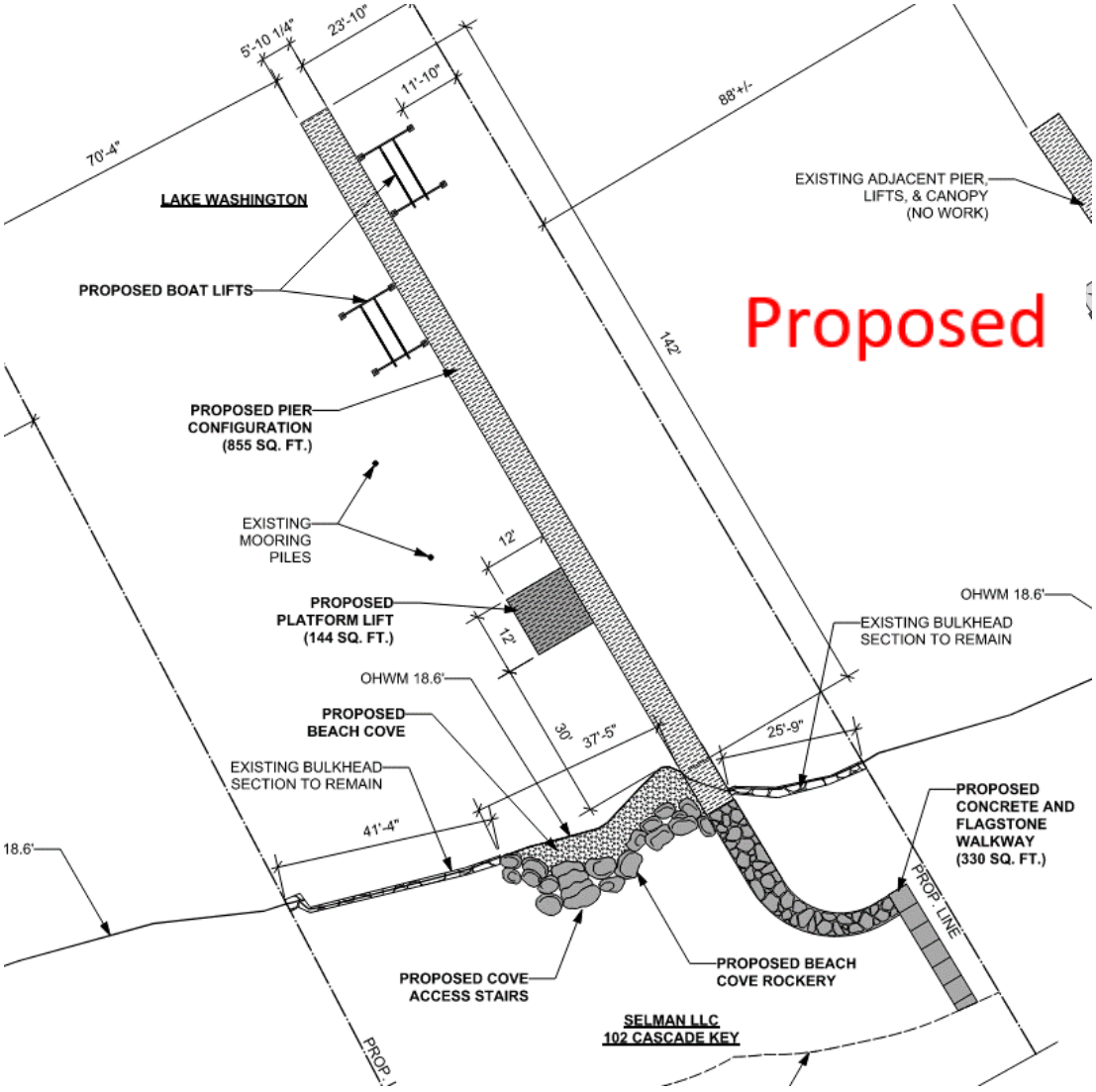


Figure 1b



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

A. Site Description

The site is located on Lake Washington and has a shoreline environment designation of Shoreline Residential (SR). The project site is located at 102 Cascade Key and is developed with a newly constructed single-family residence, permitted by City of Bellevue Building Permit No. 22-104217-BS. While the site is still under construction as of writing this staff report, the rear and side yards facing the lake are landscaped and proposed with walkways, patio area with a hot tub, lawns, native plants, and ornamental landscaping.

The existing dock has an overwater coverage of approximately 855 SF. The dock length extends 95 feet from the OHWM and contains two (2) existing ells. **See Figure 2 for an aerial of the existing site.**

Figure 2

B. Zoning and Land Use Context

The property is zoned R-2.5, a single-family residential zoning district. Surrounding properties are also zoned R-2.5 and developed with single-family residences and docks. The property has a Comprehensive Plan Land Use Designation of SF-M (Single Family Medium Density). The project is consistent with this land use designation.

C. Shoreline Environment and Functions

The site is in the Shoreline Residential shoreline environment designation.

Per LUC 20.25E.010, the shoreline residential environment is to accommodate single or multifamily residential development and appurtenant structures. A shoreline residential environment designation is assigned to Bellevue shorelands which are predominantly characterized by residential development or are planned for residential development and exhibit moderate to low levels of ecological functions because of historic shoreline modification activities.

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

III. Consistency with Land Use Code Requirements

A. Zoning District Dimensional Requirements:

No upland structures are proposed that are subject to zoning requirements.

B. Shoreline Overlay District LUC 20.25E.065:

The properties have frontage along Lake Washington and are within the Shoreline Overlay District which regulates areas within 200 feet of the Ordinary High Water Mark of shorelines identified in LUC 20.25E and the City's Shoreline Master Program. The Shoreline Overlay District regulations (LUC 20.25E) allow residential moorage facilities provided the applicable performance standards in LUC 20.25E.065 are met.

i. Consistency with LUC 20.25E.065.H

Each application for a new or reconfigured residential dock shall comply with the requirements in LUC 20.25E.065.H.4 or as amended by approval from the US Army Corps of Engineers under Section 404 or Section 10 or by the Washington Department of Fish and Wildlife HPA as follows:

Dock Location: Lake Washington		
Development Standard	**Required by LUC 20.25E.065**	**Proposed Standards**
Number of Docks Allowed	1 per residential lot	**1 proposed**
Dock Side Setback	10' or as established per mutual agreement	**11'-10" proposed. Complies.**
Maximum Dock Length	150'	**142' proposed. Complies.**
Maximum Dock Size	480 square feet	**855 square feet** Approval through Federal Permit.*
Maximum Walkway Width	4' within 30' of OHWM 6' beyond 30' from OHWM	**5'-10" within 30' of OHWM** Approval through Federal Permit
Ell Location vs Depth	30' waterward of OHWM or at least 9' of water depth	**N/A; none proposed.**
Mooring Piles	2 per lot	**N/A; none proposed.**

Decking	Grated	**Grated proposed. Complies.**
Number of Lifts	4 allowed per lot	**3 new lifts. Complies.**
***** The applicant submitted an "Ecological No Net Loss Assessment Report" prepared by Evergreen Aquatic Resource Consultants, LLC dated December 12, 2023, concluding the proposal "will result in No Net Loss of ecological functions at the site."		

ii. No Net Loss of Ecological Function

Deviation from the proscriptive dock standards in LUC 20.25E.065.H is allowed through Federal and State permit review. However, the deviation is not covered by the presumption of no net loss of ecological function that applies to projects following the proscriptive standards of LUC 20.25E. Applicants that choose to exceed the standards for docks must demonstrate that their proposal results in no net loss based on mitigation provided as part of the proposal. The applicant provided an Ecological No Net Loss Assessment Report prepared by Evergreen Aquatic Resource Consultants, LLC. The proposal includes measures that meet the existing code requirements as well as shoreline planting of native vegetation to improve the existing condition of the shoreline. Conversion to grated decking on the proposed pier will reduce the effective coverage with the reconfiguration. The proposal includes the removal of 37.5 linear feet of an existing bulkhead and breakwater wall and the creation of a beach cove with 25 cubic yards of spawning gravel. These measures are sufficient to demonstrate that the proposal results in no net loss of ecological function. The mitigation proposed also demonstrates avoidance and minimization as the existing deck and proposed reconfiguration are designed to minimize impacts to the aquatic environment by using grated decking and locating the boat and platform lifts into deeper water. The proposed planting is to be maintained and monitored for three years as proposed in the submitted no net loss report. **See Conditions of Approval regarding mitigation planting and monitoring in Section X of this report.**

iii. General Requirements Applicable to all Residential Docks

a. **Dock Materials. Environmentally neutral materials approved by the Environmental Protection Agency for use in aquatic environments shall be used. No materials treated with known toxic preservatives is allowed. Dock materials shall not be treated with pentachlorophenol, creosote, chromate copper arsenate (CCA) or comparably toxic compounds. Preservative and surface treatments are limited to products approved for use in aquatic environments and must be applied according to label directions. Construction hardware that comes into contact with water either directly, or through precipitation that causes discharges either directly or indirectly into surface waters shall not be susceptible to dissolution by corrosion.**

b. Dock Lighting. Dock lighting for the purpose of illuminating the dock surface for safety is allowed when the illuminating fixtures are limited to the minimum height necessary above the dock surface, or screened to provide the intended function of walkway illumination, without allowing light emissions to spill outside of the dock surface.

Finding: The proposal will comply with dock material requirements and all replaced piles are proposed to be steel. No lighting is proposed. Less than 75 percent of the near shore piles will be replaced. The Best Management Practices on the submitted plans comply with the dock material requirements. **See Conditions of Approval regarding building permit submittal in Section X of this report.**

iv. Consistency with LUC 20.25E.065.H.6

Boat and Watercraft Lifts. To reduce disturbance of the lake substrate, attached boatlifts and watercraft lifts are preferred over freestanding lifts. Lifts are limited in the number allowed and location:

a. Number. The number of combined boat and watercraft lifts is limited to four per dock.

b. Location. The landward stanchion of any boat or watercraft lift shall be located more than 30 feet waterward of OHWM or within 30 feet waterward of OHWM if located in at least 9 feet of water depth when measured from the OHWM unless otherwise approved by State or Federal Agencies pursuant to LUC Chart 20.25E.065.H.4 Note 4.

c. Number of Lift Canopies Allowed. One fabric watercraft or boat lift canopy is allowed per single-use dock. Two fabric watercraft or boat lift canopies are allowed per joint-use dock. Canopy fabric shall be light-transmitting, unless alternative materials are approved by State or Federal Agencies pursuant to LUC Chart 20.25E.065.H.4, Note 4

Finding: Two (2) boatlifts and one (1) platform lift are proposed and will be located more than 30 feet waterward of the OHWM. No canopies are proposed as part of this project. The applicant submitted an Ecological No Net Loss Assessment Report prepared by Evergreen Aquatic Resource Consultants, LLC demonstrating the proposal will result in No Net Loss of ecological functions and will improve ecological functions at the site long-term. This standard is met.

v. Consistency with LUC 20.25E.080.F.5 - Bulkhead Repair

Existing legally established shoreline stabilization measures may be repaired.

Repair is defined as any actions to less than 75 percent of the existing structure over a 5-year period that are designed to restore a stabilization measure to its original condition and configuration. Cumulative repairs within a five-year period exceeding this threshold shall be considered a complete replacement subject to the standards set forth in subsection F.6 of this section.

Finding: Approximately 35.5 feet of bulkhead will be removed to install a beach cove. The remaining bulkhead is not up for any reconfiguration or repairs as part of this project proposal. These standards are not applicable.

vi. Consistency with LUC 20.25E.080.F.7 - Cove
Removal of Existing Shoreline Stabilization. Shoreline stabilization measures may be voluntarily removed in support of shoreline mitigation or restoration when the proposal meets the following applicable requirements:

a. The area impacted by removal is restored or replanted pursuant to an approved mitigation plan (refer to LUC 20.25E.060.D), designed, located, sized and constructed to ensure no net loss of ecological function;

b. The impact on adjacent properties is minimized and existing stabilization structures are protected;

c. The applicant records an agreement recognizing that the installation of future hard stabilization is prohibited; and

d. Short-term construction impacts are minimized through the use of appropriate best management practices to minimize impacts to water quality, appropriate timing restrictions, and stabilization of exposed soils following construction.

Finding: The removed stabilization will be converted to a cove with 25 cubic yards of spawning gravel. The applicant submitted an Ecological No Net Loss Assessment Report prepared by Evergreen Aquatic Resource Consultants, LLC demonstrating the proposal will result in No Net Loss of ecological functions and will improve ecological functions at the site long-term. An agreement will be required to be recorded prior to final inspection restricting the future installation of hard stabilization. The proposal will be subject to applicable sediment control requirements as required by clearing and grading review.

See Conditions of Approval regarding building permit submittal, state and federal approvals, and agreement recording in Section X of this report.

IV. Public Notice and Comment

Application Date:	October 11, 2023
Public Notice Date:	October 26, 2023
30-Day Comment Period End:	November 27, 2023

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on October 26, 2023. It was mailed to property owners within 500 feet of the project site. No comments were received at the time of the writing of this report.

V. Summary of Technical Reviews

A. Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards and approved the application. Clearing and Grading review will be required under the future building permit.

B. Utilities

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

VI. State Environmental Policy Act (SEPA)

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

A. Earth, Air, and Water

No dredging, withdrawals, diversions, or discharges are anticipated from the proposed construction. Eight (8) steel replacement piles are proposed. The proposal is subject to applicable sediment control requirements as required by clearing and grading review.

B. Animals

Chinook salmon, coho salmon bull trout, and steelhead are found in Lake Washington. The entire dock will be fully grated which will allow for increased light penetration. The proposed cove will install 25 cubic yards of fish spawning gravel. Fish species and their habitat will be protected during the project construction through the timing of in-water work. The applicant will be required to receive State and Federal permit approval and all in-water work is required

to occur within the construction window as established by the agencies to minimize or avoid impacts to fish and wildlife. **See Conditions of Approval regarding in-water work and additional agency permitting in Section X of this report**

C. Plants

A significant tree is proposed for removal to facilitate the proposed beach cove. Three (3) new native trees within 25 feet of the OHWM as mitigation. No other native plants or other vegetation would be removed for the dock reconfiguration, boat lifts, and cove construction. In addition to the three native tree plantings, the applicant has proposed other shoreline planting with native tree and shrub species, which will improve plant and habitat functions compared to current site conditions.

VII. Decision Criteria

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

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

1. **The proposal is consistent with the policies and procedures of the Shoreline Management Act;**
   Finding: As evaluated, the proposal is consistent with applicable policies and procedures of the Shoreline Management Act (SMA). The SMA includes broad policies that give priority to water-dependent uses and activities and single-family residences are specifically identified as a preferred use.

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

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

4. **The proposal will be served by adequate public facilities including streets, fire protection, and utilities;**
   Finding: The proposed dock reconfiguration, lifts, and cove do not alter existing service of public facilities to the property.

5. **The proposal is consistent with the Bellevue Comprehensive Plan;**
   Finding: Shoreline Management Goal 6. To recognize existing residential uses and to regulate new residential construction within the intent of shoreline policies.

   The proposal is consistent with the City of Bellevue Shoreline Comprehensive Plan policies SH 16, and SH-18.

