



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

For more information about this project visit www.redmond.gov/landuseapps

PROJECT INFORMATION

PROJECT NAME: Building X

SEPA FILE NUMBER: SEPA-2019-01198

PROJECT DESCRIPTION:

Demolish existing commercial building, and construct an approximately 350,000 sf office building with associated parking.

PROJECT LOCATION: 10301 & 10201 Willows Road

SITE ADDRESS: 10301 WILLOWS RD NE
REDMOND, WA 98052

APPLICANT: Rory O'Brien
Steve Tsuruoka

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.**

CITY CONTACT INFORMATION

PROJECT PLANNER NAME: Cameron Zapata

PHONE NUMBER: 425-556-2411

EMAIL: czapata@redmond.gov

IMPORTANT DATES

COMMENT PERIOD

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

'**X**' There is no comment period for this DNS. Please see below for appeal provisions.

This DNS is issued under WAC 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, via phone, fax (425)556-2400, email or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 12/19/2019.**

APPEAL PERIOD

You may appeal this determination to the City of Redmond Office of the City Clerk, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 01/02/2020**, 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.

DATE OF DNS ISSUANCE: December 5, 2019

For more information about the project or SEPA procedures, please contact the project planner.

RESPONSIBLE OFFICIAL: Erika Vandenbrande
Planning Director

SIGNATURE: 

RESPONSIBLE OFFICIAL: David Juarez
Public Works Director

SIGNATURE: 

Address: 15670 NE 85th Street Redmond, WA 98052

CITY OF REDMOND

ENVIRONMENTAL CHECKLIST

PROJECT ACTION

(Revised March 2018)

Purpose of the 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 the question number.

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.

Review Planner:

Cameron Zapata

Date of Review:

11/25/2019

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p> <p>No future plans for further development are anticipated.</p>	<p>CZ</p>
<p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal.</p> <p>Greenhouse Gas Emissions Worksheet, Arborist Report, Cultural Resources Report, Critical Areas Report, Transportation Memo, Phase II Environmental Site Assessment, Geotechnical Report, Noise Narrative. See Attachment 1.</p>	<p>CZ</p>
<p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p> <p>There are no known other applications that are pending approval that directly affect the Building X Project site.</p>	<p>Boundary Line Adjustment is being processed LAND-2019-01001</p>
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>See Attachment 1 for a list of government approvals and permits that will be needed for this proposal (from City of Redmond, PSCAA, Ecology, Fish and Wildlife, and USACE).</p>	<p>CZ</p>
<p>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.</p> <p>The proposed Building X Project includes construction of an approximately 350,907-square foot office/research building, approximately 1,053 parking spaces primarily within below, on and above grade structure, and natural and landscaped open space area. See Attachment 1.</p>	<p>CZ</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>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.</p> <p>The proposed Building X Project is located on one parcel in the City of Redmond addressed as 10301 (King County Tax Assessor's Tax Parcel # 3426059037) Willows Road NE (refer to Figures 1, 2 and 3 of Attachment 1).</p>	<p>CZ</p>
<p>B. ENVIRONMENTAL ELEMENTS</p> <p>1. Earth</p> <p>a. General description of the site</p> <p><input type="checkbox"/> Flat</p> <p><input type="checkbox"/> Rolling</p> <p><input checked="" type="checkbox"/> Hilly</p> <p><input checked="" type="checkbox"/> Steep slopes</p> <p><input type="checkbox"/> Mountainous</p> <p><input type="checkbox"/> Other</p> <p>b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.</p> <p>The site generally slopes down from west to east at an overall grade of approximately 10 percent to the valley floor; valley floor comprises the eastern approximately 25 percent of the site. Site elevation ranges from approximately 110 feet above sea level at the site's western boundary to approximately 40 feet at the site's eastern boundary adjacent to Willows Road NE. See Attachment 1.</p>	<p>CZ (RZC 21.64, Critical Areas, Clearing and Grading Regulations)</p> <p>CZ (RZC 21.64, Critical Areas, Clearing and Grading Regulations)</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.</p> <p>Alderwood gravelly sandy loam and Indianola sand mapped on site; non-hydric soils. Soils encountered include shallow fill overlaying recent deposits and competent glacially consolidated soils. Fill consists of loose to medium dense silty sand with variable gravel/cobble. Deepest fill located towards the north end of the project site (approximately 19.5 feet). See Attachment 1.</p>	<p>CZ (RZC 21.64, Critical Areas, Clearing and Grading Regulations)</p>
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p>There are no indications or history of unstable soils in the immediate vicinity.</p>	<p>CZ (RZC 21.64, Critical Areas, Clearing and Grading Regulations)</p>
<p>e. Describe the purpose, type, total area, location and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.</p> <p>It is anticipated that approximately 76,424 cu. yds. of material would be excavated from the site to accommodate construction of the proposed building and associated parking below; approximately 4,871 cu. yds. of fill material would be provided from an approved source. See Attachment 1.</p>	<p>CZ (RZC 21.64, Critical Areas, Clearing and Grading Regulations)</p>
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Site work would expose soils, and erosion is possible in conjunction with any construction activity. Implementation of a Temporary Erosion Sedimentation Control (TESC) plan would mitigate potential erosion impacts. Once the construction is complete and the building is operational, no erosion is anticipated.</p>	<p>CZ (RZC 21.64, Critical Areas, Clearing and Grading Regulations)</p>
<p>g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>Under the Building X Project, approximately 60% of the site would be covered in impervious surfaces, including 35% of the site in building footprint and 25% of the site in other paved area (driveway and surface parking area). See Attachment 1.</p>	<p>CZ (RZC 21.64, Critical Areas, Clearing and Grading Regulations)</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>A Temporary Erosion and Sedimentation Control (TESC) Plan would be implemented to control erosion during construction activities. Construction would meet all applicable local, state, and federal regulations. See Attachment 1.</p>	<p>CZ (RZC 21.64, Critical Areas, Clearing and Grading Regulations)</p>
<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>Yes, as described under 1(e), grading activities on the site would exceed 100 cubic yards.</p>	<p>CZ (RZC 21.64, Critical Areas, Clearing and Grading Regulations)</p>
<p>2. Air</p>	
<p>a. What types of emissions to the air (i.e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) 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.</p> <p>The proposed project could result in localized increases in air emissions (primarily carbon monoxide) due to construction activities and operation of the Building X Project. In total, the estimated lifespan greenhouse gas emissions estimate for the project is approximately 473,485 MTCO_{2e}. See Attachment 1.</p>	<p>CZ (Air Operations Permits, Puget Sound Air Quality Agency)</p>
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe.</p> <p>Vehicular traffic on Willows Road NE currently generates emissions and odor. Air emissions and odors associated with Willows Road NE are not anticipated to affect the proposed project.</p>	<p>CZ (Air Operations Permits, Puget Sound Air Quality Agency)</p>
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <ul style="list-style-type: none"> Although significant construction impacts are not anticipated, construction contractors would be required to comply with all relevant federal, state, and local air quality laws, and would be required to prepare a plan for minimizing dust and odors. No significant adverse air quality impacts are anticipated to occur due to traffic and no operational impact mitigation measures are warranted or proposed. 	<p>CZ (Air Operations Permits, Puget Sound Air Quality Agency)</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>3. Water</p> <p>a. Surface</p> <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, lakes, ponds, wetlands)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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.</p> <p>One stream (referred to as S1) and one small Category IV wetland are identified on the site. The site is located approximately 0.5 mile west of the Sammamish River. See Attachment 1.</p> <p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc.</p> <p>A short segment of Stream 1 (which is currently in a culvert and undersized) would be reconfigured, and a portion of the Category IV wetland would be converted to buffer (no wetland fill would occur). See Attachment 1. and enhancement</p> <p>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.</p> <p>No fill or dredged material would be placed or removed from water or wetland areas.</p> <p>4. Will the proposal require surface water withdrawals or diversions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the proposal require permanent dewatering or temporary dewatering? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, give general description, purpose, and approximate quantities if known.</p> <p>No withdrawals of surface waters are proposed. Temporary dewatering would be provided during construction and would be consistent with City of Redmond requirements. See Attach. 1.</p>	<p>CZ RZC 21.64, Critical Areas, RMC 13.06, Stormwater Management Code and Stormwater Technical Notebook</p> <p>CZ RZC 21.64, Critical Areas, RMC 13.06, Stormwater Management Code and Stormwater Technical Notebook</p> <p>CZ RZC 21.64, Critical Areas, RMC 13.06, Stormwater Management Code and Stormwater Technical Notebook</p> <p>CZ RZC 21.64, Critical Areas, RMC 13.06, Stormwater Management Code and Stormwater Technical Notebook</p>

