CityofRedmond
WASHINGTON

STATE ENVIRONMENTAL POLICY ACT (SEPA)
DETERMINATION OF NON-SIGNIFICANCE

Name of Proposal/File Number: DISCOUNT TIRE & BROOKFIELD VET, File Number L110251

Description of Proposal:
CONSTRUCT NEW 7,000 SF DISCOUNT TIRE & 5,000 SF VET HOSPITAL.

Location of Proposal: DISCOUNT TIRE & BROOKFIELD VET HOSPITAL

Site Address of Proposal (if any): 17777 NE 76TH ST RED

Proponent: HOWITT JOEL

Lead Agency: CITY OF REDMOND

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws.

Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA.

An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This information is available to the public on request.**

(over)

Comment Period: Depending upon the proposal, a comment period may not be required. An "**X**" is placed next to the applicable comment period provision.

__ There is no comment period for this DNS. Please see below for appeal provisions.

X This DNS is issued under 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the project Planner, Dennis Lisk, at 425-556-2471, via fax at 425-556-2400, via e-mail at dwlisk@redmond.gov, or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 07/29/2011.**

Responsible Official: *Robert G. Odle, Planning Director*

Signature: Robert G. Odle

Responsible Official: *William J. Campbell, Public Works Director*

Signature: William J. Campbell

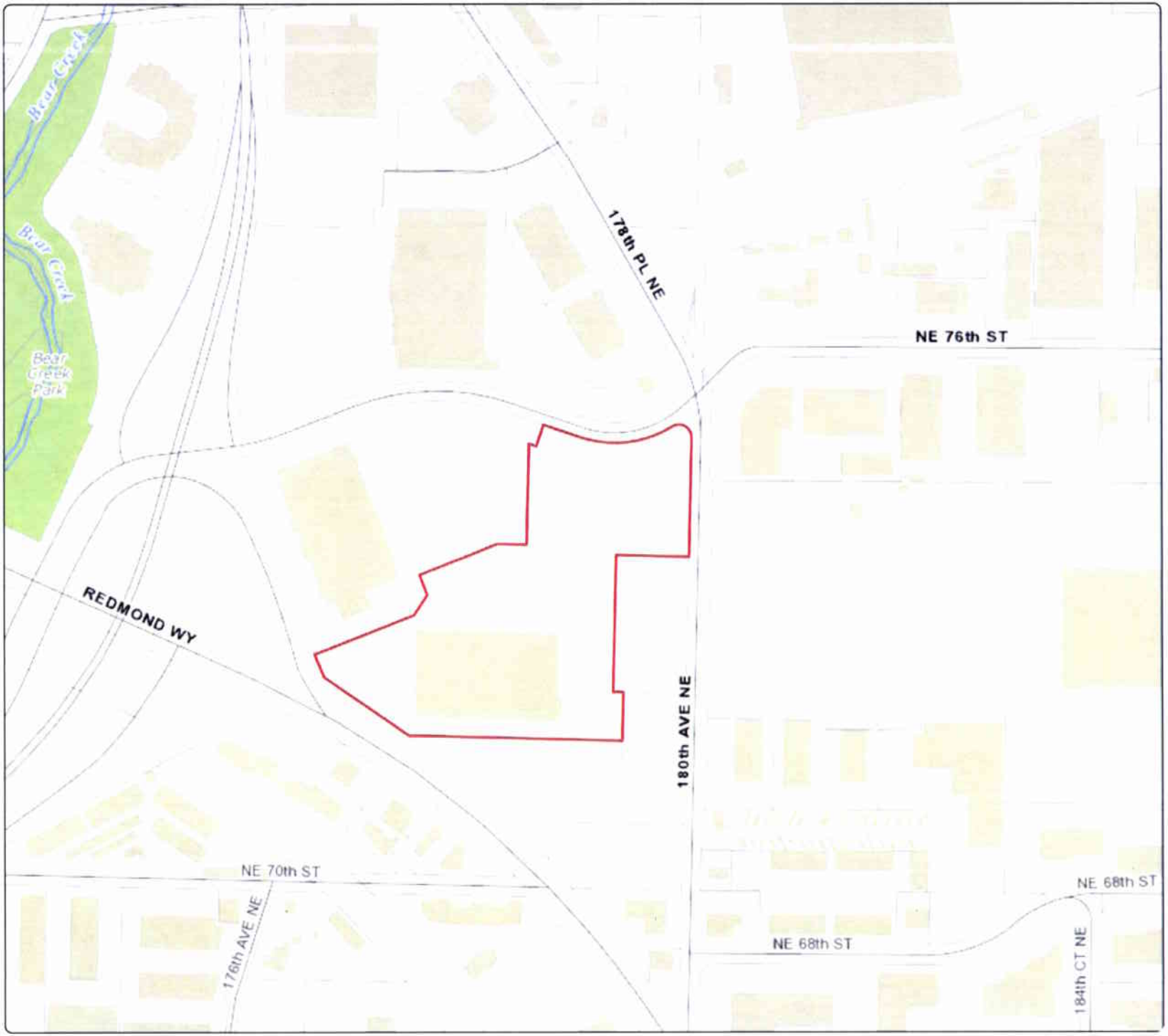
Address: 15670 N.E. 85th Street, P.O. Box 97010, Redmond, WA 98073-9710