POLICY SH-16. *Discourage structures using materials which have significant adverse physical or chemical effects on water quality, vegetation, fish, and wildlife in or near the water.*

POLICY SH-18. *Give preference to residential and water dependent, water-enjoyment, and water-related uses (in that order) when the use, activity, or development preserves shoreline ecological functions and processes or, where necessary, mitigates impacts to water quality, fish and wildlife habitat, and other shoreline functions*

The proposed dock reconfiguration, lifts, and cove are consistent with this goal in that they allow residential use of the shoreline and will be constructed with materials suitable for in-water construction and would not have an adverse effect on water quality, vegetation, fish, and wildlife in or near the water.

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

VIII. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposed dock reconfiguration, lifts, and cove at 102 Cascade Key. **Approval of this Shoreline Substantial Development Permit does not constitute a permit for construction. A building permit is required, and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

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

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

IX. Conditions of Approval

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

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Utilities – BCC Title 24	James Henderson, 425-452-7889
Land Use Code- BCC Title 20	Jordan Borst, 425-452-6997
Noise Control- BCC 9.18	Jordan Borst, 425-452-6997

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

1. **Building Permit Required:** Approval of this Shoreline Substantial Development Permit does not constitute an approval of a building permit. Application for a building permit with clearing and grading review must be submitted and approved. Plans submitted as part of the building permit application shall be consistent with the activity permitted under this approval. CSWPPP submittal is required under the building permit for this project.

   Authority: Land Use Code 20.25E.160
   Reviewer: Jordan Borst, Land Use

2. **Federal and State Permits:** Federal and state water quality standards shall be met. All required federal and state permits and approvals must be received by the applicant prior to commencement of any work.

   Authority: Land Use Code 20.25E.065; Clearing & Grading Code 23.76.035
   Reviewer: Jordan Borst, Land Use; Savina Uzunow, Clearing & Grading

3. **In-Water Work Window:** The US Army Corps of Engineers regulates work windows for when work can occur in Lake Washington. This project is required to meet any work window requirement.

   Authority: Land Use Code 20.25E.160
   Reviewer: Jordan Borst, Land Use

4. **Mitigation Monitoring:** A monitoring plan is required to be submitted with the building permit application meeting requirements in LUC 20.25E.060. The monitoring plan must establish goals and performance measures that the planting will meet as it establishes over the three-year monitoring period.

   Authority: Land Use Code 20.25E.060
   Reviewer: Jordan Borst, Land Use

5. **Recording of Agreement Prohibiting Installation of Future Hard Stabilization:** An agreement must be notarized and recorded by the applicant prior to final inspection.

Authority: Land Use Code 20.25E.080
Reviewer: Jordan Borst, Land Use

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

LOT 25, NEWPORT REVISED DIVISION NO. 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 61 OF PLATS, PAGE 25, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

HELD A BERING OF N 63°14'14" E BETWEEN SURVEY MONUMENTS FOUND ON CENTERLINE OF CASCADE KEY, PER PLAT OF NEWPORT REVISED DIVISION NO. 1.

REFERENCES

R1. PLAT, VOL. 61, PG. 25–27, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD(88) PER CITY OF BELLEVUE BENCHMARK NO. 836 3/8" BRASS PLUG IN 2"X2" CONC MON IN CASE; TOP MON TO TOP RIM CASE 1.26 FEET.

ELEVATION: 25.85'

SURVEYOR'S NOTES

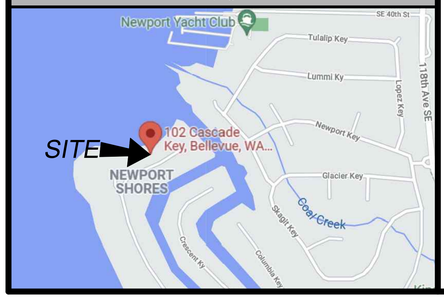
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN SEPTEMBER OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800–424–5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 6072800125.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 53,327± S.F. (1.22 ACRES), UPLAND AREA IS 20,478± S.F. (0.47 ACRES).
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE COMPANY OF WASHINGTON, COMMITMENT NO. 0215088–ETU, WITH AN EFFECTIVE DATE OF AUGUST 09, 2021 AND THAT ALL EASEMENTS, COVENANTS, AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5–SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332–130–090.

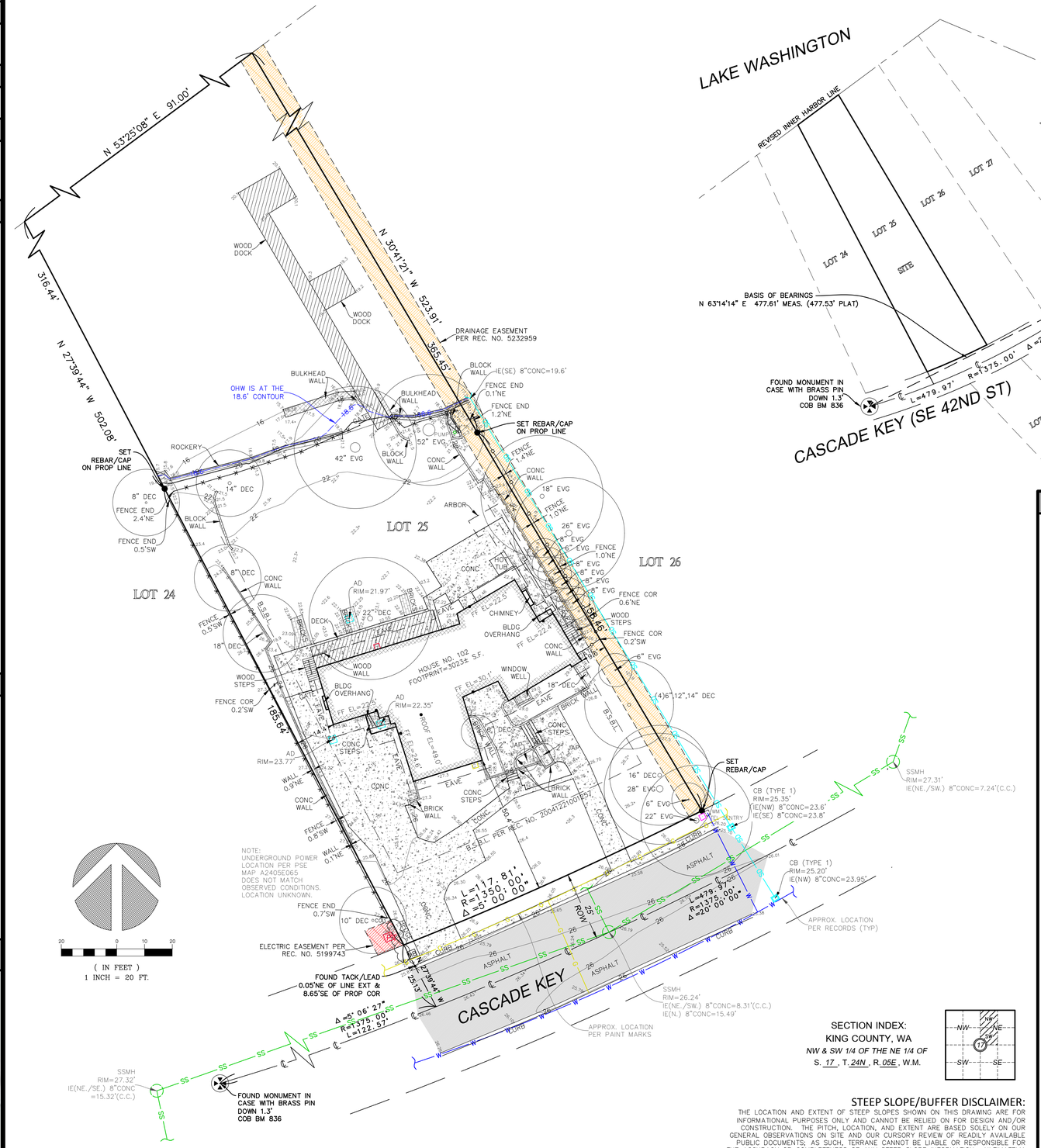
LEGEND

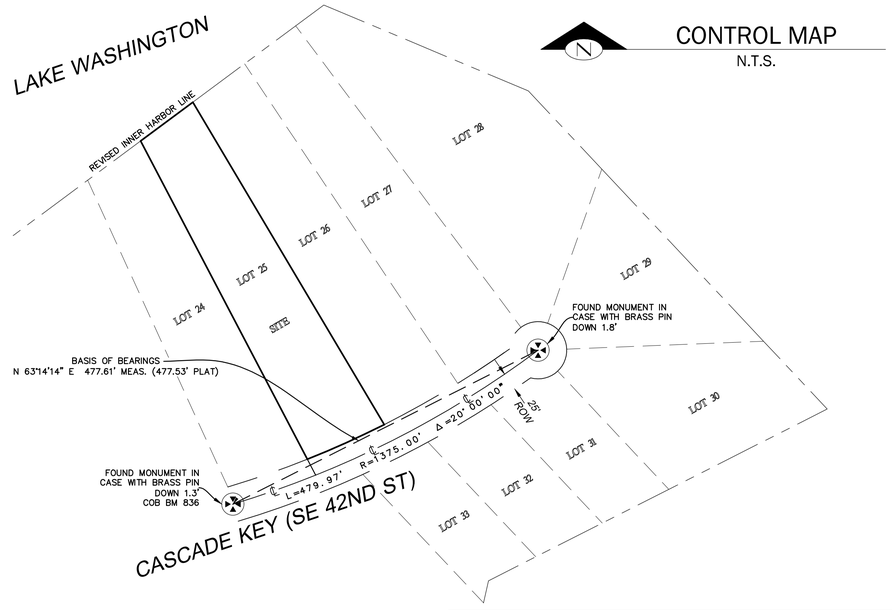
AREA DRAIN	HEDGE FOLIAGE LINE
ASPHALT SURFACE	NAIL AS NOTED
BRICK SURFACE	MAILBOX (RESIDENTIAL)
BUILDING	MONUMENT IN CASE (FOUND)
CENTERLINE ROW	POWER METER
CONCRETE SURFACE	REBAR & CAP (SET)
RETAINING WALL	ROCKERY
DECK	SEWER LINE
FENCE LINE (CHAIN LINK)	SEWER MANHOLE
FENCE LINE (IRON)	TELEPHONE SENTRY
FENCE LINE (WOOD)	TREE (AS NOTED)
FENCE LINE (WIRE)	WATER LINE
GAS LINE	WATER METER
GAS METER	COLUMN
DRAINAGE EASEMENT, REC. NO. 5232959	INLET (TYPE 1)
ELECTRIC EASEMENT, REC. NO. 5199743	STORM DRAIN LINE
	POWER TRANSFORMER

VICINITY MAP

N.T.S.







SCHEDULE B ITEMS

1. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON PLAT OF NEWPORT REVISED DIVISION NO. 1:
   RECORDING NO.: 4952066
   (BLANKET IN NATURE. NOTHING TO PLOT. RESTRICTIONS EXIST.)
2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   RECORDING DATE: DECEMBER 14, 1960
   RECORDING NO.: 5232959
   (PLOTTED STORM DRAINAGE EASEMENT.)
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   RECORDING DATE: SEPTEMBER 8, 1960
   RECORDING NO.: 5199743
   (PLOTTED ELECTRIC EASEMENT. ADDITIONAL RESTRICTIONS EXIST.)
4. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
   RECORDING DATE: APRIL 1, 1960
   RECORDING NO.: 5146946
   MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS
   RECORDING DATE: DECEMBER 17, 1999
   RECORDING NO.: 19991217002284
   MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS
   RECORDING DATE: NOVEMBER 16, 2000
   RECORDING NO.: 20001116001136
   MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS
   RECORDING DATE: DECEMBER 21, 2004
   RECORDING NO.: 20041221001257
   (PLOTTED SETBACK LINE. WATER SIDE SETBACK LINE AMBIGUOUS; COULD NOT PLOT. ADDITIONAL RESTRICTIONS EXIST.)
5. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
   RECORDING DATE: MAY 19, 1981
   RECORDING NO.: 8105190614 AND
   RECORDING NO.: 8105190615
   (BLANKET IN NATURE. NOTHING TO PLOT.)
6. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
   RECORDING DATE: MARCH 2, 1942
   RECORDING NO.: 3224493
   (BLANKET IN NATURE. NOTHING TO PLOT.)

SECTION INDEX:
KING COUNTY, WA
NW & SW 1/4 OF THE NE 1/4 OF
S. 17 , T. 24N , R. 05E , W.M.

STEEP SLOPE/BUFFER DISCLAIMER:

THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 6072800125

SELMAN LLC

102 CASECADE KEY
BELLEVUE, WA 98006

Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

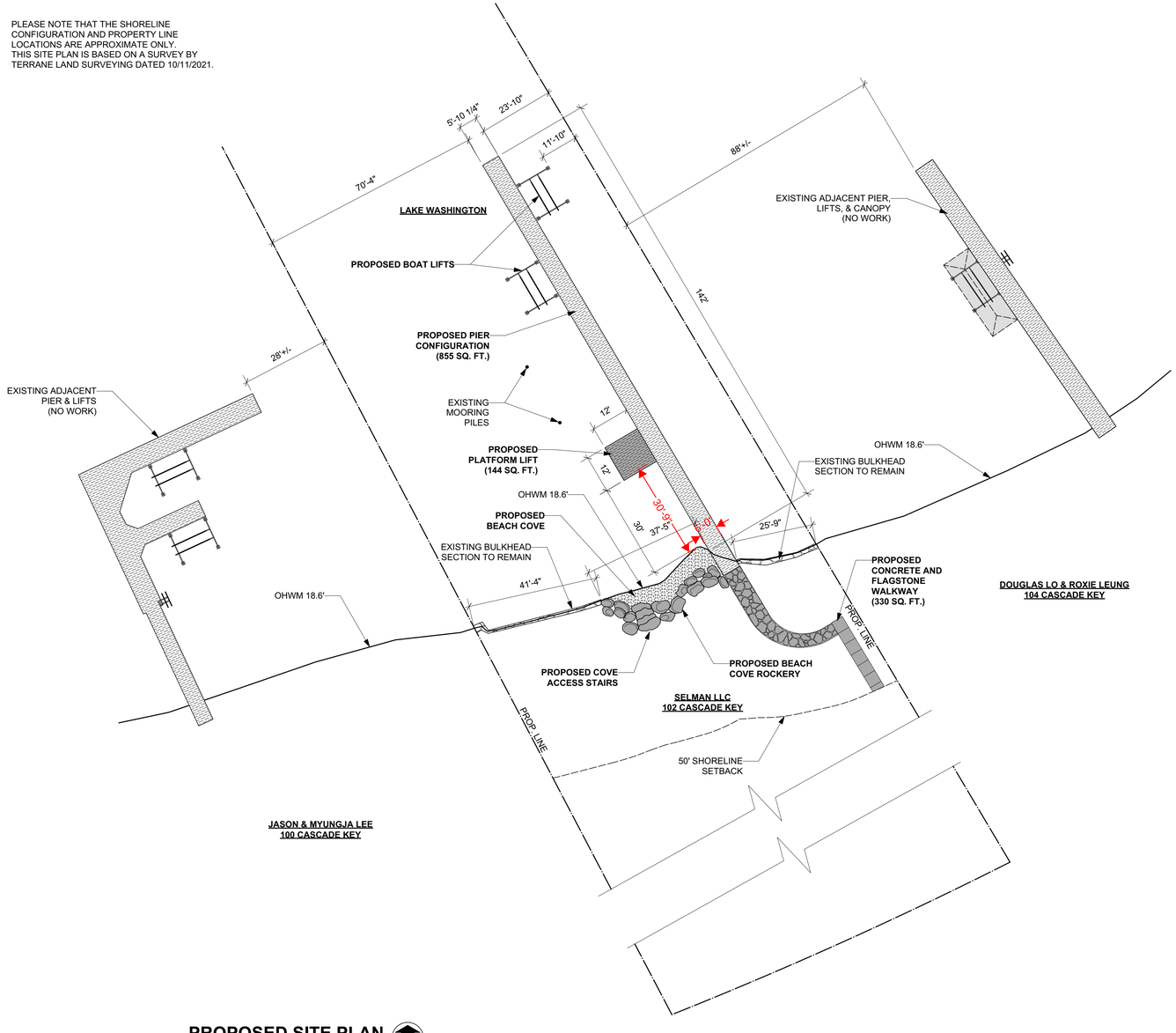
JOB NUMBER:	211877
DATE:	10/11/2021
DRAFTED BY:	RSN
CHECKED BY:	JGM / TBH
SCALE:	1"= 20'

REVISION HISTORY

SHEET NUMBER

1 OF 1

PLEASE NOTE THAT THE SHORELINE CONFIGURATION AND PROPERTY LINE LOCATIONS ARE APPROXIMATE ONLY. THIS SITE PLAN IS BASED ON A SURVEY BY TERRANE LAND SURVEYING DATED 10/11/2021.