Technical Notebook

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>5. Does the proposal lie within a 100-year floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, note location on the site plan.</p> <p>The site is not located within a 100-year floodplain.</p>	<p>CZ RZC 21.64, Critical Areas, RMC 13.06, Stormwater Management Code and Stormwater Technical Notebook</p>
<p>6. Does the proposal involve any discharge of waste materials to surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe the type of waste and anticipated volume of discharge.</p> <p>The project does not involve any discharges of waste materials into surface waters.</p>	<p>CZ RZC 21.64, Critical Areas, RMC 13.06, Stormwater Management Code and Stormwater Technical Notebook</p>
<p>7. Is your property located within the Bear/Evans Creek Watershed (see attached map)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, answer questions 8 & 9. If no, go to the next section.</p> <p>The property is not located within the Bear/Evans Creek Watershed.</p>	<p>CZ RZC 21.64, Critical Areas, RMC 13.06, Stormwater Management Code and Stormwater Technical Notebook</p>
<p>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <p>N/A. The property is not located within the Bear/Evans Creek Watershed.</p>	<p>CZ RZC 21.64, Critical Areas, RMC 13.06, Stormwater Management Code and Stormwater Technical Notebook</p>
<p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts.</p> <p>N/A. The property is not located within the Bear/Evans Creek Watershed.</p>	<p>CZ RZC 21.64, Critical Areas, RMC 13.06, Stormwater Management Code and Stormwater Technical Notebook</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Ground</p> <p>1. Will groundwater be withdrawn from a well for drinking water or other purpose? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>Groundwater will not be withdrawn from a well. Water will not be discharged to groundwater.</p> <p>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.</p> <p>Waste material would not be discharged into the ground from septic tanks or other sources. The proposed building would be connected to the City's sewer system and would discharge directly to that sewer system.</p>	<p>RZC 21.64, Critical Areas, RMC 13.06, Stormwater Management Code and Stormwater Technical Notebook</p> <p>RZC 21.64, Critical Areas, RMC 13.06, Stormwater Management Code and Stormwater Technical Notebook</p>
<p>c. Water Runoff (including storm water):</p> <p>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.</p> <p>New impervious surfaces would be the primary source of runoff from the proposed project. Rooftop would be primary source of new impervious surface; roofs with plantings proposed. The existing stormwater control and water quality system would be replaced to accommodate runoff from the site consistent with City of Redmond standards. See Attachment 1.</p>	<p>RZC 21.64, Critical Areas, RMC 13.06, Stormwater Management Code and Stormwater Technical Notebook</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>The proposed stormwater collection system and associated mitigation measures would prevent waste materials from entering groundwater or surface water.</p> <p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>The proposal would not alter or otherwise affect drainage patterns in the site vicinity.</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p> <ul style="list-style-type: none"> Proposed facilities for flow control and water quality treatment would be designed consistent with the City of Redmond 2019 Technical Notebook and RMC 15.24.020. See Attachment 1. <p>4. Plants</p> <p>a. Select types of vegetation found on the site:</p> <p>Deciduous Tree: Alder <input type="checkbox"/> Maple <input type="checkbox"/> Aspen <input type="checkbox"/> Other <input type="checkbox"/></p> <p>Evergreen Tree: Cedar <input checked="" type="checkbox"/> Fir <input checked="" type="checkbox"/> Pine <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input checked="" type="checkbox"/> Grass</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or Grain</p> <p><input type="checkbox"/> Orchards, Vineyards, or Other Permanent Crops</p> <p>Wet soil plants: Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/></p> <p>Skunk Cabbage <input type="checkbox"/> Other <input type="checkbox"/></p> <p>Water plants: Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/></p> <p>Other <input type="checkbox"/></p>	<p>RZC 21.64, Critical Areas, RMC 13.06, Stormwater Management Code and Stormwater Technical Notebook</p> <p>RZC 21.64, Critical Areas, RMC 13.06, Stormwater Management Code and Stormwater Technical Notebook</p> <p>CZ</p> <p>CZ RZC 21.64 Critical Areas, RZC 21.72 Tree Preservation, RZC 21.32 Landscaping</p>