Appeal Period

You may appeal this determination to the City of Redmond Planning Department, Redmond City Hall, 15670 N.E. 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 08/13/2011**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections.

For more information about the project or SEPA procedures, please contact the project Planner, Dennis Lisk, at 425-556-2471 or via e-mail dwlisk@redmond.gov.

Date of DNS issuance: 07/15/2011



Project Vicinity Map

N

Scale : 1"= 400'

Legend

- Schools
- Streets
- Streams
- City Limit
- Buildings
- Parks
- Parcels

This plan is suitable for general information only.

CityofRedmond

CITY OF REDMOND

ENVIRONMENTAL CHECKLIST

RECEIVED
CITY OF REDMOND
JUN 13 2011
DEVELOPMENT
SERVICES CENTER

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Redmond identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply" and indicate the reason why the question "does not apply". It is not adequate to submit responses such as "N/A" or "does not apply"; without providing a reason why the specific section does not relate or cause an impact. Complete answers to the questions now may avoid unnecessary delays later. If you need more space to write answers attach them and reference.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City can assist you.

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. When you submit this checklist the City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of Checklist for Non project Proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON PROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

FOR AGENCY USE ONLY	
Planner's Name	Dennis Lisk
Date of Review	7/12/11

To be completed by applicant	Evaluation for Agency Use only
A. BACKGROUND	
1. Name of proposed project, if applicable:	
Discount Tire and Brookfield Veterinary Hospital at Redmond ~~Crossroads~~ Crossings	DL
2. Name of applicant:	
Madison Development Group, LLC.	DL
3. Address and phone number of applicant and Contact person:	
Applicant: Madison Development Group, LLC 10510 NE Northup Way, STE. 120 Kirkland, WA 98033 Contact: Tom Lee; (425) 889-9500 Contact Person: Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 Contact: Joel Howitt; (425) 251-6222	DL
4. Date checklist prepared:	
May 18, 2011	DL
5. Agency requesting checklist:	
City of Redmond	DL
6. Give an accurate, brief description of the proposal's scope and nature:	
i. Acreage of the site: 13.43	
ii Number of dwelling units/ buildings to be constructed: 0	
iii Square footage of dwelling units/ buildings being added: N/A	DL
iv. Square footage of pavement being added: no new pavement added	
v. Building Activity type: Retail (Other than Mall)	
vi. Other information: new veterinary hospital also proposed.	