PROPOSED SITE PLAN

SCALE 1" = 20'-0"

0' 20' 40'

PROJECT INFORMATION

OWNER:
SELMAN LLC

SITE ADDRESS:
102 CASCADE KEY
BELLEVUE, WA 98006

BODY OF WATER:
LAKE WASHINGTON

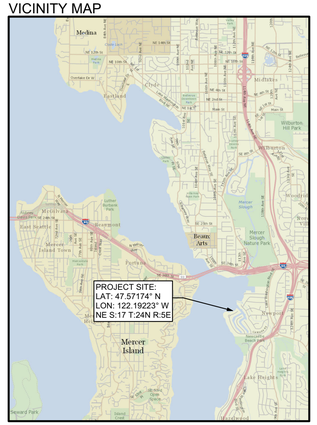
PARCEL NUMBER:
607280-0125

LEGAL DESCRIPTION:
LOT 25, NEWPORT REVISED DIVISION NO. 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 61 OF PLATS, PAGE 25, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PROJECT DESCRIPTION:
RECONFIGURE AN EXISTING PIER. INSTALL TWO NEW BOAT LIFTS AND A PLATFORM LIFT. INSTALL A BEACH COVE. PLACE 25 CUBIC YARDS OF SPAWNING GRAVEL IN THE BEACH COVE. INSTALL A 330 SQUARE FOOT FLAGSTONE AND CONCRETE PATHWAY. REMOVE AN EXISTING REDWOOD TREE. PLANT NATIVE VEGETATION PER THE PLANTING PLAN.

VICINITY MAP



ECCO
Architecture & Design
7413 Greenwood Ave N
Seattle, WA 98103

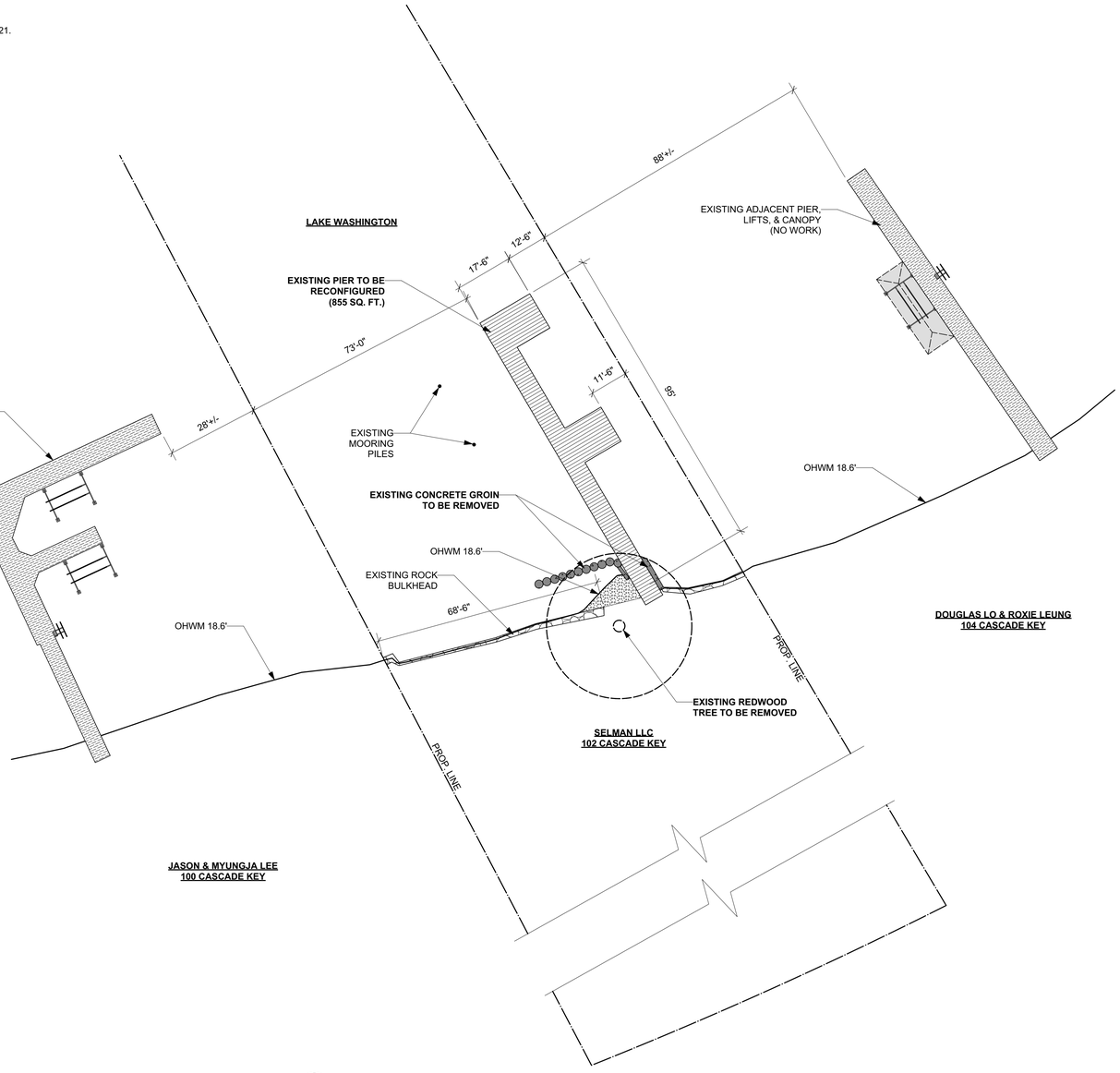
PROJECT INFO
SITE PLAN

DATE: 10/10/2023
REVISIONS:

SELMAN LLC PIER
102 CASCADE KEY
BELLEVUE, WA 98006

A1.0

PLEASE NOTE THAT THE SHORELINE CONFIGURATION AND PROPERTY LINE LOCATIONS ARE APPROXIMATE ONLY. THIS SITE PLAN IS BASED ON A SURVEY BY TERRANE LAND SURVEYING DATED 10/11/2021.



EXISTING SITE PLAN

SCALE 1" = 20'-0"

0' 20' 40'

N

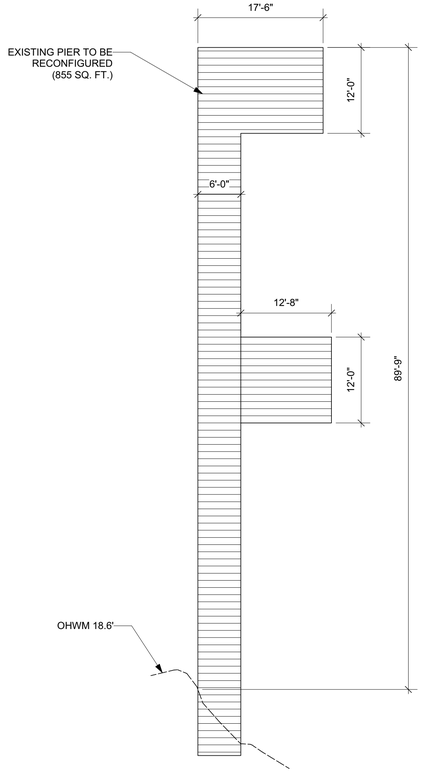
ECCO
Architecture & Design
7413 Greenwood Ave N
Seattle, WA 98103

PILE PLANS
PIER PLANS

DATE: 10/10/2023
REVISIONS:

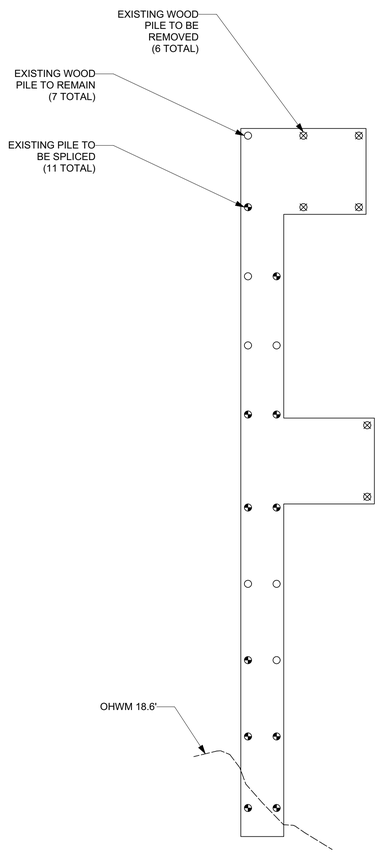
SELMAN LLC PIER
102 CASCADE KEY
BELLEVUE, WA 98006

A2.0



EXISTING PIER PLAN
SCALE 1" = 10'-0"

0' 10' 20'



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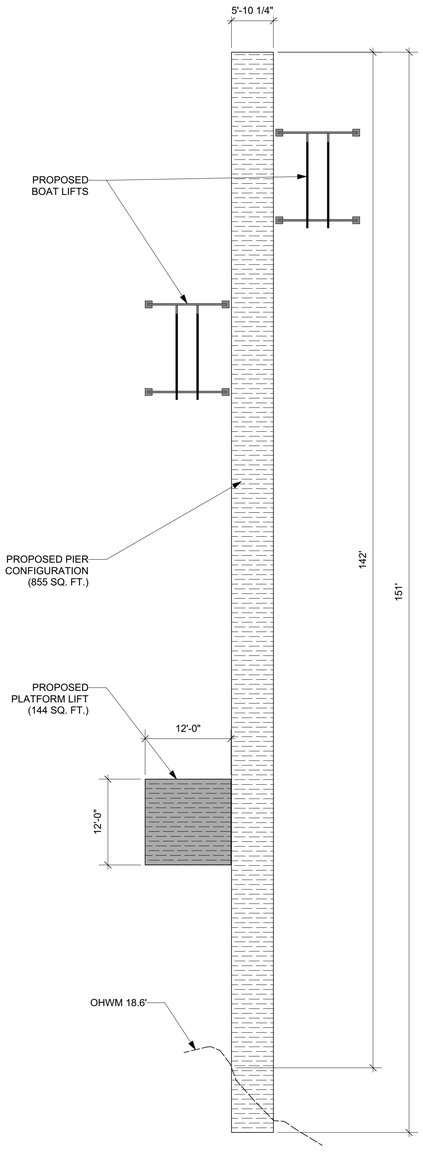
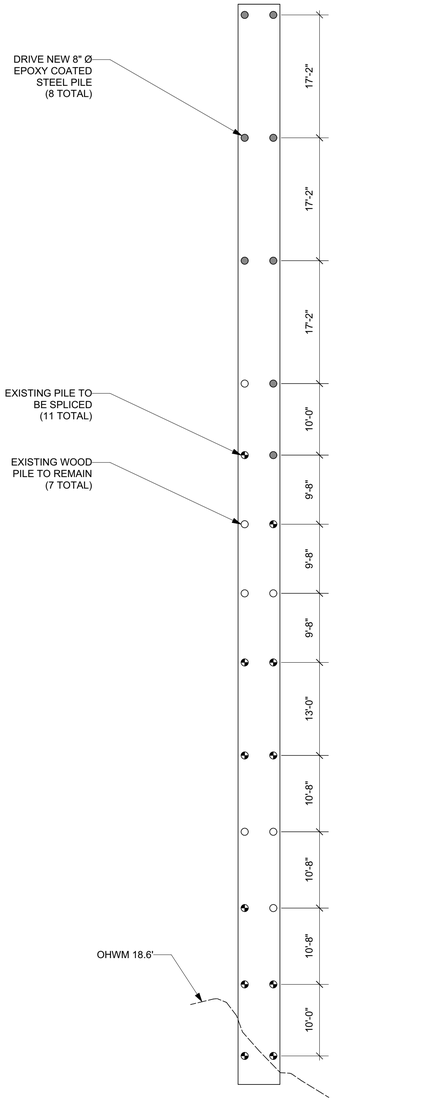


PROPOSED PIER PLAN
SCALE 1" = 10'-0"

0' 10' 20'



PROPOSED PILE PLAN
SCALE 1" = 10'-0"

0' 10'-0" 10' 20'

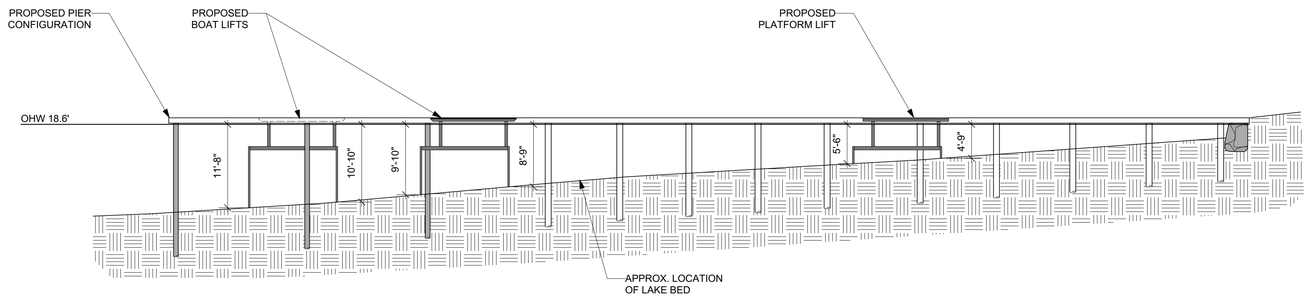
ECCO
Architecture & Design
7413 Greenwood Ave N
Seattle, WA 98103

PILE PLANS
PIER PLANS

DATE: 10/10/2023
REVISIONS:

SELMAN LLC PIER
102 CASCADE KEY
BELLEVUE, WA 98006

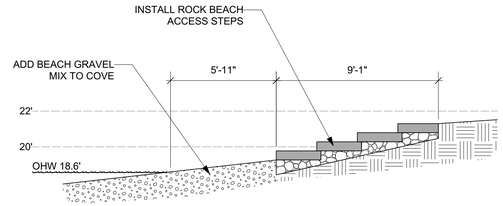
A3.0



PROPOSED PIER ELEVATION

SCALE 1" = 10'-0"