To Be Completed By Applicant	Evaluation for Agency Use Only																				
<p data-bbox="332 268 771 300">Other types of vegetation (please list)</p> <div data-bbox="73 325 1063 457" style="border: 1px solid red; padding: 5px;"> <p>VEGETATION: The eastern portion of the subject property is maintained as mowed lawn with landscaping islands that contain native and ornamental plant species. The western boundary of the subject property is undeveloped and vegetated with a mixed deciduous-coniferous forest and patches of non-native, invasive plant species. Typical upland vegetation includes Douglas fir, western redcedar, big-leaf maple, black cottonwood, red alder, Indian plum, vine maple, and sword fern.</p> </div> <p data-bbox="235 487 1096 518">b. What kind and amount of vegetation will be removed or altered?</p> <div data-bbox="357 531 1120 772" style="background-color: #ffffcc; padding: 5px;"> <p>The project proposes to remove 9 and impact 14 Landmark Trees, as well as remove 200 and impact 39 Significant Trees to accommodate the proposal. The proposed building is sited to work with the existing building and roadway footprints to retain as many trees as possible- preserving 247 Landmark or Significant Trees. See Attachment 1.</p> </div> <p data-bbox="235 789 1128 884">c. Provide the number of significant and landmark trees located on the site and estimate the number proposed to be removed and saved in the table below.</p> <table border="1" data-bbox="235 934 1039 1386"> <thead> <tr> <th>Tree Type</th> <th>Total (#)</th> <th>Removed (#)</th> <th>Saved (#)</th> <th>Percentage saved (%)</th> </tr> </thead> <tbody> <tr> <td>Landmark (>30" dbh*)</td> <td>43</td> <td>9</td> <td>34</td> <td>79</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>452</td> <td>239</td> <td>213</td> <td>47.1</td> </tr> <tr> <td>Percentage (%)</td> <td>100</td> <td>50.1</td> <td>49.9</td> <td></td> </tr> </tbody> </table> <p data-bbox="365 1413 1128 1543"><i>Note: Since a SEPA Determination is issued early on in the project's review process; the information above is a preliminary estimate only and could change during the development review process.</i></p> <p data-bbox="406 1575 820 1606">* DBH – Diameter at breast height</p> <p data-bbox="235 1633 1096 1696">d. List threatened or endangered species known to be on or near the site.</p> <div data-bbox="357 1701 1120 1915" style="background-color: #ffffcc; padding: 5px;"> <p>No listed threatened or endangered plant species are known to be located on the site.</p> </div>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	43	9	34	79	Significant (6" – 30" dbh*)	452	239	213	47.1	Percentage (%)	100	50.1	49.9		<div data-bbox="1153 315 1485 409" style="border: 1px solid red; padding: 5px; background-color: #c8e6c9;"> <p>From Critical Areas Report</p> </div> <div data-bbox="1153 525 1502 777" style="background-color: #c8e6c9; padding: 5px;"> <p>CZ RZC 21.64 Critical Areas, RZC 21.72 Tree Preservation, RZC 21.32 Landscaping</p> </div> <div data-bbox="1153 924 1502 1386" style="background-color: #c8e6c9; padding: 5px;"> <p>CZ RZC 21.64 Critical Areas, RZC 21.72 Tree Preservation, RZC 21.32 Landscaping</p> </div> <div data-bbox="1153 1701 1502 1915" style="background-color: #c8e6c9; padding: 5px;"> <p>CZ RZC 21.64 Critical Areas, RZC 21.72 Tree Preservation, RZC 21.32 Landscaping</p> </div>
Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)																	
Landmark (>30" dbh*)	43	9	34	79																	
Significant (6" – 30" dbh*)	452	239	213	47.1																	
Percentage (%)	100	50.1	49.9																		