To be completed by applicant	Evaluation for Agency Use only
7. Proposed timing or schedule (including phasing, if applicable): Once the site plan entitlement process and construction drawings are approved by the City of Redmond, construction will commence on both proposed structures prior to 2012, anticipating two to three months for construction completion.	DL
8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? ☐ Yes ☑ No If yes, explain	DL
9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. --A Topographic survey has been prepared by Barghausen Consulting Engineer's, Inc. dated, March 22, 2011. --An ALTA/ACSM Land Title Survey has been prepared by Barghausen Consulting Engineer's, Inc., dated January 28, 2011. --A Hydrogeologic Report has been prepared by The Riley Group, Inc., dated April 29, 2011. --A Trip Generation Estimate has been prepared by Transportation Engineering NorthWest (TENW), dated May 19, 2011 --A Parking Study has been prepared by TENW, dated May, 19, 2011	DL
10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? ☐ Yes ☑ No If yes, explain.	DL

To be completed by applicant	Evaluation for Agency Use only
11. List any government approvals or permits that will be needed for your proposal, if known.	
City of Redmond development permits and plan review approvals, including Building, Civil/Engineering, Fire, Landscaping and utility connection permits and plan review approvals. Site Plan Entitlement and Binding Site Plan Amendment	DL
12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)	
The project proposes to construct a new approximately 7,000 square-foot Discount Tire retail tire sales store on a new approximately 48,000 square-foot parcel and a new 5,000 square-foot veterinary hospital on an approximately 37,000 square-foot parcel in a portion of the existing 13.4 acre Home Depot site at the Redmond Crossings development. Both new uses will be built in a portion of the existing Home Depot parking lot.	DL
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 section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.	
The existing project site address is 17777 NE 76th Street, in Redmond, Washington. The site is located in an underutilized portion of the Home Depot parking lot at the Redmond Crossings Development at the southwest corner of NE 76th Street and 180th Avenue NE. The King County Tax Assessor's Parcel number for the site is 719893-0020 in the NE quarter of Section 12, Township 25 North, Range 5 East.	DL

To be completed by applicant	Evaluation for Agency Use only
B. ENVIRONMENTAL ELEMENTS	
1. Earth	
a. General description of the site (check one)	DL
☑ Flat	
☐ Rolling	
☐ Hilly	
☐ Steep slopes	
☐ Mountainous	
☐ Other	
b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.	
The steepest slope on site is approximately 5% and is limited to existing landscaped areas near the perimeter of the site.	DL
c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any prime farmland.	
Review of the Soil Survey of King County Area Washington by the US Department of Agriculture Soil Conservation Service (1973) indicates the site is underlain by Inidianola loamy fine sand, 0 to 4 percent slopes. Indianola soils 0 to 4 percent slopes form in sandy recessional stratified glacial drift, and are characterized by slow runoff and a slight erosion hazard.	DL

To be completed by applicant	Evaluation for Agency Use only
d. Are there surface indications or history of unstable soils in the immediate vicinity? ☐ Yes ☑ No If so, describe.	DL
e. Describe the purpose, type, location and approximate quantities of any filling or grading proposed. Indicate source of fill. There will be approximately 1,500 cubic yards of earthwork required for pad preparation and subgrade foundation preparation for the new buildings. This earthwork will be comprised of minor excavation and imported structural fill. The clean suitable fill will come from one or more local sources.	DL
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Soil erosion is possible during clearing and construction. Once the project has been constructed, there will be very little potential for erosion. To minimize the potential for soil erosion, temporary and permanent erosion control will be provided as described in subsequent sections of the checklist. A Temporary Erosion and Sedimentation Control Plan (TESCP) will be prepared and submitted to the City of Redmond for review and approval.	DL
g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 85-percent of the overall 13.4 acre site is currently covered with impervious surfaces. The proposed project will slightly decrease the impervious areas on site due to the installation of new landscape areas near the proposed buildings.	DL
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any. A Temporary Erosion and Sedimentation Control Plan will be designed in accordance with City of Redmond standards and Best Management Practices, and implemented and maintained during construction until the potential for erosion has passed.	DL