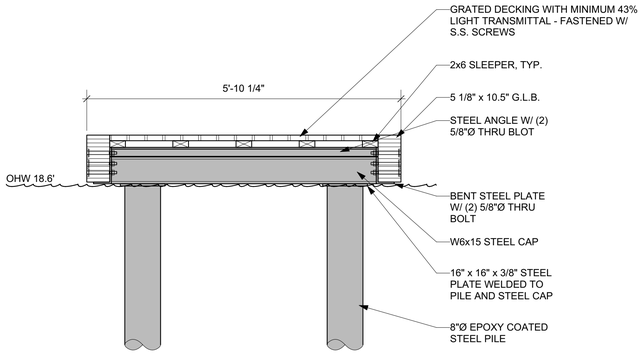
0' 10' 20'



BEACH COVE SECTION

SCALE 1/4" = 1'-0"

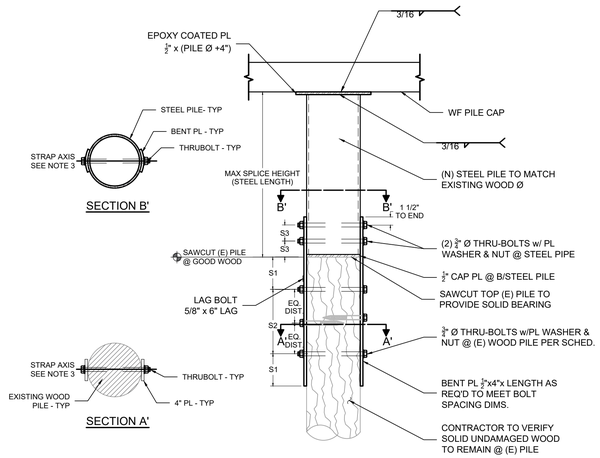
0' 4' 8'



PIER SECTION

SCALE 3/4" = 1'-0"

0' 1' 2'



SECTION B'

SECTION A'

PILE SPLICE DETAIL

SCALE 3/4" = 1'-0"

0' 1' 2'

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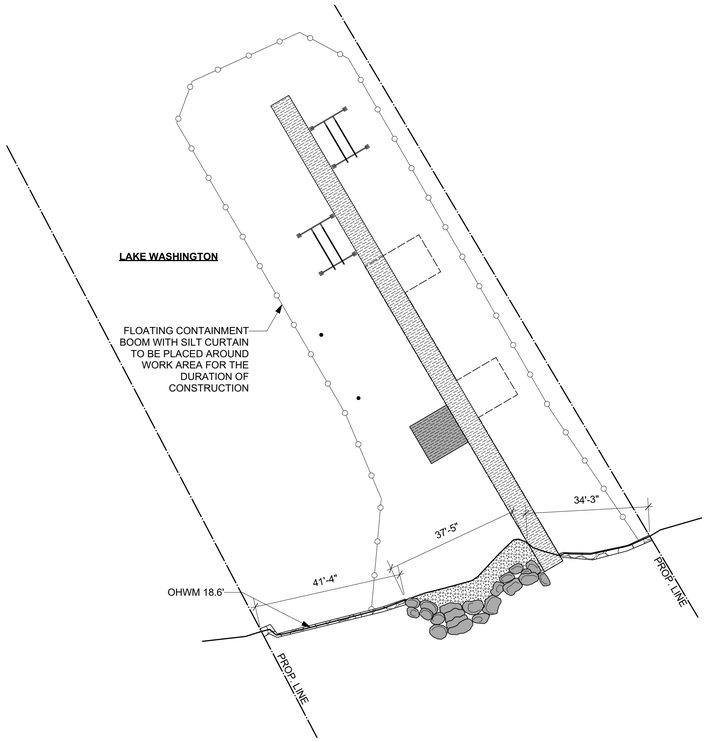
ELEVATION
SECTIONS
DETAILS

DATE: 10/10/2023
REVISIONS:

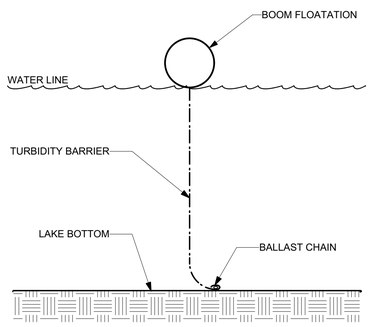
SELMAN LLC PIER
102 CASCADE KEY
BELLEVUE, WA 98006

A4.0



CONTAINMENT BOOM PLAN
SCALE 1" = 20'-0"

0' 20' 40'



FLOATING BOOM W/ SILT CURTAIN DETAIL
NO SCALE

Best Management Practicies

1. In water work shall be restricted to work windows established by Washington Department of Fish and Wildlife and US Army Corps of Engineers.

2. No stockpiling or staging of material will occur below OHW.

3. No solvents or other chemicals will be used in or over the water during the construction or operation of the proposed action.

4. No waste material, including material associated with treated wood decks, will enter the waterbody.

5. All waste material and construction debris will be collected and disposed of at an approved facility that is in compliance with the Endangered Species Act.

6. All floating debris generated during construction will be retrieved, removed, and disposed of at an approved upland location.

7. All equipment that will operate over water or below OHWM or MHHW will be cleaned of accumulated grease, oil, or mud. All leaks will be repaired prior to arriving on site. Equipment will be inspected daily for leaks, accumulations of grease, etc., and any identified problems will be fixed before operating over water or below the OHWM or MHHW.

8. Two oil absorbing floating booms, appropriate for the size of the work area, will be available onsite whenever heavy equipment operates within 150 feet of open water and there is a potential for hazardous materials to enter surface waters. The booms will be stored in a location that facilitates immediate deployment in the event of a spill.

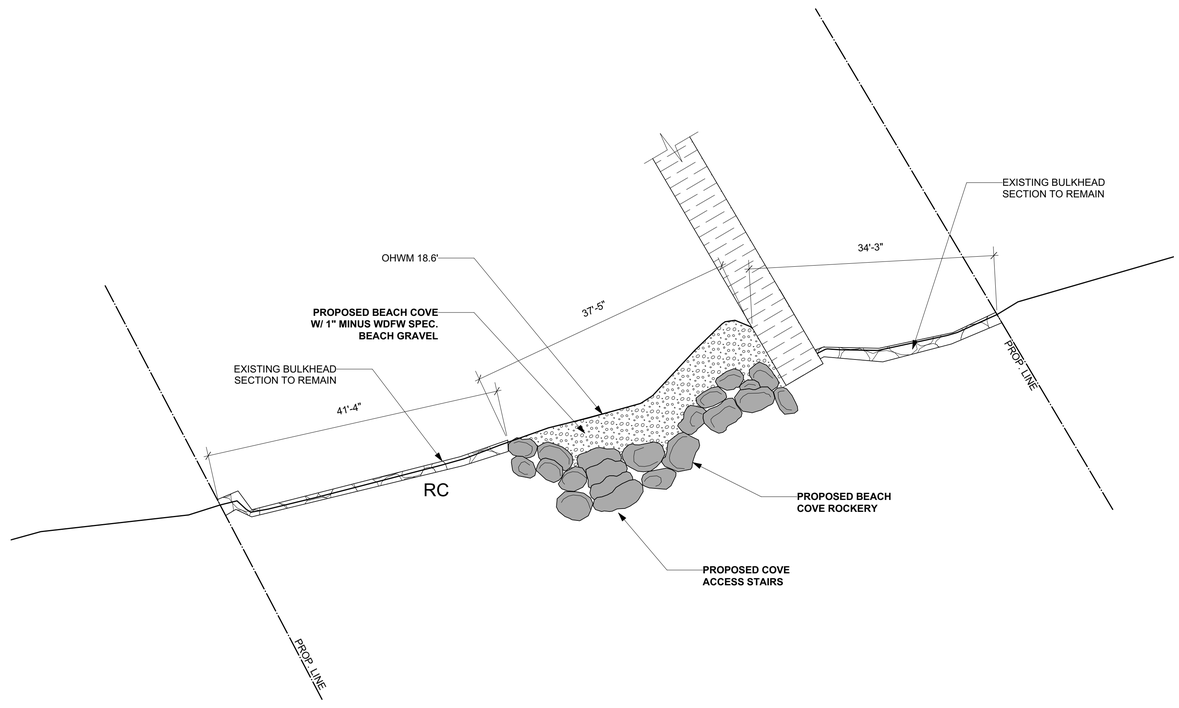
9. Work done by barge will be done with a crane and a guide on the end of the barge for placement of the piling in specific locations. The working barge will be kept in place with steel spuds or large steel piles that act as anchors at each corner of the barge to prevent the barge from grounding out. The barge will not ground or rest on the substrate or be over or within 25 feet of vegetated shallows (except where such vegetation is limited to State-designated noxious weeds).

10. Fueling and servicing of equipment will be confined to an established staging area that is at least 150 feet from open water or wetlands. Spill containment systems must be adequate to contain all fuel leaks.

11. Equipment and vehicles will be stored in established staging areas when not in use (excluding cranes, which cannot be easily moved).

12. A written spill prevention, control, and countermeasures plan will be prepared for activities that include the use of heavy equipment. The plan will describe measures to prevent or reduce impacts from accidental leaks or spills, and will contain a description of all hazardous materials that will be used, proper storage and handling, and monitoring methods. A spill kit will be available onsite during construction and stored in a location that facilitates immediate deployment if needed.

13. Treated wood and other material shall be the least toxic according to industry standards. Treated wood used shall be applied and used in accordance with the American Wood Preserver Association (AWPA) standards for aquatic use. Wood treated with pentachlorophenol, creosote, chromate copper arsenate (CCA), or comparably toxic compounds is prohibited for decking or piling.



BEACH COVE PLAN
SCALE 1" = 10'-0"

0' 10' 20'

ECCO
Architecture & Design
7413 Greenwood Ave N
Seattle, WA 98103

PLANTING PLAN
BMP'S

DATE: 10/10/2023
REVISIONS:

SELMAN LLC PIER
102 CASCADE KEY
BELLEVUE, WA 98006

A5.0

PLANTING SCHEDULE:

HOT TUB MITIGATION (168 FT²):

PLANTING TYPE	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	QUANTITY	PLANTING NOTES
PLANT TYPE 01	PACIFIC DOGWOOD	CORNUS NUTTALLII	5 GA, 4'-6" BALLED BURLAP OR SIM.	9-0" O.C.	1	PART SHADE, DRY - MOIST
PLANT TYPE 02	VINE MAPLE	ACER CIRCINATUM	5 GA, 4'-6" BALLED BURLAP OR SIM.	4'-0" O.C.	3	PART SHADE - SHADE, DRY - MOIST
PLANT TYPE 03	SNOWBERRY	SYMPHORICARPOS ALBUS	2 GA, MIN.	4'-6" O.C.	2	SUN-SHADE, DRY-MOIST
PLANT TYPE 04	RED FLOWERING CURRANT	RIBES SANGUINEUM	2 GA, MIN.	4'-0" O.C.	2	SUN - PART SHADE, DRY - MOIST
PLANT TYPE 05	INDIAN PLUM; OSOBERRY	OEMLARIA CERASIFORMIS	2 GA, MIN.	4'-6" O.C.	2	PART SHADE - SHADE, DRY - MOIST
PLANT TYPE 06	SWORD FERN	POLYSTICHUM MUNITUM	1 GA, MIN.	24" O.C.	5	PART SHADE-SHADE, DRY-MOIST
PLANT TYPE 07	SALAL	GAULTHERIA SHALLON	1 GA, MIN.	24" O.C.	5	PART SHADE - SHADE, DRY - MOIST
PLANT TYPE 08	OREGON GRAPE	MAHONIA AQUIFOLIUM	1 GA, MIN.	24" O.C.	4	SUN - SHADE, DRY - WET

PROPOSED HARDSCAPE MITIGATION (330 FT²):

PLANTING TYPE	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	QUANTITY	PLANTING NOTES
PLANT TYPE 02	VINE MAPLE	ACER CIRCINATUM	5 GA, 4'-6" BALLED BURLAP OR SIM.	4'-0" O.C.	4	PART SHADE - SHADE, DRY - MOIST
PLANT TYPE 03	SNOWBERRY	SYMPHORICARPOS ALBUS	2 GA, MIN.	4'-6" O.C.	4	SUN-SHADE, DRY-MOIST
PLANT TYPE 04	RED FLOWERING CURRANT	RIBES SANGUINEUM	2 GA, MIN.	4'-0" O.C.	3	SUN - PART SHADE, DRY - MOIST
PLANT TYPE 05	INDIAN PLUM; OSOBERRY	OEMLARIA CERASIFORMIS	2 GA, MIN.	4'-6" O.C.	3	PART SHADE - SHADE, DRY - MOIST
PLANT TYPE 06	SWORD FERN	POLYSTICHUM MUNITUM	1 GA, MIN.	24" O.C.	7	PART SHADE-SHADE, DRY-MOIST
PLANT TYPE 07	SALAL	GAULTHERIA SHALLON	1 GA, MIN.	24" O.C.	7	PART SHADE - SHADE, DRY - MOIST
PLANT TYPE 08	OREGON GRAPE	MAHONIA AQUIFOLIUM	1 GA, MIN.	24" O.C.	7	SUN - SHADE, DRY - WET

DOCK MITIGATION:

PLANTING TYPE	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	QUANTITY	PLANTING NOTES
PLANT TYPE 01	PACIFIC DOGWOOD	CORNUS NUTTALLII	5 GA, 4'-6" BALLED BURLAP OR SIM.	9-0" O.C.	2	PART SHADE, DRY - MOIST
PLANT TYPE 07	RED FLOWERING CURRANT	RIBES SANGUINEUM	2 GA, MIN.	3'-0" O.C.	3	SUN - PART SHADE, DRY - MOIST
PLANT TYPE 09	SHORE PINE	PINUS CONTORTA VAR. CONTORTA	5 GA, 4'-6" BALLED BURLAP OR SIM.	9-0" O.C.	1	SUN - PART SHADE, DRY - WET

DOCK MITIGATION FIRST 30 FT @ 180 FT²; 60 FT @ 3:1 RATIO (180 FT²):

PLANTING TYPE	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	QUANTITY	PLANTING NOTES
PLANT TYPE 02	VINE MAPLE	ACER CIRCINATUM	5 GA, 4'-6" BALLED BURLAP OR SIM.	4'-0" O.C.	2	PART SHADE - SHADE, DRY - MOIST
PLANT TYPE 03	SNOWBERRY	SYMPHORICARPOS ALBUS	2 GA, MIN.	4'-6" O.C.	2	SUN-SHADE, DRY-MOIST
PLANT TYPE 04	RED FLOWERING CURRANT	RIBES SANGUINEUM	2 GA, MIN.	4'-0" O.C.	2	SUN - PART SHADE, DRY - MOIST
PLANT TYPE 05	INDIAN PLUM; OSOBERRY	OEMLARIA CERASIFORMIS	2 GA, MIN.	4'-6" O.C.	2	PART SHADE - SHADE, DRY - MOIST
PLANT TYPE 06	SWORD FERN	POLYSTICHUM MUNITUM	1 GA, MIN.	24" O.C.	4	PART SHADE-SHADE, DRY-MOIST
PLANT TYPE 07	SALAL	GAULTHERIA SHALLON	1 GA, MIN.	24" O.C.	4	PART SHADE - SHADE, DRY - MOIST
PLANT TYPE 08	OREGON GRAPE	MAHONIA AQUIFOLIUM	1 GA, MIN.	24" O.C.	4	SUN - SHADE, DRY - WET