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>The proposal includes extensive restoration, enhancement, and enlargement of the on-site forest including . Critical habitat areas would be enhanced by underplanting forested areas with understory and groundcover layers of native trees, shrubs, and ferns. See Attachment 1.</p> <p>f. List all noxious weeds and invasive species known to be on or near the site.</p> <p>Invasive English ivy and Himalayan blackberry are present within the understory throughout the site.</p>	<p>CZ RZC 21.64 Critical Areas, RZC 21.72 Tree Preservation, RZC 21.32 Landscaping</p> <p>CZ RZC 21.64 Critical Areas, RZC 21.72 Tree Preservation, RZC 21.32 Landscaping</p>
<p>5. Animals</p> <p>a. 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.</p> <p>Birds: Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input type="checkbox"/> Songbirds <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/></p> <p>Mammals: Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/></p> <p>Fish: Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring <input type="checkbox"/> Shellfish <input type="checkbox"/> Other <input type="checkbox"/></p> <p>b. List any threatened or endangered species known to be on or near the site.</p> <p>Habitat on the site is determined to have a low to moderate potential to provide habitat for threatened or endangered species, such as the pileated woodpecker. No threatened or endangered species are known to be on site. See Attachment 1.</p> <p>c. Is the site part of a migration route? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain.</p> <p>Yes. The entire Puget Sound area is within the Pacific Flyway, which is a major north-south flyway for migratory birds in America, extending from Alaska to Patagonia. See Attachment 1.</p>	<p>CZ RZC 21.64 Critical Areas, RZC 21.72 Tree Preservation, RZC 21.32 Landscaping</p> <p>CZ RZC 21.64 Critical Areas, RZC 21.72 Tree Preservation, RZC 21.32 Landscaping</p> <p>CZ RZC 21.64 Critical Areas, RZC 21.72 Tree Preservation, RZC 21.32 Landscaping</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <ul style="list-style-type: none"> • Approximately 40% of the site (approximately 3.6 acres) would be retained in open space. See Attachment 1. • The proposed project would preserve a portion of the existing mature trees on the site, which would minimize impacts to species that use those trees are minimal. <p>e. List any invasive animal species known to be on or near the site.</p> <p>Invasive species known to be located in King County and which could be present within the Redmond Corporate Center project site include the European starling, house sparrow and eastern gray squirrel. No impacts to or from invasive animal species are anticipated.</p>	<p>CZ RZC 21.64 Critical Areas, RZC 21.72 Tree Preservation, RZC 21.32 Landscaping</p> <p>CZ RZC 21.64 Critical Areas, RZC 21.72 Tree Preservation, RZC 21.32 Landscaping</p>
<p>6. Energy and Natural Resources</p> <p>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.</p> <p>Electricity and natural gas would be the primary sources of energy for the proposed development. During operation, these energy sources would be used for project heating, cooling, electronics, hot water, and cooking (associated with employee support space such as dining and kitchen).</p> <p>b. Would your project affect the potential use of solar energy by adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe.</p> <p>No. The proposed project would not affect adjacent properties use of solar energy.</p> <p>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.</p> <ul style="list-style-type: none"> • The Building X Project is pursuing the U.S. Green Building Council's Leadership in Energy & Environmental Design (LEED) Certification Silver standard for green buildings. See Attachment 1. 	<p>CZ RZC 21.17 Adequate Public Facilities</p> <p>CZ RZC 21.17 Adequate Public Facilities</p> <p>CZ RZC 21.17 Adequate Public Facilities</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>7. Environmental Health</p> <p>a. 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p>The completed project would have no known environmental health hazards that could occur as a result of this proposal.</p> <p>1. Describe any known or possible contamination at the site from present or past practices.</p> <p>No other spills or releases have been documented on the subject property. See Attachment 1.</p> <p>2. 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.</p> <p>No hazardous chemicals/conditions are anticipated to affect project development or design.</p> <p>3. 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. (for example: flammable liquids, combustible liquids, flammable gases, combustible or flammable fibers, flammable solids, unstable materials, corrosives, oxidizing materials, organic peroxides, nitromethane, ammonium nitrate, highly toxic material, poisonous gas, smokeless powder, black sporting powder, ammunition, explosives, cryogenics, medical gas, radioactive material, biological material or high piled storage (over 12' in most cases).</p> <p>No toxic or hazardous chemicals are anticipated to be stored, used or produced during the project's development, construction, or operation.</p>	<p>CZ RZC 6.36, Noise Standards, Model Toxic Control Act</p> <p>CZ RZC 6.36, Noise Standards, Model Toxic Control Act</p> <p>CZ RZC 6.36, Noise Standards, Model Toxic Control Act</p> <p>CZ RZC 6.36, Noise Standards, Model Toxic Control Act</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>4. Describe special emergency services that might be required.</p> <p>No special emergency services are anticipated to be required as a result of the project. As is typical of urban development, it is possible that normal fire, medical, and other emergency services may, on occasion, be needed from the City of Redmond.</p> <p>5. Proposed measures to reduce or control environmental health hazards, if any.</p> <ul style="list-style-type: none"> • A Soil and Groundwater Handling Plan will be prepared prior to construction • Ongoing groundwater monitoring would be conducted, consistent with the Phase I ESA recommendation. See Attachment 1. <p>b. Noise</p> <p>1. What types of noise exist in the area which may affect your project (for example: traffic equipment, operation, other)?</p> <p>Noise in the area is primarily associated with vehicular traffic on the adjacent Willows Road NE and nearby parking lots. Vehicular traffic noise is not expected to adversely affect the proposal.</p> <p>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.</p> <p>Short-term construction-related noise would occur as a result of on-site construction activities associated with the Building X Project. Once the Building X Project is operational, the primary sources of noise would be traffic entering and exiting the site, human activity (voices), and mechanical equipment. Operational noise associated with the proposal would be typical of office and research uses in the area and no significant long-term noise impacts are anticipated. See Attachment 1.</p>	<p>CZ RZC 6.36, Noise Standards, Model Toxic Control Act</p> <p>CZ RZC 6.36, Noise Standards, Model Toxic Control Act</p> <p>CZ RZC 6.36, Noise Standards</p> <p>CZ RZC 6.36, Noise Standards</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>3. Proposed measures to reduce or control noise impacts, if any.</p> <p>Construction activities would be limited to applicable noise levels per the City’s noise regulations regarding construction noise. Provisions to reduce or control post-construction noise associated with operation of mechanical equipment would be provided consistent with RMC Chapter 6.36. See Attachment 1.</p>	<p>CZ RZC 6.36, Noise Standards</p>