To be completed by applicant	Evaluation for Agency Use only
i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?	
Yes. Approximately 1,500 cubic yards of earthwork will be required as part of this project.	DL
2. Air	
a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) during construction and when the project is completed: If any, generally describe and give approximate quantities if known.	
Development of the site, as proposed, would not result in any significant impacts to existing air quality. The primary air quality impacts would be related to construction activities, future vehicle traffic, and operation of the new buildings.	DL
b. Are there any off-site sources of emissions or odor that may affect your proposal? ☐ Yes ☑ No If so, generally describe.	DL
c. Proposed measures to reduce or control emissions or other impacts to air, if any:	
To be detailed in the TESCP, dust particles will be controlled by watering the ground as needed before and during grading activities. Additionally, construction vehicles are typically equipped with factory installed mufflers and spark arrestors to control excessive emissions. After construction, the buildings' HVAC systems will be maintained by computerized energy management systems to limit operation times.	DL
3. Water	
a. Surface	
1. 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)? ☐ Yes ☑ No If yes, describe type, location and provide names. If appropriate, state what stream or river it flows into. Provide a sketch if not shown on site plans.	DL

To be completed by applicant	Evaluation for Agency Use only
2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters: ☐ Yes ☑ No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc..	DL
3. 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 fill material, if from on site. No fill or dredge material would be placed in or removed from any surface water body.	DL
4. Will the proposal require surface water withdrawals or diversions? ☐ Yes ☑ No Give general description, purpose, and approximate quantities if known.	DL
5. Does the proposal lie within a 100-year floodplain? ☐ Yes ◉ No If so, note location on the site plan. According to the FEMA Flood Insurance Rate Map Community Panel No. 53033C0390G, the site does not lie within a 100-year floodplain.	DL

To be completed by applicant	Evaluation for Agency Use only
6. Does the proposal involve any discharge of waste materials to surface waters? ☐ Yes ☑ No If so, describe the type of waste and anticipated volume of discharge.	DL
b. Ground	
1. Will ground water be withdrawn, or will water be discharged to ground water? ☐ Yes ☑ No Give general description, purpose, and approximate quantities if known.	DL
2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.	
No waste materials will be discharged from septic tanks or other sources as part of this project.	DL
c. Water Runoff (including storm water):	
1. Describe the source(s) of runoff (including storm water) and method of collection, transport/conveyance, and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.	
Stormwater runoff from the paved surfaces will be collected, conveyed and pre-treated in a new portion of the stormwater collection system. The system will include BMPs in compliance with City of Redmond standards.	DL

To be completed by applicant	Evaluation for Agency Use only
2. Could waste materials enter ground or surface waters? If so, generally describe.	
Surface water could be contaminated by runoff from the existing paved parking lot.	DL
d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:	
An oil/water separator will be utilized to treat runoff from the Discount Tire shop floor drainage system prior to connection to the sanitary sewer system. Surface water runoff will be collected in new catch basins and conveyed to the existing storm drainage management system.	DL
4. Plants	
a. Check and select types of vegetation found on the site:	
☑ Deciduous Tree: ☑ Alder ☑ Maple ☐ Aspen ☑ Other	DL
☑ Evergreen Tree: ☑ Cedar ☑ Fir ☐ Pine ☐ Other	
☑ Shrubs	
☑ Grass	
☐ Pasture	
☐ Crop or Grain	
☐ Wet soil plants: ☐ Cattail ☐ Buttercup ☐ Bullrush ☐ Skunk cabbage ☐ Other	
☐ Water plants: ☐ Water lily ☐ Eelgrass ☐ Milfoil ☐ Other	
☐ Other types of vegetation (please list)	
b. What kind and amount of vegetation will be removed or altered?	
Minor landscape alterations will be made to existing parking lot landscape planters. Those areas modified will be replanted with native northwest or adapted species to match existing planting types and patterns.	DL

To be completed by applicant	Evaluation for Agency Use only
c. List threatened or endangered species known to be on or near the site.	
There are no known threatened or endangered plant species on or near the subject parcels.	DL
d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:	
The existing significant trees on site will be retained as part of this project. Any modified parking lot planters will be enhanced with new planting consisting of native northwest adapted species.	DL
5. Animals	
a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site ☑ Birds: ☐ Hawk ☐ Heron ☐ Eagle ☑ Songbirds ☐ Other ☐ Mammals: ☐ Deer ☐ Bear ☐ Elk ☐ Beaver ☐ Other ☐ Fish: ☐ Bass ☐ Salmon ☐ Trout ☐ Herring ☐ Shellfish ☐ Other	DL
b. List any threatened or endangered species known to be on or near the site	
To our knowledge, no threatened or endangered species exist on site.	DL
c. Is the site part of a migration route: ☑ Yes ☐ No If so, explain?	DL