SIGNIFICANT TREE REMOVAL MITIGATION:

PLANTING TYPE	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	QUANTITY	PLANTING NOTES
PLANT TYPE 09	SHORE PINE	PINUS CONTORTA VAR. CONTORTA	5 GA, 4'-6" BALLED BURLAP OR SIM.	9-0" O.C.	1	SUN - PART SHADE, DRY - WET
PLANT TYPE10	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	5 GA, 4'-6" BALLED BURLAP OR SIM.	9-0" O.C.	2	SUN - PART SHADE, DRY - MOIST

MITIGATION LEGEND:

1 - WESTERN CRABAPPLE

2 - VINE MAPLE

3 - SNOW BERRY

4 - RED FLOWERING CURRANT

5- INDIAN PLUM

6 - SWORD FERN

7 - SALAL

8 - OREGON GRAPE

9 - SHORE PINE

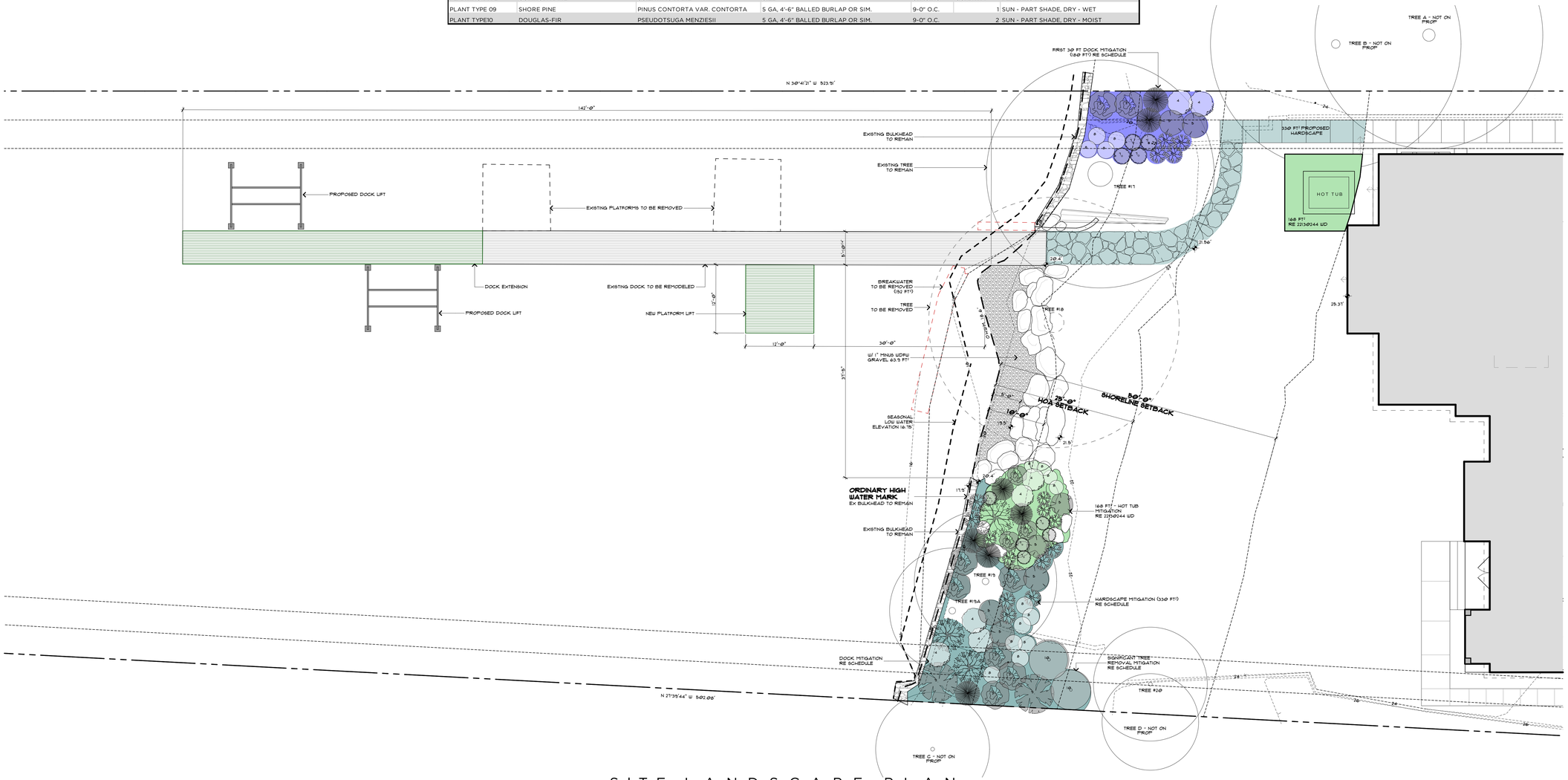
10 - DOUGLAS FIR

TREE RETENTION CALCULATIONS:

EXISTING SIGNIFICANT TREES:	DBH:	RETAINED?	CONDITION:
TREE #1: PICEA GLAUCA	8.0 IN	NO	WEAK
TREE #2: THUJA PLICATA	33.7 IN	NO	FAIR
TREE #3: PRUNUS LUSTANICA	16.0 IN	NO	FAIR
TREE #4: PRUNUS LUSTANICA	15.2 IN	NO	WEAK
TREE #6: MAGNOLIA GRANDIFLORA	18.0 IN	NO	POOR
TREE #17: SEQUOIADENDRON GIGANTEUM	52.0 IN	YES	GOOD
TREE #18: SEQUOIA SEMPERVIRENS	38.0 IN	NO	FAIR
TREE #19: BETULA PENDULA	12.5 IN	YES	FAIR
TREE #19A: BETULA PENDULA	11.0 IN	YES	WEAK
TREE #20: MALUS DOMESTICA	10.0 IN	YES	WEAK
TREE #22: ACER PLATANOIDES	25.5 IN	NO	FAIR

TOTAL EXISTING CALIPER	239.9 IN
PROPOSED CALIPER OF TREES TO REMAIN:	**85.5 IN**
	35.64%

TREE RETENTION PER LUC 20.20.900 F, A MIN OF 30% OF THE DIAMETER INCHES OF SIGNIFICANT TREES EXISTING IN TOTAL SITE AREA



SITE LANDSCAPE PLAN

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

RIPPLE
DESIGN STUDIO
206.913.2333
4303 STONE WAY N
SEATTLE, WA 98103

9790 REGISTERED ARCHITECT
JAMES M DEARTH
STATE OF WASHINGTON

CASCADE KEY RESIDENCE
102 CASCADE KEY BELLEVUE, WA

MITIGATION PLAN

RELEASE

14 AUG 2023
PERMIT REVISION
27 NOV 2023
REVISION
4 JAN 2023

A1.2

CASCADE KEY

Evergreen Aquatic
Resource Consultants, LLC

PO Box 1721
Issaquah, Washington 98027
(425) 864-3244
www.evergreenarc.com

September 11, 2023
Revised December 12, 2023
Project No. 23013

Ripple Design Studio
Attention: Joyce Camilo
4303 Stone Way North
Seattle, Washington 98103

Regarding: **Shoreline No Net Loss Report**
102 Cascade Key – Bellevue, Washington

1.0 INTRODUCTION

This shoreline "no net loss" report has been prepared for a proposed residential project located at 102 Cascade Key in Bellevue, Washington. The project includes reconfiguring an existing dock, the construction of a shoreline cove, and various shoreline setback modifications. The purpose of this report is to demonstrate that the project conforms to the "no net loss" standards established in Bellevue Land Use Code (LUC) 20.25E (*Shoreline Overlay District*). Attached to this report are photographs showing shoreline conditions, a site plan showing the proposed project, and an exhibit showing setback land cover types that exist within the site before and after the project. The qualifications I maintain to prepare this report include a Bachelor of Science degree in Environmental Science, certification as a Professional Wetland Scientist (PWS), and nearly 24 years of environmental consulting experience within the Puget Sound area of Washington State.

This report should be reviewed in combination with the following documents:

- "Topographic and Boundary Survey – Parcel No. 6072800125" prepared by Terraine, Inc. and dated October 11, 2021.
- "Mitigation Plan – Cascade Key Residence" prepared by Ripple Design Studio and dated August 14, 2023, revised November 27, 2023.
- "Pre-Construction Assessment of Property for Property Re-Development at 102 Cascade Key" prepared by Superior NW Enterprises and dated March 3, 2022.
- "Selman LLC Pier" Prepared by ECCO Architecture and Design and dated August 17, 2023.

2.0 PROJECT SITE

The project site is a 53,327 square feet (1.22 acre) rectangular shaped developed residential property located in the Newport Shores neighborhood in south Bellevue, Washington. The King County parcel number for the site is 607280-0125. A legal description for the site is Lot 25, Newport Revised Division No. 1, according to the plat recorded in Volume 61 of plats, page 25, records of King County,

Washington. The site measures roughly 115 feet wide by roughly 523 feet deep. The site has a general northwest orientation and includes both uplands as well as submerged lakebed associated with Lake Washington. Access to the site is from Cascade Key, which is an asphalt paved public right-of-way. Currently a large two-story single-family residence is under construction in the central and southern portions of the site.

3.0 BASELINE ENVIRONMENTAL CONDITIONS

The project site maintains approximately 115 linear feet of developed lake frontage along the east shoreline of Lake Washington approximately 750 feet south of Coal Creek. Historically Coal Creek drained to Lake Washington approximately 325 feet west-southwest of the project site, but the creek was re-routed to its current location when the Newport Shores neighborhood was developed in the 1960's.

The segment of Lake Washington shoreline located within the project site is characterized by a relatively tall rockery bulkhead, a smaller concrete breakwater, a wood pile supported pier, and upland vegetation that includes a mix of residential landscaping, noxious weeds, and scattered trees.

The rockery bulkhead exists along the entire shoreline frontage and is a near vertical approximately four-foot-tall structure constructed of large quarry derived "three man" to "four man" sized basalt rocks.

A concrete breakwater exists approximately ten feet waterward of the rockery bulkhead west of the existing pier near the center point of the shoreline. The breakwater is constructed of a single row of twelve inch tall by thirty-inch diameter concrete pipe segments stacked approximately two tall that are either filled with two-inch diameter multicolored washed river rock or concrete.

The existing pier is an 855 square foot wood pile supported and wood surfaced structure located east of the breakwater. The pier extends out into Lake Washington approximately 90 feet, measures approximately six feet wide, and has two approximately 144 square foot extensions to the east. Two small concrete block walls exist along the pier near the shoreline and two wood watercraft mooring pilings exist west of the approximate center point of the pier.

Lakebed substrate within the project site comprises generally coarse gravel and silt with occasional large cobble. 293 square feet of imported multicolored washed river rock exists between the breakwater and the rockery bulkhead. When the lake is at full pool, the depth of water at the end of the pier is approximately twelve feet deep. There is little aquatic vegetation within the on-site nearshore portion of the lake.

Upland areas within the project site have been largely cleared of vegetation due to construction of a single-family residence. Remnant vegetation exists along the shoreline and along the eastern and western property lines closest to the lake. Vegetation in these areas includes overgrown lawn and residential planting areas. English ivy (*Hedera helix*), morning glory (*Ipomoea lacunosa*), and bittersweet nightshade (*Solanum dulcamara*) with some Himalayan blackberry (*Rubus aremeniacus*) and western swordfern (*Polystichum munitum*) exist along the rockery bulkhead and for short distances along both

the northern and southern property lines. The King County Noxious Weed Control Board identifies English ivy, morning glory, and Himalayan blackberry as "non-regulated Class C" noxious weeds and bittersweet nightshade as a "weed of concern".

Five significant trees exist within the site between the residence and shoreline. They include both a 56 inch and a 38 inch diameter redwood (*Sequoiadendren giganteum*), two smaller European birch (*Betula pendula*), and one apple tree (*Malus domenstica*). All significant trees are non-native. An assessment completed by Superior NW Enterprises describes the trees as in generally good to fair condition with diminished or atypical growth characteristics present.

Surface water drainage generated within the project site would be expected to flow to the northwest towards Lake Washington. There are no known wetland or stream critical areas located within the project site and general vicinity.

The Washington State Department of Fish and Wildlife (WDFW) does not map terrestrial (upland) priority habitats and/or priority species within or adjacent to the project site. Resident cutthroat trout (*Oncorhynchus clarkii clarkii*), coho salmon (*O. kisutch*), winter steelhead (*O. mykiss*), sockeye salmon (*O. nerka*), kokanee (*O. nerka*), fall Chinook salmon (*O. tshawytscha*), and Dolly Varden/bull trout (*Salvelinus malma*) all utilize Lake Washington for rearing and migration. The segment of Coal Creek located closest to the project site is also mapped as spawning habitat for both sockeye and coho salmon as well as a migration area for resident cutthroat, coho, winter steelhead, sockeye, and fall Chinook salmon. The Puget Sound winter steelhead distinct population segment (DPS) and the Puget Sound fall chinook evolutionarily significant unit (ESU) are federally listed as "threatened" species.

4.0 SHORELINE REGULATIONS

Bellevue LUC 20.25E applies to all waters designated as "Shorelines of Statewide Significance", including Lake Washington. Shoreline jurisdiction includes the lake's water, land underlying the lake's water surface, and the area located 200 feet landward of the lake's ordinary high water mark (OHWM) plus any associated floodways, floodplains, and wetlands. Shorelands within the project site are designated a "Shoreline Residential (SR) Environment". The purpose of this designation is to accommodate single or multifamily residential development and appurtenant structures. Aquatic areas located waterward of the OHWM are designated a "Recreational Boating (RB) Environment". The purpose of this designation is to provide for a variety of water-dependent and water-oriented uses, with a primary focus on activities associated with recreation.

Lake Washington has not had a natural hydrograph since 1916 when the Mountlake Cut and Ballard Locks were constructed. The vertical limits for the lake's OHWM within the project site are established at an elevation of 18.6 feet (NAVD88), which corresponds to the established full pool elevation for the lake. The horizontal limits of the OHWM are confined within the project site along the rockery bulkhead.

LUC Chart 20.25E.050.A requires a 50 foot setback from the OHWM for structures in SR environments. LUC 25.25E also establishes standards for impervious surface and vegetation conservation within the 50 foot setback area.

5.0 PROPOSED PROJECT

The proposed project includes the three following components:

Pier and Watercraft Lifts

The existing residential pier located within the project site will be reconfigured to comply with the dimensional standards established in LUC Chart 20.2E.065.H.4. The purpose of the reconfigured pier is to support existing water dependent use within the project site. The general location of the reconfigured pier will be the same as the existing pier. The pier will be setback nearly 24 feet from the eastern property line and approximately 70 feet from the western property line. To support the reconfigured pier, thirteen existing piles will be reused, eleven existing piles will be spliced, and eight new piles will be installed. The surface area of the reconfigured pier will equal the existing pier, but the overall pier length will be extended from approximately 90 feet to 142 feet by removing the two existing eastern extensions and re-allocating that area to the overall pier length. The existing pier width will be maintained at approximately six feet and the new decking will be grated with a minimum of 43 percent light transmittal. Two boat lifts and one platform lift will be installed along the reconfigured pier at a distance greater than 30 feet from the OHWM. The two existing mooring piles will remain. Equipment and material used to construct the pier will be staged largely from a barge that will be located temporarily within the lake during construction. The reconfigured pier results in a more linear, consolidated overwater structure relative to existing conditions.