<p>8. Land and Shoreline Use</p> <p>a. 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.</p> <p>The site currently contains one commercial building associated with Crane Electronics. Office and office park use is located to the immediate north and south of the site. A forested embankment is located to the immediate west of the site. The Willows Run Golf course is located to the east of the site on the opposite side of Willows Road NE. See attachment 1.</p> <p>b. Has the site been used as working farmlands or working forest lands? Is 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?</p> <p>A small orchard and farmstead were located in the northeast portion of the site (near the current location of the northern parking lot) from the 1930s to the 1950s. Agricultural uses have not occurred on the site since the 1950s. No agricultural or forest land of long-term commercial significance would be converted to other uses as a result of the proposed project.</p> <p>1). 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?</p> <p>The proposed Building X Project would not affect or be affected by surrounding working farm or forest land business operations.</p>	<p>CZ Article I, Zoning Based Regulations, Article II, Citywide Regulations</p> <p>Zoning Based Regulations, Article II, Citywide Regulations</p> <p>CZ Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>c. Describe any structures on site.</p> <p>One buildings (totaling approximately 37,408 sq.ft.) is located on the project site. See Attachment 1.</p>	<p>CZ Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, what?</p> <p>The existing building on the project site, along with associated surface parking and drives, would be demolished.</p>	<p>CZ Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>e. What is the current zoning classification of the site?</p> <p>The current zoning classification of the site is Business Park.</p>	<p>CZ Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>f. What is the current comprehensive plan designation of the site?</p> <p>The City of Redmond Comprehensive Plan (Redmond 2030) designation for the site is Business Park.</p>	<p>CZ Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>The project site is not located within the City's designated shoreline boundary.</p>	<p>CZ Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>h. Has any part of the site been classified as a critical area by the city or county? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, specify. (If unsure, check with City)</p> <p>According to the Redmond Critical Areas Map, portions of the site are designated as Seismic Hazard Area, Erosion Hazard Area, Wetland Area, and Landslide Hazard Area. See Attachment 1.</p>	<p>CZ Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>The Building X Project would contain up to 1,700 employees.</p>	<p>cz Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>j. Approximately how many people would the completed project displace?</p> <p>Based on communications with the operator of the existing buildings, approximately 120 people are currently employed on the site.</p>	<p>cz Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>No measures are proposed.</p>	<p>cz Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>The proposal would be consistent with the Comprehensive Plan and Zoning Code and would be developed in accordance with applicable development standards. 40% of the site would be retained in vegetated open space. See Attachment 1.</p>	<p>cz Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:</p> <p>The project site is not located near agricultural or forest lands.</p>	<p>cz Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>n. What percentage of the building will be used for:</p> <p>Warehousing <u>0</u></p> <p>Manufacturing <u>0</u></p> <p>Office <u>100</u></p> <p>Retail <u>0</u></p>	<p>cz Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>Service (specify) <u>0</u></p> <p>Other (specify) <u>0</u></p> <p>Residential <u>0</u></p>	<p>CZ Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>0. What is the proposed I.B.C. construction type?</p> <p>Building construction type 1B is proposed.</p>	<p>CZ Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?</p> <p>The proposed Building X Project building would contain 350,907 square feet of building space.</p>	<p>CZ Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)?</p> <p>No future expansions are planned.</p>	<p>CZ Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>9. Housing</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>The proposed project does not include housing.</p>	<p>CZ Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>No housing presently exists on the project site and no housing would be eliminated.</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>No housing impacts would occur and no mitigation would be necessary.</p>	<p>CZ Article I, Zoning Based Regulations, Article II, Citywide Regulations</p> <p>CZ Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>10. Aesthetics</p> <p>a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior building material(s) proposed?</p> <p>The maximum height of the proposed Building X building is approximately 97 feet. It is anticipated that the lower structured parking would be constructed of cast-in-place concrete walls with metal screening at some exposed parking tiers. The principal exterior material of the proposed building would be glass and painted insulated metal panels. See Attachment 1.</p> <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>Views to the internal developed portions of the site are currently limited from the surrounding area due to topography, and the presence of existing mature trees and understory along the perimeter of the site. The design of the proposed Building X Project is intended to minimize the potential for views to the site development from surrounding areas. See Attachment 1.</p> <p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>The majority of proposed development would overlap with portions of the site currently developed with building and surface parking/drives. See Attachment 1.</p>	<p>CZ RZC 21.14.030 Business Park Zone, 21.60 Design Standards</p> <p>CZ RZC 21.42 Public View Corridors</p> <p>CZ RZC 21.14.030 Business Park Zone, 21.60 Design Standards</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>11. Light and Glare</p> <p>a. What type of light or glare will the proposal produce? What time of day or night would it mainly occur?</p> <p>The proposed project would generate light and glare typical of a suburban office complex. Potential for glare would primarily occur during daylight hours when sunlight is reflected off of glass on building. See Attachment 1.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>No. Light and glare associated with the proposed project is not expected to cause a safety hazard nor interfere with views. See Attachment 1.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>Existing sources of light surrounding the project site include lighting associated with nearby office buildings, traffic on Willows Road NE, and street lighting. See Attachment 1.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <ul style="list-style-type: none"> • Exterior lighting would be designed according to applicable City of Redmond standards and would be shaded and/or directed downward to minimize the light to adjacent properties. • Perimeter vegetation would be retained. • Building design would consider use of low reflective glass. 	<p>CZ RZC 21.34 Lighting</p> <p>CZ RZC 21.34 Lighting</p> <p>CZ RZC 21.34 Lighting</p> <p>CZ RZC 21.34 Lighting</p>