To be completed by applicant	Evaluation for Agency Use only
The subject property is located within the Pacific Flyway, a known route of migratory birds including waterfowl.	
d. Proposed measures to preserve or enhance wildlife, if any:	
All existing significant trees will be retained on site, preserving habitat for wildlife. All revised landscape planter areas provide native planting varieties and species to be utilized by any wildlife on site.	DL
6. Energy and Natural Resources	
a. 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 energy and natural gas will be used to provide power and heating to the proposed uses.	DL
b. Would your project affect the potential use of solar energy by adjacent properties? ☐ Yes ☑ No If so, generally describe.	DL
c. 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:	
The design and construction of the buildings will be required to meet the Washington State Energy Code.	DL
7 Environmental Health	
a. Are there any environmental health hazards, including exposure to toxic chemicals, risk or fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? ☐ Yes ☑ No. If so, describe.	DL

To be completed by applicant	Evaluation for Agency Use only
1. Describe special emergency services that might be required.	
The level of emergency services, (fire, police, medical) would be consistent with comparable developments of this size and type; as well as the type of emergency situation which may occur.	DL
2. Proposed measures to reduce or control environmental health hazards, if any:	
An oversized fire suppression system will be provided at the Discount Tire store to contain any event of a fire. Tire storage will comply with State and Federal standards for safety and fire prevention measures.	DL
b. Noise	
1. What types of noise exist in the area which may affect your project (for example: traffic equipment, operation, other)?	
Noise in the area include traffic on the surrounding road network and parking lots. However, this noise is not expected to negatively impact the project.	DL
2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.	
Noise associated with construction activity at the project site will vary as construction progresses and depending on the equipment being used. After construction, noise will continue to be generated by automobile traffic and delivery truck traffic. Noise levels are not expected to exceed current noise levels after project construction.	DL
3. Proposed measures to reduce or control noise impacts, if any:	
Noise impacts associated with construction phases of the project may be limited in duration and hours of construction, and by the use of sound attenuation devices.	DL
c. Describe the potential use of the following:	
1. ☑ Flammable liquids	

To be completed by applicant	Evaluation for Agency Use only
2. ☐ Combustible liquids	
3. ☐ Flammable gases	
4. ☐ Combustible or flammable fibers	
5. ☑ Flammable solids	DL
6. ☐ Unstable materials	
7. ☐ Corrosives	
8. ☐ Oxidizing materials	
9. ☐ Organic peroxides	
10. ☐ Nitromethane	
11. ☐ Ammonium nitrate	
12. ☐ Highly toxic material	
13. ☐ Poisonous gas	
14. ☐ Smokeless powder	
15. ☐ Black sporting powder	
16. ☐ Ammunition	
17. ☐ Explosives	
18. ☐ Cryogenics	
19. ☐ Medical gas	
20. ☐ Radioactive material	
21. ☐ Biological material	
22. ☑ High piled storage (over 12' in most cases)	
Tire storage will be conducted at the Discount Tire store. Medical services will be provided at the proposed Veterinary Hospital. Associated medical supplies will be retained within the building.	DL
8. Land and Shoreline Use	
a. What is the current use of the site and adjacent properties?	
The current use of the subject property is the existing Redmond Crossings commercial development. There is currently a Home Depot store and cemetery to the south of the site and a Fred Meyer retail store to the west. To the east are vacant and industrial property across180th Avenue NE. To the north across NE 76th Street are public utility and commercial uses.	DL