Shoreline Cove

A 444 square foot shoreline cove will be constructed west of the reconfigured pier. Included with this work is removal of 37.5 feet of the existing rockery bulkhead, the removal of the entire 28 foot long concrete breakwater, the removal of all existing imported river rock located between the rockery and breakwater, and removal of the two existing concrete walls along the existing pier. The cove will be excavated from uplands and will measure 37.5 feet wide by 15 feet deep. The interior of the cove will include a gradual-sloped beach constructed using WDFW approved gravel that extends above the lake's OHWM. The cove limits will be defined by a low rockery that will include lake access stairs constructed of stone or similar material. The cove results in the creation of 192 square feet of new shallow lake habitat (beach) and represents a 32 percent reduction in the amount conventional shoreline armoring within the project site.

Shoreline Setback Vegetation Modifications

Shoreline setback vegetation modifications include 498 square feet of new impervious surface related to a proposed hot tub and residential hardscaping. The hot tub was previously approved by the City of Bellevue. The hardscaping includes a narrow walkway constructed of concrete and flagstone. The purpose of the walkway is to provide a durable access from the residence to the reconfigured pier. Other shoreline setback vegetation modifications include removal of the existing 38 inch diameter redwood (tree #18) to facilitate construction of the shoreline cove, the installation of 1,067 square feet of native plantings, and 3,651 square feet of residential landscape updates. In

general, the native plantings will be located along the shoreline north and south of the proposed cove. The residential landscape updates will be located elsewhere within the shoreline setback and will include the installation of non-native shrubs and groundcovers along the northern and southern property lines as well as renovation of the existing turfgrass (lawn) located in the central portion of the setback.

6.0 SHORELINE ECOLOGICAL FUNCTIONS

WAC 173-26-020(13) describes "ecological functions" as "…the work performed or role played by the physical, chemical, and biological processes that contribute to the maintenance of the aquatic and terrestrial environments that constitutes [a] shoreline's natural ecosystem…". WAC 173.26.201 defines lake shoreline ecological functions as hydrologic, vegetation, and habitat. Each function, especially within lakes, is a product of the physical, chemical, and biological processes at work within the overall landscape (ecosystem). This report section describes existing shoreline ecological functions, anticipated impacts to existing shoreline ecological functions, and proposed conservation measures that will be implemented to limit adverse impacts to shoreline ecological functions. The descriptions included in this report section are based on a qualitative assessment that utilizes the best available science and applies an ecosystem-based assessment approach that analyzes functions at a site-specific scale. Given the small size and location of the project site, some of the shoreline ecological functions provided by the project site are determined by processes and land use conditions that occur on a much larger scale than the site. Analysis in this report does not address the influence of broader policies or land use actions that may affect functioning on a broader watershed scale.

6.1 Existing Hydrologic Functions

Shoreline hydrologic functions are important to storing water and sediment, attenuating wave energy, removing excessive nutrients, capturing toxic compounds, and recruiting large woody debris (LWD) and other organic material. Existing hydrologic functions provided by the on-site shoreline are extremely limited due to the presence of both a rockery bulkhead and concrete breakwater, a lack of native vegetation, and the overall developed and managed condition of the adjoining shorelands. The shoreline does not maintain the physical structure or conditions to store water or sediment and/or to attenuate wave energy to any appreciable degree. On-site vegetation is a mix of overgrown turfgrass (lawn), non-native landscaping shrubs/groundcovers, and noxious weeds that do not maintain the physical structure needed to filter nutrients and/or the biologic capacity needed to control toxic compounds to a measurable degree. The site also lacks an appreciable source for LWD generation and/or the ability to embed LWD along the OHWM.

6.2 Existing Vegetation Functions

Shoreline vegetation functions are important to maintaining temperature, removing excessive nutrients, capturing toxic compounds, attenuating wave energy, removing and stabilizing sediment, and contributing LWD and other organic matter. Existing vegetation functions provided by the on-site shoreline are extremely limited because the vegetation within the adjacent shorelands is physically separated from the lake by a rockery bulkhead and concrete breakwater and on-site

vegetation comprises mostly low growing residential landscaping with a considerable component of noxious weeds. The vegetation does not maintain the physical structure needed to filter nutrients and/or biologic capacity needed to control toxic compounds to a measurable degree. The shoreline also lacks an appreciable source for LWD or native organic debris.

6.3 Existing Habitat Functions

Shoreline habitat functions include providing the space or conditions for bird, mammal, amphibian, and fish reproduction, resting, hiding, and migration. In addition, habitat functions can provide migration corridors, food chain support, and habitat corridor linkages as part of the broader landscape.

Shorelands within the project site comprise relatively simple plant communities characterized by scattered trees and overgrown residential landscaping. Shrubs and groundcover are primarily non-native species, comprising either overgrown ornamental plants, turfgrass, or dense noxious weeds, with only scattered native plants present. Downed woody debris, snags, or other habitat features are not present. On-site habitat likely provides limited seasonal foraging opportunities and escape cover for small mammals and passerine birds accustomed to suburban environments. The site is located within the home range of larger mammals; however, use of the project site by larger mammals is likely limited to non-existent because of existing plant community characteristics and the proximity and density of surrounding residential development. The project site is not known to and does not appear to provide habitat unique to the local vicinity and/or broader region. The site does not contain terrestrial priority habitats and/or species.

Aquatic portions of the shoreline are accessible to fish migrating through Lake Washington. Juveniles may also rear within the project site when traveling from spawning sites on lake tributaries to the outlet of Lake Washington at the Ballard Locks. Natural shallow littoral habitat conditions and processes within the project site have been altered by the presence of the rockery bulkhead, concrete breakwater, and imported river rock. There is no known sockeye spawning habitat, overhanging vegetation, embedded LWD, and/or significant aquatic habitat features within the project site or immediate vicinity. Conceptually, fish may delay or alter their migration through the project site to avoid the pier and related structures; however, it is expected that fish would likely be habituated to the presence of overwater structures because nearly every shoreline property in the local area maintains similar overwater structures. An increase in natural predation of juvenile salmon within the project is also possible because overwater structures can promote preferable habitat or conditions for ambush predators such as smallmouth bass (*Micropterus dolomieu*), largemouth bass (*M. salmoides*), and northern pikeminnow (*Ptychocheilus oregonensis*).

6.4 Shoreline Ecological Function Impacts

Shoreline ecological function impacts occur as permanent, temporary, and cumulative. Permanent impacts result in an enduring change to existing shoreline ecological functions or conditions, while temporary impacts result in short term changes to existing shoreline ecological functions or conditions. Cumulative impacts can occur over time due to collective changes that occur within the broader landscape.

The proposed project results in the following permanent impacts to shoreline ecological functions:

- **Overwater Structure** – The reconfigured pier results in 855 square feet of overwater structure and three new boat lifts to support recreational water use. All impacts will occur within the aquatic environments. Overwater structures and watercraft use can disrupt general shoreline habitat functions by delaying, altering, and/or interrupting fish migration along the shoreline and can increase predation of juveniles by providing preferable habitat for ambush predators. The proposed pier is an overwater structure that is not unique to the local area and does not present a functional change to existing conditions. The reconfigured pier is a more linear, consolidated overwater structure with no net increase in area relative to existing conditions. The proposed boat lifts are located outside of the nearshore area in the deeper areas of water where the impacts from propwash during watercraft moorage and launch are negligible.

- **Nearshore Modifications** – Approximately 444 of new shoreline cove with 192 square feet of shallow shoreline habitat (gravel beach) will be constructed along the on-site developed residential shoreline. Impacts include demolition of existing shoreline armoring as well as excavation and grading within both the nearshore and adjoining shorelands. Although a change to existing shoreline conditions, the cove is a more environmentally appropriate alternative to the existing rockery bulkhead and concrete breakwater structure. The beach created by the cove will absorb wave action along the shoreline and the shallow water conditions created within the cove can function as potential refuge habitat for juvenile fish.

- **Upland Vegetation Modification** - The proposed project results in permanent conversion of existing shoreline vegetation to 1,067 square feet of native vegetation, 941 square feet square feet of non-native shrubs and groundcover, and 547 square feet of impervious surfacing. 2,710 square feet of turfgrass will be unchanged from existing conditions. In addition, the 38 inch diameter redwood located near the center point of the shoreline will be removed due to construction of the shoreline cove. Although a dominant feature within the shoreline setback, the tree is not a native species to the Puget Sound lowlands and bifurcates into a subordinate and dominant components at a height of approximately 20 feet. Evidence also exists of an active fracture plane on the east side of the tree, the tree is generally shorter than it should be, and the tree has an amorphous canopy with some short areas, some visible breakage, and other areas that are significantly overextended. It is not possible to construct the shoreline cove without removing the tree.

The proposed project results in the following temporary impacts to shoreline ecological functions:

- **Sediment Generation** – Lakebed silt and sediments will be disturbed during construction of the reconfigured pier and the shoreline cove. It is anticipated that work such as pile driving, pile removal, and excavations to create the cove as well as propwash generated by the construction barge and associated watercraft when maneuvering to and from the work area are all potential sediment disturbance sources. Where sediment disturbance occurs, sediment can be suspended within the water column locally degrading water quality conditions within the affected area. Soils within uplands will also be disturbed during work in during shoreline cove

construction and upland vegetation modification work; however, sediment from uplands will only affect water quality if delivered to the lake by surface water runoff.

- **Noise** – Noise will be present within the shoreline during construction phases of the project. Pile installation required for the reconfigured pier will be the primary source of underwater noise, though noise will also be generated by the construction barge and associated watercraft when maneuvering to and from the work area. Noise generated from work above the water can also be translated underwater via the pier support structures when the work contacts the pier. When present, noise will be short in duration and may temporarily flush fish and wildlife from the construction area.

The overall cumulative negative impacts of this project are minor and include a general reconfiguration and update to existing residential use within on-site shoreline areas. The future residential use maintains the existing residential land use intensity and is consistent with other use within the local area. The project site exists within the Newport Shores neighborhood, which was developed in the 1960's and contains dense single family residential development. It is anticipated that residential use within the local area will continue at a similar density and intensity. In general, waterfront properties within the neighborhood have vertical bulkheads (concrete or rockery) with piers, residential dwelling units, and extensive residential landscaping. The closest natural shoreline is located 750 feet to the north and is generally confined to the area where Coal Creek enters Lake Washington. The proposed project is consistent with existing developed conditions, though the removal of existing shoreline armoring, creation of a shoreline cove, and native plant installation is a somewhat unique benefit for the local area and is consistent with the recent regulatory trend of shoreline protection, enhancement, and restoration. Any minor cumulative negative impacts resulting from the project are greatly off-site by the shoreline improvements included with the project.

6.5 Proposed Conservation Measures

The proposed project includes the following conservation measures to limit impacts to existing shoreline ecological functions:

- **Construction Timing** – In-water construction will be limited to approved fish protection work windows established by the WDFW and the United States Army Corps of Engineers.

- **Construction Best Management Practices** – Temporary erosion and sediment control measures will be installed prior to the start of construction and a floating containment boom with silt curtain will be in place around the entire in-water work area for the duration of in-water construction. Spill containment materials will also be on-site during all construction activities.

- **Construction Materials** – The reconfigured pier will be constructed using modern durable materials that are low maintenance and do not contain toxic preservatives or surface treatments such as pentachlorophenol, creosote, chromated copper arsenate (CCA) or comparably toxic compounds. The pier decking will be grated to allow light transmission. The grating allows for increased light penetration though the pier, which can increase productivity in

the littoral zone of the lake and reduce the shade environments preferred by salmon predators. The proposed beach gravel will conform to WDFW standards for similar shoreline enhancement. Proposed native plants will be propagated from stock that is adapted to the environmental conditions of the lower Puget Sound region of Washington State.

7.0 MITIGATION

When impacts to shoreline ecological functions are identified as part of a proposed development project, LUC 20.25E.060D requires that mitigation sequencing be applied. This report section demonstrates that the project conforms to the mitigation sequencing guidelines established LUC 20.25E.060D.

4.1 Impact Avoidance

LUC 20.25E.060D.2.a.i defines avoidance as avoiding the impact altogether by not taking a certain action or parts of an action. Given the nature of the proposed project, it is not possible to eliminate certain actions or parts of the proposed project and achieve a similar use.

4.2 Impact Minimization

LUC 20.25E.060D.2.a.ii defines minimization as limiting the degree or magnitude of the action and its implementation by using appropriate technology, or by taking affirmative steps, such as project redesign, relocation, or timing to avoid or reduce impacts. The proposed project demonstrates compliance with impact minimization standards by limiting overwater structure to the standards established in LUC Chart 20.2E.065.H.4 and retaining all but one of the existing significant trees within the shoreline setback. In addition, construction activities conducted below the OHWM will be limited to approved fish protection work windows. All construction activities will utilize modern equipment and construction methods to ensure quick and efficient construction.

4.3 Impact Mitigation

LUC 20.25E.060D.2.a.iii requires performing the following types of mitigation, which are listed in order of preference. In all cases, on-site mitigation through direct replacement of lost shoreline function is preferred and impacts must be mitigated at a ratio of 1:1 (mitigation:impact).

1. **Impact Restoration** - The proposed project repairs, rehabilitates, or restores the shoreline environment by constructing a shoreline cove that includes the removal of 37.5 feet of existing rockery bulkhead, the removal of the entire 28 foot long concrete breakwater, the removal of all existing imported drain rock located between the rockery and breakwater, and removal of the two existing concrete walls along the existing pier. The cove results in the creation of 192 square feet of new shallow shoreline habitat and represents a 32 percent reduction in the amount conventional shoreline armoring.

2. **Impact Reduction or Elimination** – The proposed project reduces or eliminates shoreline impacts during the lifetime of the project by utilizing durable modern materials that have a

considerable expected lifespan. New piles, pile splices, dock bents, and substructure will be constructed of steel and the pier decking will be a durable plastic grating that is UV resistant. In addition, the species selection for the proposed vegetation modifications have considered the environmental conditions of the site as well as long term growth habit and maturity characteristics of the proposed plantings to reduce general maintenance requirements and eliminate future removal related to excessive growth.

3. **Compensation** – A shoreline mitigation plan has been prepared for the project. The purpose of the plan is to specify the on-site mitigation necessary to offset unavoidable shoreline ecological function impacts. The broad goal and objective of the mitigation is to improve shoreline ecological functioning through vegetation enhancements by installing native plantings. The mitigation will be completed by the landowner. Table 1 summarizes the location and type of shoreline impact and how the proposed project compensates for each type of impact.

   The goal of the mitigation is to increase shoreline ecological functions by controlling existing noxious weeds and increasing native plant species density, diversity, and distribution within the project site. As a result of the mitigation, existing noxious weeds will be controlled and a mix of trees, shrubs, and groundcovers will be established within areas located closest to Lake Washington. The proposed dense native vegetation will provide the physical structure required to filter toxics and sediments, stabilize soils, and increase organic matter generation within the on-site shorelands. The plants will also provide upland wildlife forage and escape cover habitat that currently does not exist within the shoreline setback.