<p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>Willows Creek Park (0.5 mile to the south), Sammamish Valley Park (1.0 mile to the north), and the Sammamish River Trail (0.5 mile to the east) are the primary City of Redmond recreational facilities in the site vicinity. See Attachment 1.</p>	<p>Redmond Central Connector Trail to the east- CZ RZC 21.36 Business Park Zone, RMC 3.10 Impact Fees</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p>The project would not displace any recreational uses.</p> <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <p>No impacts to recreation would occur and no mitigation measures are proposed.</p>	<p>CZ RZC 21.36 Business Park Zone, RMC 3.10 Impact Fees</p> <p>RZC 21.36 Business Park Zone, RMC 3.10 Impact Fees</p>
<p>13. Historic and Cultural Preservation</p> <p>a. 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, generally describe.</p> <p>The Building X Project site does not contain any buildings or structures that have been listed or determined to be eligible for listing in national, state or local preservation registries.</p>	<p>CZ 21.20 Historic and Archaeological Resources, Section 106, DAHP</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. 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.</p> <p>The cultural resources report prepared for the Building X Project indicates that there are no recorded cultural resources on the site and that there is a “low likelihood” of encountering cultural resources on the site (see Appendix E of Attachment 1 for detail).</p> <p>c. 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 Archaeological and Historic Preservation, archaeological surveys, historic maps, GIS data, etc.</p> <p>Archival research conducted included review of the Washington Department of Archaeological and Historic Preservation (DAHP) WISSAARD database, National Register of Historic Places (NRHP), Washington Heritage Register, King County Landmark List, and Redmond Heritage Resource Register (see Appendix E of Attachment 1 for detail).</p> <p>d. 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.</p> <p>In the event that archaeological deposits are inadvertently discovered during construction in any portion of the site, ground-disturbing activities should be halted immediately, and the Project proponent should be notified. The Project proponent would then contact DAHP and the interested Tribes, as appropriate. In the event that human remains are discovered, procedures consistent with applicable RCW regulations would be implemented. See Attachment 1.</p>	<p>CZ RZC 21.20 Historic and Archaeological Resources, Section 106, DAHP</p> <p>CZ RZC 21.20 Historic and Archaeological Resources, Section 106, DAHP</p> <p><ID:1>CZ RZC 21.20 Historic and Archaeological Resources, Section 106, DAHP</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>14. Transportation</p> <p>a. 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.</p> <p>Major streets serving the site include Willows Road NE, NE 124th St., Redmond-Woodinville Road, Totem Lake Blvd., NE 116th St., 148th Ave. NE, Slater Ave NE., and NE 100th St. Proposed access would be from two existing driveways off Willows Road NE (see Attachment 1).</p> <p>b. Is the site currently or affected geographic area currently served by public transit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe. If not, what is the approximate distance to the nearest transit stop?</p> <p>Several bus stops are located adjacent to the site along Willows Road NE. Buses serving these stops include Sound Transit Buses 243 and 244 (both serving Overlake to Kenmore routes), and Demand Area Response Transit (DART) Bus 930 (serving Kingsgate to Redmond route). These routes offer connections to multiple Park and Ride facilities, allowing for connections to a variety of other routes.</p> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <p>The proposed Building X Project includes approximately 794 parking stalls. The site currently contains 230 surface parking stalls that would be removed with the project.</p> <p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or transportation facilities not including driveways? If so, generally describe (indicate whether public or private).</p> <p>A Transportation Impact Analysis was completed for the project. The project is proposing to signalize the southern driveway to the site improving vehicle ingress/egress from the site and non-motorized connections to facilities on the east side of Willows Road, as well as providing fees-in-lieu agreement to defer road widening (see Attachment 1).</p>	<p>CZ RZC 21.52, Transportation Standards, RMC 3.10, Impact Fees</p> <p>CZ RZC 21.52, Transportation Standards, RMC 3.10, Impact Fees</p> <p>CZ RZC 21.52, Transportation Standards, RMC 3.10, Impact Fees</p> <p>CZ RZC 21.52, Transportation Standards, RMC 3.10, Impact Fees</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>The Sound Transit Link light rail is proposed to begin service to downtown Redmond by 2024. Some employees may utilize the light rail as part of their commute to the project site.</p>	<p>CZ RZC 21.52, Transportation Standards, RMC 3.10, Impact Fees</p>
<p>f. How many weekday vehicular trips (one way) per day would be generated by the completed project? 3,178 If known, indicate when peak volumes would occur: - a.m. and - p.m. How many of these trips occur in the a.m. peak hours? 294 How many of these trips occur in the p.m. peak hours? 330 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?</p>	<p>CZ RZC 21.52, Transportation Standards, RMC 3.10, Impact Fees</p>
<p>g. 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.</p> <p>No.</p>	<p>CZ RZC 21.52, Transportation Standards, RMC 3.10, Impact Fees</p>
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>The Building X Project would have a Transportation Management Plan (TMP) that would include programs to encourage non-auto travel including extensive on-site bicycle amenities. Although not an element of the TMP, the Building X Project would also have a robust shuttle system. See Attachment 1.</p>	<p>CZ RZC 21.52, Transportation Standards, RMC 3.10, Impact Fees</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>15. Public Services</p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe.</p> <p style="background-color: #ffffcc; padding: 5px;">It is anticipated that the Building X Project would generate an incremental need for increased public services (primary police/fire/EMS) due to the increase in the number of employees on the site. To the extent that emergency service providers have planned for gradual increases in service demands, no significant impacts are anticipated.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p style="background-color: #ffffcc; padding: 5px;">No significant impacts to Public Services are anticipated, as existing service providers are expected to have adequate service capacity to serve the site. No mitigation measures are proposed.</p> <p>16. Utilities</p> <p>a. Select utilities currently available at the site:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Electricity <input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Refuse Service <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic System <input type="checkbox"/> Other 	<p style="background-color: #c8e6c9; padding: 10px; color: red; font-weight: bold;">CZ RZC 21.17 Adequate Public Facilities, RMC 3.10 Impact Fees</p> <p style="background-color: #c8e6c9; padding: 10px; color: red; font-weight: bold;">CZ RZC 21.17 Adequate Public Facilities, RMC 3.10 Impact Fees</p> <p style="background-color: #c8e6c9; padding: 10px; color: red; font-weight: bold;">CZ RZC 21.17 Adequate Public Facilities</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>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.</p> <p>Existing utility providers would be maintained. Utility improvements would include development of a water system loop around the building, and upgrades to the existing electrical service and to sanitary sewer service. See Attachment 1.</p>	<p>CZ RZC 21.17 Adequate Public Facilities</p>