To be completed by applicant	Evaluation for Agency Use only
b. Has the site been used for agriculture? ☐ Yes ☑ No If so, describe.	DL
Not to our knowledge.	
c. Describe any structures on the site.	
The subject property is currently developed with an approximately 180,000 square-foot Home Depot building and an approximately 175,000 square-foot Fred Meyer retail store.	DL
d. Will any structures be demolished? ☐ Yes ☑ No If so, what?	DL
e. What is the current zoning classification of the site?	
GDD - Gateway Design District zone	DL
Other _____	
f. What is the current comprehensive plan designation of the site?	
~~General Commercial~~ Design District	
Other _____	
g. If applicable, what is the current shoreline master program designation of the site?	
Not Applicable	DL
Other _____	
h. Has any part of the site been classified as an "environmentally sensitive" area? ☑ Yes ☐ No If so, specify. (If unsure check with City)	DL
The site is located within a Critical Aquifer Recharge Area which is designated as a Wellhead Protection Area-Zone 1 or Zone 2.	DL

To be completed by applicant	Evaluation for Agency Use only
i. Approximately how many people would reside or work in the completed project.	
The Discount Tire and veterinary hospital are expected to employ between 15 -30 employees per shift. No people would reside in the completed project.	DL
j. Approximately how many people would the completed project displace?	
No people will be displaced by this project.	DL
k. Proposed measures to avoid or reduce displacement impacts, if any:	
No measures are proposed.	DL
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:	
Adherence to the City's zoning ordinance and requirements established by local and State regulations, including the City of Redmond, King County, and the State of Washington.	DL
m. What percentage of the building will be used for:	
☑ Warehousing ☐ Manufacturing ☑ Office ☑ Retail ☐ Service (specify) ☐ Other (specify) ☐ Residential	DL
n. What is the proposed I.B.C. construction type?	
The veterinary hospital will be type V-B and the Discount Tire will be type II-N.	DL

To be completed by applicant	Evaluation for Agency Use only
o. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)	
The veterinary hospital will be approximately 5,000 square feet and the Discount Tire building will be approximately 7,000 square feet.	DL
p. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions).	
There are no plans for future expansion of either building.	DL
9. Housing	
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.	
No residential units will be provided as part of this project.	DL
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.	
No residential units will be eliminated as part of this project.	DL
c. Proposed measures to reduce or control housing impacts, if any:	
No measures are proposed.	DL
10. Aesthetics	
a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?	
The height of the veterinary hospital will be 24'-8" and will be comprised of a wooden exterior. The tallest height of the Discount Tire building will be 29' and	DL

To be completed by applicant	Evaluation for Agency Use only
will be comprised of a CMU block exterior.	
b. What views in the immediate vicinity would be altered or obstructed?	
No views are expected to be substantially obstructed by the project. Zoning and setback requirements that govern the placement of the structures will control views required for safety and aesthetics.	DL
c. Proposed measures to reduce or control aesthetic impacts, if any:	
Existing landscaping and significant trees will be retained to enhance the facility from the adjacent streets and beautify the site. Any existing landscaping that is modified will be replaced and enhanced. The buildings will be designed to harmonize aesthetically with the existing Redmond Crossings development.	DL
11. Light and Glare	
a. What type of light or glare will the proposal produce: What time of day or night would it mainly occur:	
No light or glare is expected to occur from construction activities. After completion, primary light impacts will be generated from interior and exterior facade lighting. Any lighting impacts of this nature will occur during the evening hours only.	DL
b. Could light or glare from the finished project be a safety hazard or interfere with views:	
Light and glare from the finished project are not anticipated to be a safety hazard or interfere with views.	DL
c. What existing off-site sources of light or glare may affect your proposal?	
Existing off-site sources of lighting include street lighting and headlamps from automobiles on the adjacent roadways. These are not expected to adversely affect this proposal.	DL

To be completed by applicant	Evaluation for Agency Use only
d. Proposed measures to reduce or control light and glare impacts, if any:	
Any new parking lot lights would use shields to direct light towards the site minimizing spillover onto adjacent properties and right-of-way. Exterior building lighting will be designed to retain light on site and enhance the building's facade.	DL
12. Recreation	
a. What designated and informal recreational opportunities are in the immediate vicinity?	
There are no designated recreational opportunities in the immediate vicinity of the site.	DL
b. Would the proposed project displace any existing recreational uses? ☐ Yes ☑ No If so, describe.	DL
c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:	
No new measures are proposed.	DL
13. Historic and Cultural Preservation	
a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.	
None to our knowledge.	DL
b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.	