Table 1 – Impact Mitigation Summary

LOCATION OF IMPACT/MITIGATION	TYPE OF IMPACT	PROPOSED MITIGATION
Lake	Reconfigured overwater structure with 82 square feet of walkway width greater than 4 feet within nearshore areas.	Deck surfacing will be grated to provide 43% light transmission. 246 square feet of shoreline setback vegetation enhancement at a 3:1 ratio. 323 square feet of shoreline setback vegetation enhancement comprising two trees and three shrubs within ten feet of OHWM per Corps of Engineers permit requirements.
Along OHWM	Removal of the existing rockery bulkhead, concrete breakwater, and non-natural shoreline substrate + construction of new shoreline cove.	None proposed. This impact improves shoreline functions by creating 444 square feet of shoreline cove containing 192 square feet of gravel beach.
Shoreline Setback	498 square feet of new impervious surface. Removal of one significant tree.	498 square feet of shoreline setback vegetation enhancement at a 1:1 ratio. 3:1 replacement using native trees.

4. **Monitoring** – Following construction, an as-built of the completed work will be submitted to the City of Bellevue and the completed mitigation will be monitored and maintained for a period of three years. The purpose of the annual monitoring is to evaluate the performance of the mitigation relative to the current year's performance standards. Monitoring will occur in the early fall (September or October) and will include an inventory and assessment of native plants specified on the approved mitigation plan. 100 percent survival of installed plants will be required after Year 1 and 85 percent survival by installed plants will be required after Year 3. The percent survival standard will be met by survival of the originally installed plants and/or plant replacements. Annual monitoring reports will be submitted to the City of Bellevue no later than November 1.

   Should any monitoring assessment reveal that the performance standards for the respective year are not satisfied, the landowner will work with the City of Bellevue to develop a contingency plan to address the deficiency(ies). Contingency plans can include, but are not limited to, the following actions: 1) additional plant installation; 2) herbivory protection; 3) modification to the irrigation regime; 4) plant substitutions of type, size, quantity, and location. Such contingency plan shall be submitted to the City of Bellevue by December 31 of any year when deficiencies are discovered. Unless otherwise approved by the City of Bellevue, actions specified on an approved contingency plan must be completed within 60 days. If the failure is substantial, the City of Bellevue may extend the monitoring period for the mitigation work.

8.0 NO NET LOSS ANALYSIS

LUC 20.25E.060 establishes a shoreline ecological functions and processes "no net loss" standard for all shoreline development and uses. For development projects that comply with all applicable standards established in LUC 20.25E, a rebuttable presumption exists that the development project satisfies the "no net loss" of ecological function standard. When a development satisfies the presumption, no additional mitigation analysis is required unless it is determined that the specific performance standards or required mitigation did not contemplate unforeseeable impacts to shoreline ecological functions. This report section describes how the proposed project conforms to the development standards established in LUC 20.25E and includes additional land use coverage analysis to ensure the proposed mitigation has a nexus and rough proportionality to proposed impacts.

LUC 20.25E.065.F – Shoreline Vegetation Conservation

The proposed project conforms to these standards.

Proposed vegetation impacts include the installation of 547 square feet of new impervious surface as well as removal of a significant tree greater than 16 inches diameter at breast height. Proposed mitigation includes a combination of invasive species removal and the installation of dense native plantings including federal pier construction permit mitigation as well as significant tree replacements. LUC 20.25.065.F.8.c requires that for each type of vegetation impact, the number of shoreline land cover debits generated by impacts shall be offset by an equal number shoreline land cover credits generated through shoreline vegetation mitigation. The proposed project results in

54.7 shoreline land cover debits and 1008.5 shoreline land cover credits. Table 2 and Table 3 attached to this report summarize the shoreline land cover debit/credit analysis performed using the shoreline land cover types and values established in Chart 20.25E.065.F.8.d. The proposed shoreline vegetation modifications result in a reduction in the noxious weed species coverage and an increase in native plant species presence and abundance with on-site shorelands.

LUC 20.25E.060.H – Reconfigured Residential Dock

The proposed project conforms to these standards. The project proposes one reconfigured residential dock that complies with the dimensional standards outlined in Chart 20.2E.065.H.4. Therefore, a rebuttable presumption exists that the reconfigured dock satisfies the "no net loss" standard. The dock will be setback nearly 24 feet from the eastern property line and 70 feet from the western property line. To support the reconfigured pier, thirteen existing piles will be reused, eleven existing piles will be spliced, and eight new piles will be installed. The surface area of the new dock will equal the existing dock, but the overall pier length will be extended from approximately 90 feet to 142 feet by removing the two existing eastern extensions and reallocating that area to the overall pier length. All decking will be grated with a minimum of 43 percent light transmittal. Two boat lifts and one platform lift are proposed and will be located further than 30 feet from the OHWM. The two existing mooring piles will be maintained. The existing dock width will be maintained at approximately 6 feet including the portion of the dock located within 30' of the shoreline. A dock width wider than 4 feet within the nearshore area will occur only if authorized by the US Army Corps of Engineers and the Washington State Department of Fish and Wildlife per Chart 20.2E.065.H.4.(4). Although not required by code, shoreline plantings will also be installed at a 3:1 ratio for the 82 square feet of walkway area greater than four feet located within the nearshore area. The plantings support natural littoral and shoreline processes by providing: 1) the physical structure necessary to filter sediments and bind soil particles; 2) the biologic conditions needed to uptake toxics; and 3) the plant community characteristics required to increase organic matter generation and overhanging vegetation.

LUC 20.25E.080.F – Shoreline Stabilization

The proposed project conforms to these standards. The proposed shoreline cove is voluntary work that includes removal of 37.5 feet of the existing rockery bulkhead, the removal of the entire 28 foot long concrete breakwater, the removal of all existing imported drain rock located between the rockery and breakwater, and removal of the two existing concrete walls along the existing pier. The project creates a 444 square foot shoreline cove that includes 192 square feet of shallow shoreline habitat (gravel beach). The cove design is consistent with shoreline protection alternative guidance for Lake Washington that has been issued by the United States Corps of Engineers. Due to the developed nature of the project site and adjacent properties combined with the residential development recently approved building permit for site, a shoreline cove is the only technically feasible shoreline stabilization measure available to the replace the breakwater and adjacent portions of the rockery bulkhead. The stairs included with the project are fully integrated into the interior portion of the cove and do not extend further waterward than the cove.

9.0 CLOSURE

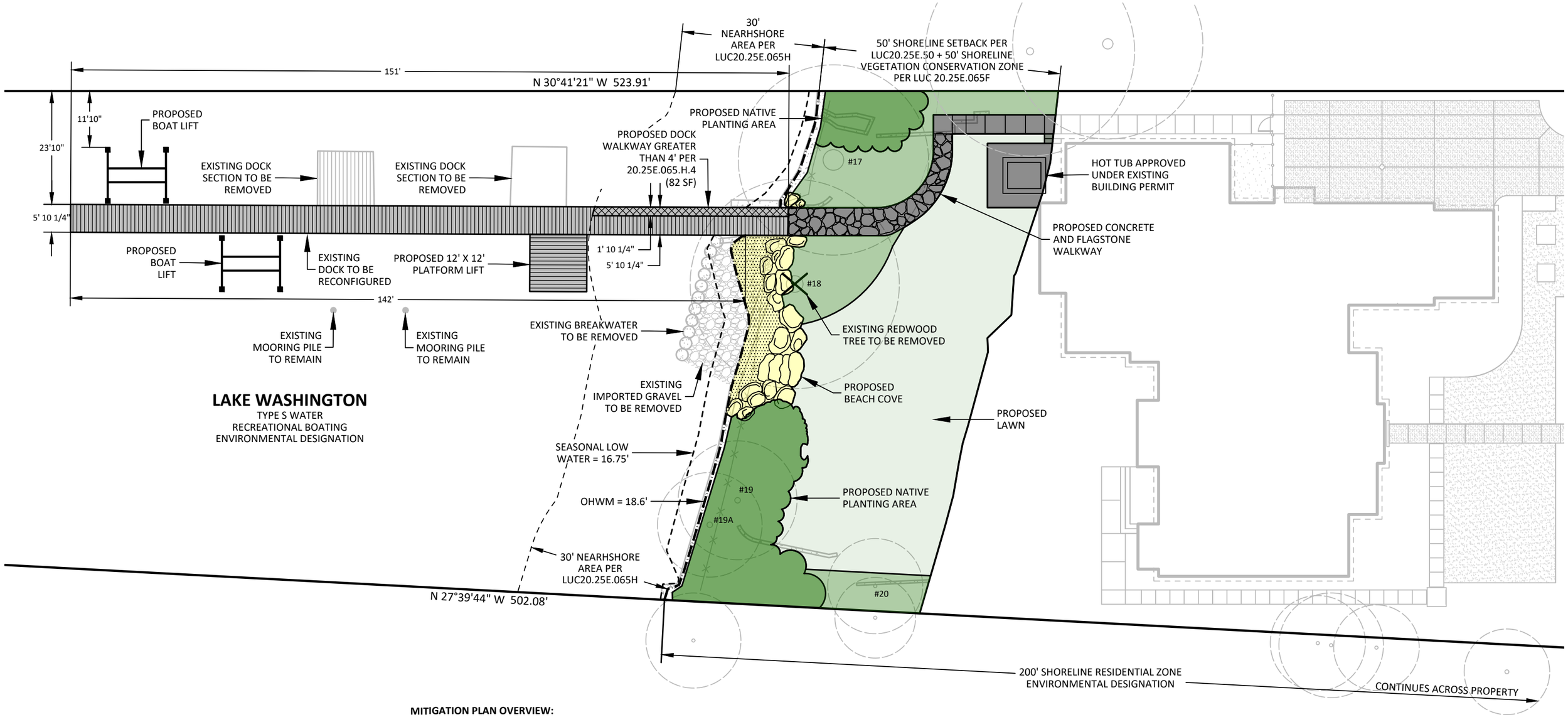
This shoreline "no net loss" report has been prepared for a proposed residential project located at 102 Cascade Key in Bellevue, Washington. The project includes reconfiguring an existing dock, construction of a small shoreline cove, and various shoreline setback modifications. The project conforms to the development standards established in LUC 20.25E and results in results in 54.7 shoreline land cover debits and 1,008.5 shoreline land cover credits. The significant net increase in shoreline land use credits demonstrates that the project well exceeds the "rough proportionality" mitigation standard established in LUC 25.25E.

I trust that this report meets your present needs. Within the limitations of scope, schedule, and budget, this critical area report conforms to the generally accepted standard of care in effect at the time the work was conducted. No other warranty, express or implied, is made. The purpose of the work summarized in this report is to describe shoreline conditions per City of Bellevue standards. All opinions presented in this report should be considered preliminary until reviewed and confirmed by the City of Bellevue. If you have any questions regarding the information presented in this report or require additional assistance with this project, please do not hesitate to call me at (425) 864-3244 or email me at psuper@evergreenarc.com.

Sincerely,

EVERGREEN AQUATIC RESOURCE CONSULTANTS, LLC
Issaquah, Washington

Peter P. Super
Professional Wetland Scientist



PLAN REFERENCES:

THE SURVEY, SITE, AND DESIGN PLANS USED TO PREPARE THIS SHORELINE MITIGATION PLAN WERE PROVIDED BY THE FOLLOWING:

1. SURVEY - "TOPOGRAPHIC AND BOUNDARY SURVEY - PARCEL NO. 6072800125" PREPARED BY TERRAINE, INC., DATED 10/11/2021.
2. SITE PLAN - "CASCADE KEY RESIDENCE" PREPARED BY RIPPLE DESIGN STUDIO.
3. MITIGATION PLAN - "CASCADE KEY RESIDENCE" PREPARED BY RIPPLE DESIGN STUDIO, DATED 08/14/2023
4. TREE REPORT: "PRE-CONSTRUCTION ASSESSMENT OF PROPERTY FOR PROPERTY RE-DEVELOPMENT AT 102 CASCADE KEY, BELLEVUE, WA", PREPARED BY SUPERIOR NW ENTERPRISES, DATED 03/02/2023.
5. DOCK/COVE PLANS: "SELMAN LLC PIER" PREPARED BY ECCO ARCHITECTURE AND DESIGN, DATED 08/17/2023.

BASE FORMAT AND CONTENT OF PLAN REFERENCES MAY HAVE BE MODIFIED TO ENHANCE VISUAL PRESENTATION AND/OR TO CLARIFY SPECIFIC INFORMATION. SHOULD A CONFLICT EXIST BETWEEN THE INFORMATION SHOWN ON THIS SHORELINE MITIGATION PLAN AND THE ORIGINAL SITE AND DESIGN PLANS, THE ORIGINAL SITE AND DESIGN PLANS SHALL PREVAIL.

MITIGATION PLAN OVERVIEW:

NATIVE PLANTINGS
498 SF FOR NEW IMPERVIOUS SURFACE (1:1 RATIO)
246 SF FOR DOCK WIDTH GREATER THAN 4 FEET IN FIRST 30 FT (3:1 RATIO)
323 SF FOR STATE/FEDERAL DOCK DOCK PERMIT
3 NATIVE TREES FOR REMOVED SIGNIFICANT TREE >16" (3:1 RATIO)

COVE CREATION
REMOVAL OF 28 LF OF EXISTING BREAKWATER AND 37.5 LF OF ROCKERY BULKHEAD AND RELATED CONCRETE WALLS
CREATION OF 444 SF OF NEW SHORELINE COVE ENVIRONMENT INCLUDING 192 SF OF SHALLOW BEACH

SHEET LEGEND:

- PROPOSED IMPERVIOUS SURFACE (498 SF)
- PROPOSED RECONFIGURED DOCK (855 SF)
- PROPOSED SHORELINE COVE (444 SF)
- PROPOSED SETBACK ENHANCEMENT (1,067 SF)
- PROPOSED LANDSCAPING - SHRUBS|LAWN (3,651 SF)

TREE LEGEND:

NUMBER	SPECIES	DBH	REMOVED/REMAIN
17	GIANT SEQUOIA (*SEQUOIADENDRON GIGANTEUM*)	56"	TO BE REMOVED
18	REDWOOD (*SEQUOIA SEMPERVIRENS*)	38"	TO REMAIN
19/19A	EUROPEAN BIRCH (*BETULA PENDULA*)	12.5"/11"	TO REMAIN
20	APPLE (*MALUS DOMESTICA*)	10	TO REMAIN

DATE DRAWING PREPARED: 09/11/2023

SCALE = 1:20

REVISIONS:

NUMBER	DATE	DESCRIPTION
1	12/12/23	REVISED PER CITY REVIEW COMMENTS

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

UTILITY LOCATIONS AND CHARACTERISTICS SHOWN ON THIS DRAWING, IF ANY, ARE BASED ON THE FIELD LOCATION OF THE APPARENT SURFACE EVIDENCE OF EXISTING STRUCTURES. THE UNDERGROUND ROUTING AND CONDITION OF BURIED UTILITIES HAS NOT BEEN VERIFIED OR CONFIRMED. ADDITIONAL UTILITY LOCATION AND MAPPING MAY BE REQUIRED. FIELD LOCATE, VERIFY DEPTH OF, AND ADEQUATELY PROTECT ALL UTILITIES PRIOR TO THE START OF WORK.