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.

Applicant Signature: Richard Schipanski
Digitally signed by Richard Schipanski
 DN: cn=Richard Schipanski, o=EA Engineering, Science, and Technology, Inc., PBC, ou, email=rschipanski@eaest.com, c=US
 Date: 2018.09.20 10:31:14 -07'00'

Name of Signee: Richard Schipanski

Position and Agency/Organization: EA Engineering, Science, and Technology

Relationship of Signer to Project: SEPA Consultant

Date Submitted: August 14, 2019

ATTACHMENT 1

ENVIRONMENTAL CHECKLIST

for the proposed

Building X Project



prepared for

**City of Redmond Department of Planning
and Community Development**

February 8, 2019
Updated June 20, 2019
Updated August 14, 2019
Updated October 16, 2019

EA Engineering, Science, and Technology, Inc., PBC

TABLE of CONTENTS

	<i>Page</i>
A. Background	1
1. Name of the Proposed Project.....	1
2. Name of Applicant	1
3. Address and Phone Number of Applicant/Contact Person.....	1
4. Date Checklist Prepared.....	1
5. Agency Requesting Checklist.....	1
6. Description of Proposal's Scope and Nature.....	1
7. Proposed Timing/Schedule.....	3
8. Future Plans.....	3
9. Additional Environmental Information	3
10. Pending Applications of Other Projects.....	3
11. Governmental Approvals	3
12. Project Description	4
13. Project Location.....	10
 B. Environmental Elements	
1. Earth	12
2. Air.....	14
3. Water.....	16
4. Plants	20
5. Animals	21
6. Energy and Natural Resources.....	22
7. Environmental Health	23
8. Land and Shoreline Use	26
9. Housing.....	31
10. Aesthetics.....	31
11. Light and Glare.....	32
12. Recreation.....	34
13. Historic and Cultural Preservation	35
14. Transportation	36
15. Public Services.....	38
16. Utilities.....	38
C. Signatures	39
 Attachments	
A. <i>Greenhouse Gas Emissions Worksheet (October 15, 2019)</i>	
B. <i>Critical Areas Report (October 18, 2019)</i>	
C. <i>Arborist Report (October 14, 2019)</i>	
D. <i>Environmental Site Assessment Phase II (December 21, 2017)</i>	
E. <i>Cultural Resources Analysis (March 2019 - provided to the City of Redmond separately)</i>	
F. <i>Traffic Study (October 2019)</i>	
G. <i>Geotechnical Report (October 16, 2019)</i>	
H. <i>Exterior Noise Narrative (June 14, 2019)</i>	

LIST of FIGURES

<i>Figure</i>	<i>Page</i>
1. Vicinity Map.....	5
2. Areal Map.....	6
3. Existing Site Map	7
4. Proposed Site Plan	9

A. BACKGROUND

1. Name of Proposed Project, if applicable:

Building X Project

2. Name of Applicant:

*Willow Run LLC, a wholly owned subsidiary of Facebook, Inc.
251 Little Falls Drive
Wilmington, DE 19808*

3. Address and Phone Number of Applicant and Contact Person:

*Rory O'Brien
Phone: 650.313.4821*

4. Date Checklist Prepared

*February 8, 2019
Updated June 20, 2019
Updated August 14, 2019
Updated October 16, 2019*

5. Agency Requesting Checklist

City of Redmond Planning and Community Development Department

6. Give an accurate, brief description of the proposal's scope and nature:

i. Acreage of the site:

The site is 8.9 acres.

ii. Number of dwelling units/buildings to be constructed:

No residential dwelling units are proposed.

The proposed Building X Project includes construction of an approximately 339,010-square foot office, research and development building, approximately 794 parking spaces within the parking structure, and natural and landscaped open space area. The proposal also includes demolition of the existing building on the site totaling approximately 37,408 square feet of building area; surface parking, loading area and drives associated with the existing buildings would also be demolished.

iii. Square footage of dwelling units/buildings being added:

Total building space proposed on the site includes approximately 339,010 square feet of office/research space¹, compared to the approximately 37,408 square feet of building space currently on the site; net increase of approximately 301,602 square feet of building space. The building footprint would be approximately 134,335 square feet.

iv. Square footage of pavement being added:

As indicated in the following table, development under the Building X Project would result in an increase in the amount of site area in building footprint and a decrease in other paved area (including surface parking and drive area; 62,132 sq.ft. of paved area provided compared to 121,155 sq.ft. of paved area under current conditions.). Compared to current conditions, the total area in impervious area (building footprint, drives, etc.) would equal approximately 60% of the site compared to approximately 37% of the site under current conditions. Approximately 40% of the site (approximately 3.6 acres) would be in natural and landscaped open space under the Building X Project, with retention of significant area of mature trees and vegetation along the Willows Road frontage to provide natural screening and buffering.

EXISTING AND PROPOSED SITE SURFACE AREA

	Existing		Proposed	
	Area	Percent	Area	Percent
Building Footprint	21,177	6%	170,229	44%
Other Paved Area ¹	121,115	31%	62,132	16%
Open Space Area	245,928	63%	155,859	40%
Total Acreage	388,220 (8.9 acres)	100%	388,220	100%

Source: Gehry Architecture, 2019.

¹Includes surface parking and driveway area

v. Use or principle activity:

The primary use of the proposed project would be office, research and development (including employee amenity spaces such as multi-purpose space for presentations and dining, food preparation areas, conference rooms, and roof terraces).

vi. Other information:

The proposal includes approximately 3.6 acres of natural and landscaped open space. Parking for approximately 794 vehicles is proposed (primarily located within a parking structure below, on and above grade).

¹ Does not include structured parking.

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

Construction of the proposal is projected to begin in the 2nd quarter of 2020, with completion of construction and building occupancy targeted for the 4th quarter of 2022.

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

No future plans for further development are anticipated.

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

Analyses that have been or are currently being prepared for the proposal include the following:

- *Greenhouse Gas Emissions – EA Engineering, Science, and Technology, Inc., PBC., October 15, 2019.*
- *Arborist Report – Davey Resource Group, October 18, 2019.*
- *Cultural Resources Report – Historic Research Associates, March 2019.*
- *Critical Areas Report – TALASAEA CONSULTANTS, October 16, 2019.*
- *Transportation Memo – Transpo Group, October 2019.*
- *Phase II Environmental Site Assessment – Aspect Consulting, December 2017*
- *Geotechnical Report – GeoEngineers, October 16, 2109*
- *Exterior Noise Narrative – Newson Brown, June 14, 2019*

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:

There are no known other applications that are pending approval that directly affect the Building X Project site. A boundary line adjustment application to adjust the southern property line is proposed.

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

- **City of Redmond**
 - *Site Plan Entitlement*
 - *Development Agreement*
 - *Building and construction permits*
 - *Boundary Line Adjustment*
- **Puget Sound Clean Air Agency**
 - *Demolition Permits (asbestos, lead-based paint, etc.)*

- **Washington State Department of Ecology**
 - Construction General NPDES Permit
- **Washington State Department of Fish and Wildlife**
 - Hydraulic Project Approval (HPA)
- **US Army Corps of Engineers**
 - Section 404 Nationwide Permit

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.