To be completed by applicant	Evaluation for Agency Use only
There are none to our knowledge. However, there is an existing cemetery to the south of the subject property.	DL
c. Proposed measures to reduce or control impacts, if any:	
No measures are proposed.	DL
14. Transportation	
a. Identify public streets and highways service the site, and describe proposed access to the existing street system. Show on site plans, if any.	
The subject property currently obtains direct access from NE 76th Street and 180th Avenue NE. No new access points or modifications to existing access points are proposed as part of this project.	DL
b. Is site currently served by public transit? ☑ Yes ☐ No If not, what is the approximate distance to the nearest transit stop.	DL
c. How many parking spaces would the completed project have? How many would the project eliminate?	
The proposed project would displace 39 parking stalls from the existing Redmond Crossings parking field. We estimate approximately 1,000 parking stalls will be retained on site.	DL
d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).	

To be completed by applicant	Evaluation for Agency Use only
The proposed project will not require any new roads or street improvements.	DL
e. How many weekday vehicular trips (one way) per day would be generated by the completed project? _____ If known, indicate when peak volumes would occur. _____ - _____a.m. & - _____p.m. How many of these trips occur in the a.m. peak hours?_____ How many of these trips occur in the p.m. peak hours?_____	
According to the Trip Generation Estimate prepared by Transportation Engineering Northwest, approximately 365 new weekday daily trips would be generated by the completed project. The peak volumes are expected to occur between 4 and 6 p.m.	DL
f. Proposed measures to reduce or control transportation impacts, if any.	
No new traffic control measures are proposed as part of this project.	DL
15. Public Services	
a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? ☐ Yes ☑ No. If so, generally describe.	DL
b. Proposed measures to reduce or control direct impacts on public services, if any.	
Measures proposed to minimize the demand for fire protection services have been discussed above and include a new fire suppression system at the Discount Tire store. No additional measures are proposed.	DL

To be completed by applicant	Evaluation for Agency Use only
16. Utilities a. Select utilities currently available at the site: ☑ Electricity ☑ Natural gas ☑ Water ☑ Refuse service ☑ Telephone ☑ Sanitary Sewer ☐ Septic System ☐ Other	DL
b. 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. All required utilities are currently available to the subject property. Sufficient utilities and capacities exist to accommodate the project. The project will require connection to the existing City of Redmond sanitary sewer, water and storm drainage system as well as derive power and gas service from Puget Sound Energy and phone service from Qwest Communications.	DL

C. 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: _____

Date Submitted: May 19, 2011

Relationship of signer to project: Agent for Developer

Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e) Embodied	Energy	Transportation	Lifespan Emissions (MTCO2e)
Single-Family Home	0		98	672	792	0
Multi-Family Unit in Large Building	0		33	357	766	0
Multi-Family Unit in Small Building	0		54	681	766	0
Mobile Home	0		41	475	709	0
Education		0.0	39	646	361	0
Food Sales		0.0	39	1,541	282	0
Food Service		0.0	39	1,994	561	0
Health Care Inpatient		0.0	39	1,938	582	0
Health Care Outpatient		0.0	39	737	571	0
Lodging		0.0	39	777	117	0
Retail (Other Than Mall)		7,000.0	39	577	247	6039290
Office		5,000.0	39	723	588	6746726
Public Assembly		0.0	39	733	150	0
Public Order and Safety		0.0	39	899	374	0
Religious Worship		0.0	39	339	129	0
Service		0.0	39	599	266	0
Warehouse and Storage		0.0	39	352	181	0
Other		0.0	39	1,278	257	0
Vacant		0.0	39	162	47	0

Section II: Pavement

Pavement		37,000.00				1850000

Total Project Emissions: 14636016