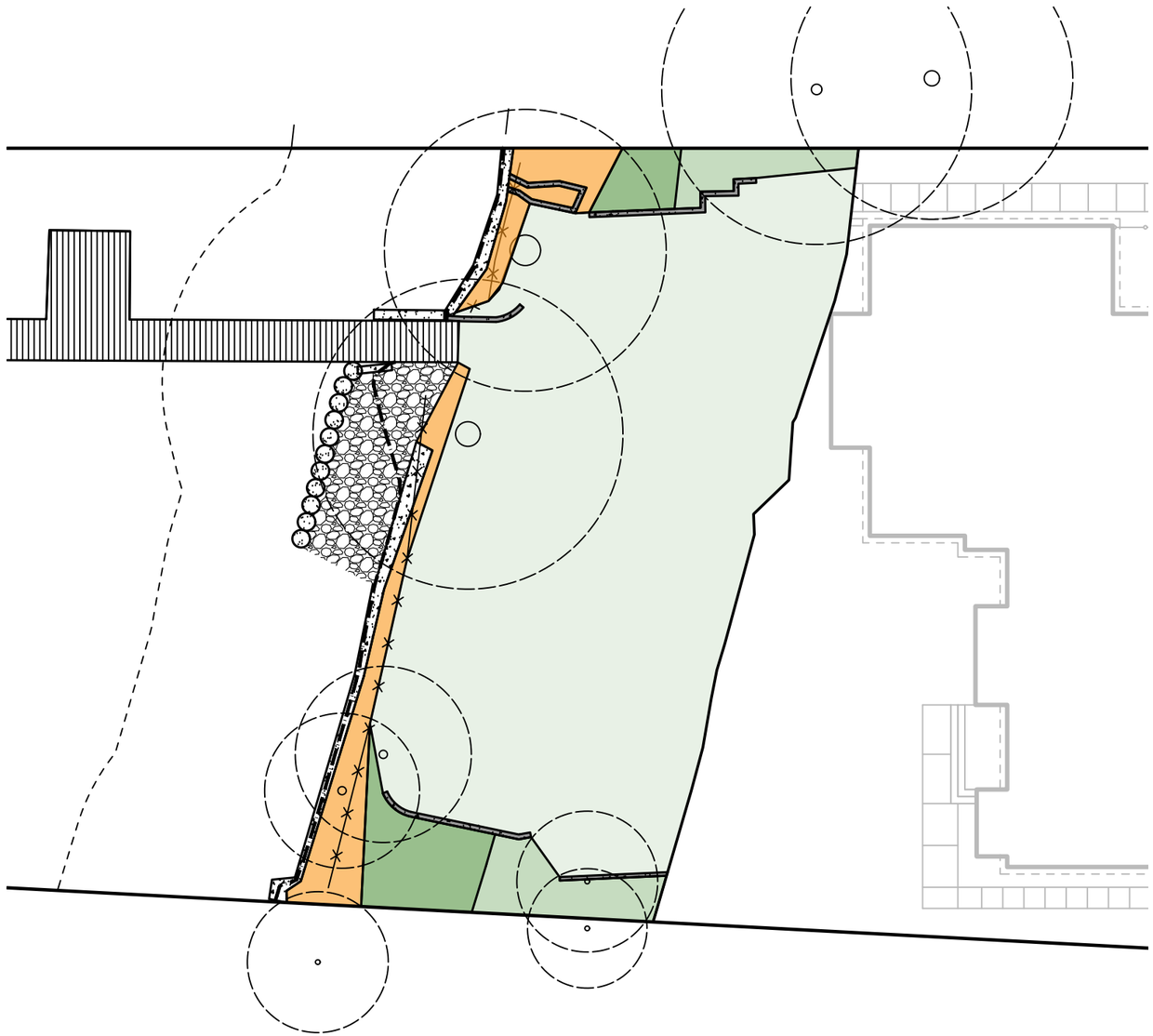
SHORELINE NO-NET LOSS REPORT

102 CASCADE KEY - BELLEVUE, WASHINGTON

SITE PLAN

Evergreen Aquatic Resource Consultants, LLC
Wetland Delineation • Mitigation Design • Compliance Monitoring
PO BOX 1721
ISSAQUAH, WASHINGTON 98027
425-864-3244
WWW.EVERGREENARC.COM

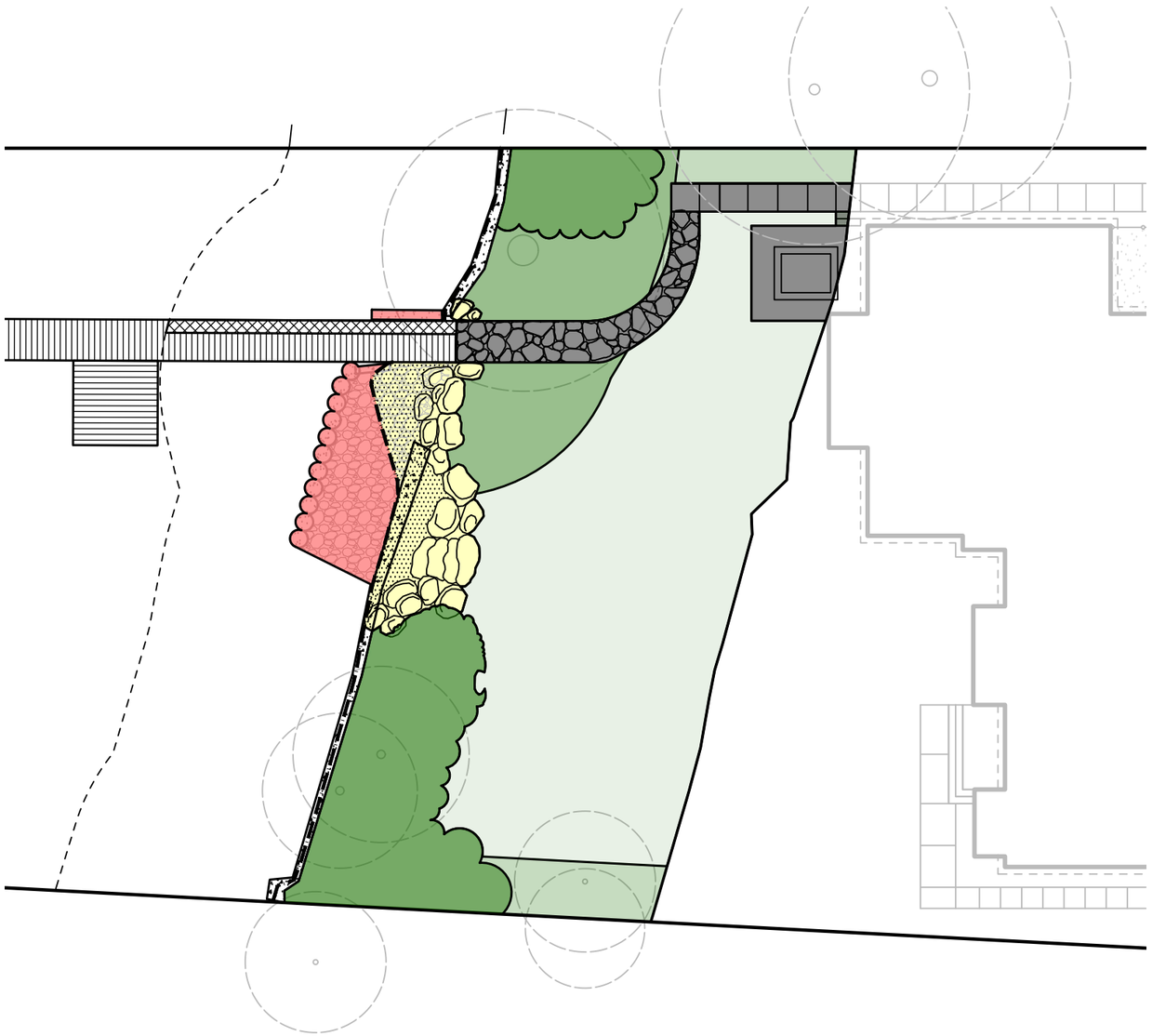
EXHIBIT 1



LEGEND:

- NOXIOUS SPECIES/WEEDS (432 SF)
- NON-NATIVE VEGETATION 0 TO 25 FEET FROM OHWM (328 SF)
- NON-NATIVE VEGETATION 25 TO 50 FEET FROM OHWM (312 SF)
- LAWN (4,381 SF)
- IMPERVIOUS SURFACE (65 SF)

1/2 EXISTING SHORELINE SETBACK LAND USE COVERAGE



LEGEND:

- NATIVE VEGETATION 0 TO 25 FEET FROM OHWM (1,067 SF)
- NON-NATIVE VEGETATION 0 TO 25 FEET FROM OHWM (632 SF)
- NON-NATIVE VEGETATION 25 TO 50 FEET FROM OHWM (309 SF)
- LAWN (2,710 SF)
- IMPERVIOUS SURFACE (498 SF)
- BEACH COVE (444 SF)
- BULKHEAD REMOVAL (293 SF)

2/2 PROPOSED SHORELINE SETBACK LAND USE COVERAGE

DATE DRAWING PREPARED: 09/11/2023

SCALE = 1:20

REVISIONS:

NUMBER	DATE	DESCRIPTION
1	12/12/23	REVISED PER CITY REVIEW COMMENTS

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SHORELINE MITIGATION PLAN

102 CASCADE KEY - BELLEVUE, WASHINGTON

SETBACK LAND COVER EXISTING & PROPOSED

Evergreen Aquatic Resource Consultants, LLC
Wetland Delineation • Mitigation Design • Compliance Monitoring
PO BOX 1721
ISSAQUAH, WASHINGTON 98027
425-864-3244
WWW.EVERGREENARC.COM

EXHIBIT 2

TABLE 2 – SHORELINE LAND COVER TYPE DEBITS

PROPOSED LAND COVER TYPE	SETBACK AREA	FINAL VALUE	EXISTING VALUE	FINAL VALUE MINUS EXISTING VALUE	TOTAL DEBIT
Lawn to impervious surface	498 sf	0.0	0.1	-0.1	**-49.8**
Total	**498 sf**				**-49.8**

TABLE 3 – SHORELINE LAND COVER TYPE CREDITS

PROPOSED LAND COVER TYPE	SETBACK AREA	FINAL VALUE	EXISTING VALUE	FINAL VALUE MINUS EXISTING VALUE	TOTAL CREDIT
Noxious weeds/impervious to native 0 to 25 feet from OHWM	339 sf	0.8	0.1	0.7	237
Non-native to native 0 to 25 feet from OHWM	296 sf	0.8	0.3	0.5	148
Lawn to native 0 to 25 feet from OHWM	402 sf	0.8	0.1	0.7	281
Non-native to native 25 to 50 feet from OHWM	30 sf	0.6	0.25	0.35	11
Noxious weeds to non-native 0 to 25 feet from OHWM	37 sf	0.6	0.1	0.5	19
Lawn to non-native 0 to 25 feet from OHWM	625 sf	0.6	0.1	0.5	312.5
Non-native to non-native 25 to 50 feet from OHWM	279 sf	0.3	0.3	0	0
Lawn to lawn	2,710 sf	0.1	0.1	0	0
Total	**4,718 sf**				**1,008.5**

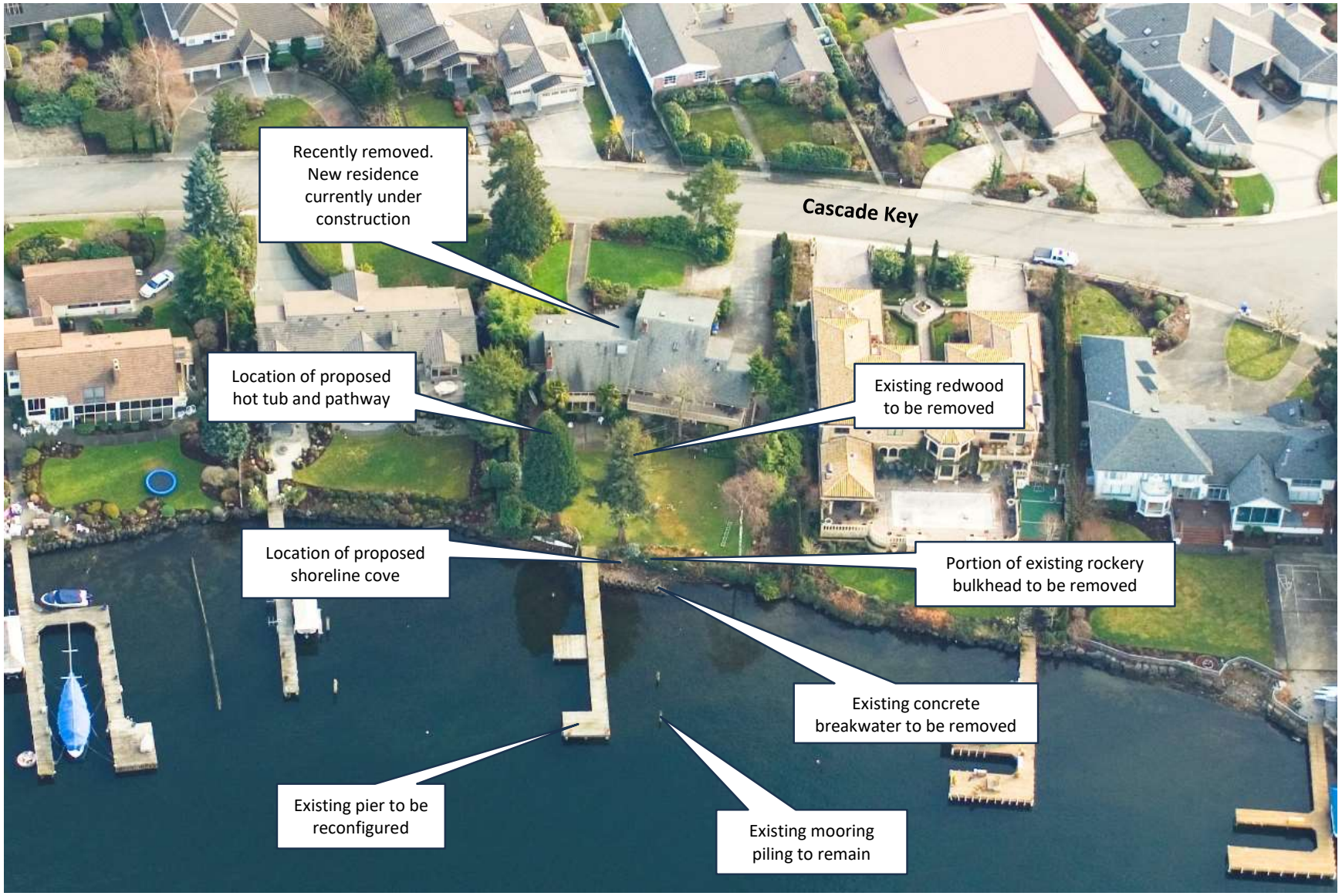

PHOTO 1 – FEBRUARY 2, 2007 AERIAL PHOTOGRAPH SHOWING SHORELINE CONDITIONS

PHOTO 2 – EXISTING PEIR AND CONCRETE BREAKWATER, DATE 08/24/23

PHOTO 3 – PROPOSED SHORELINE COVE AREA, DATE 08/24/23

PHOTO 4 – PROPOSED SHORELINE COVE CREATION AND NATIVE PLANTING AREA, DATE 08/24/23

PHOTO 5 – PROPOSED NATIVE PLANTING AREA, DATE 08/24/23