Introduction

*The Building X project application is for redevelopment of the approximately 8.9 acre site addressed as 10301 Willows Road NE (see **Figures 1, 2 and 3**).*

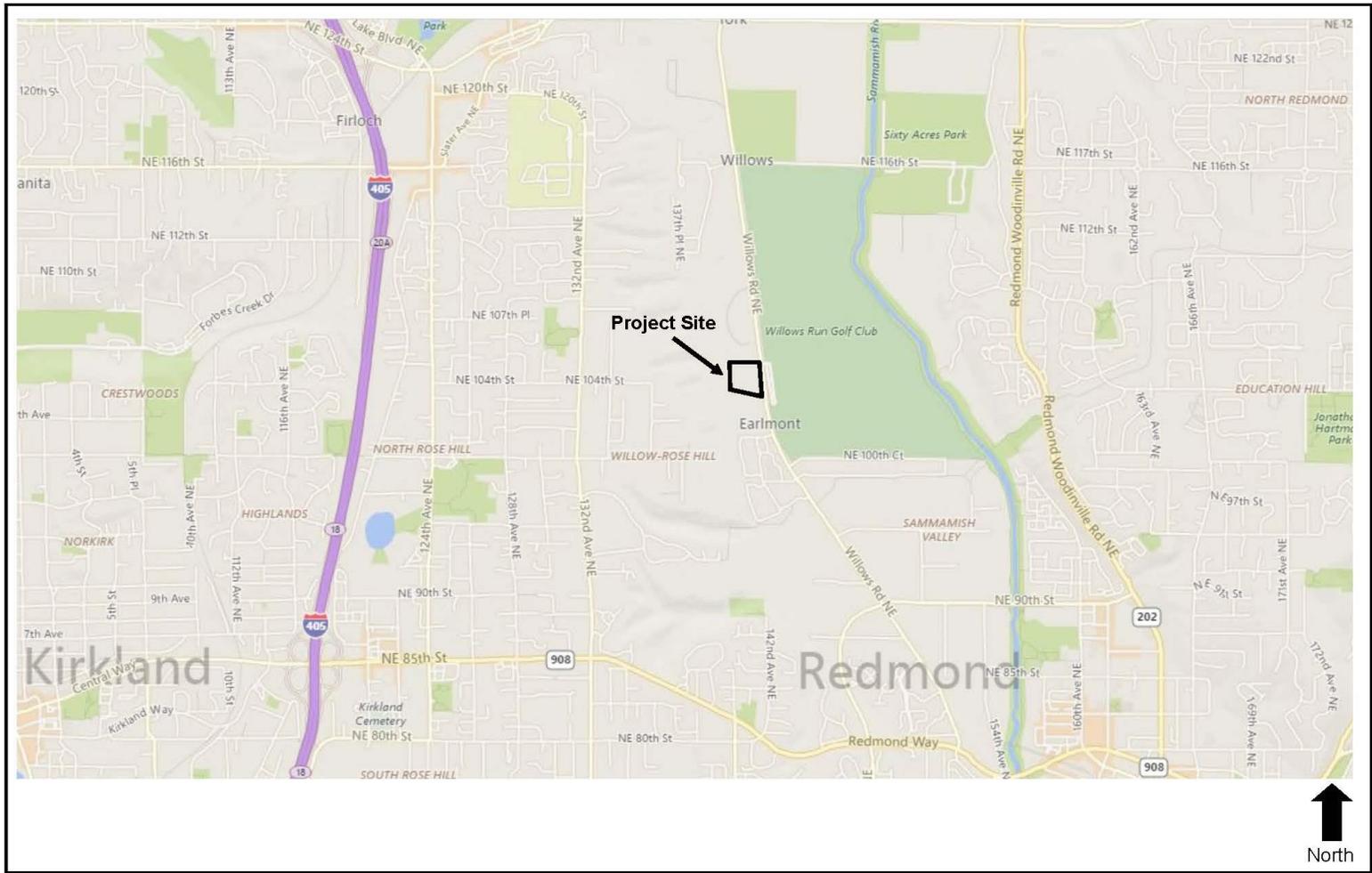
Current Site Conditions

The 8.9-acre site currently contains one commercial building totaling approximately 37,408 square feet of building space, as well as loading area, drives and surface parking (approximately 230 spaces), landscaped/natural area, and one isolated intermittent non-fish-bearing stream; approximately 37% of the site is currently in building footprint and other paved area. Vehicular access to the site is presently provided by two driveways from Willows Road NE.

*Approximately 63% of the site (5.6 acres) is in undeveloped area, including landscaped and natural area, as well as stormwater retention facilities associated with the existing stormwater system (see item 6iv of this SEPA Checklist). One stream (referred to as S1) is identified on the site. Stream S1 follows the northern edge of the site and is classified as a non-fish-bearing Intermittent Class IV stream; the portion of stream S1 located on the site is piped in three segments, and feeds into the stormwater ditch along the west side of Willows Road NE. A small (approximately 0.04 acre) Category IV wetland (Wetland A) is located in the northwest corner of the site (refer to **Attachment B** for a detailed discussion and depiction of stream conditions).*

The approximately 5.6 acres of existing open space area contains a variety of natural vegetation and landscaping, including red cedar, deodar cedar, red alder, bigleaf maple, a variety of understory, and grass area. Approximately 495 trees on the site meet the City of Redmond criteria for Significant Trees or for Landmark Trees (RZC 21.72.010).

Building X Project Environmental Checklist



Source: Bing Maps and EA Engineering, 2019.



Figure 1
Vicinity Map

**Building X Project
Environmental Checklist**



Source: Google Earth and EA Engineering, 2019.



Figure 2
Aerial Map

Building X Project Environmental Checklist



Source: Gehry Partners, LLP., 2019.



Figure 3

Existing Site Plan

The site's land use designation under the Redmond Comprehensive Plan and Redmond Zoning Code (RZC) is Business Park (BP). The purpose of the BP zone (RZC 21.14.030) is to provide business and manufacturing employment opportunities. The BP zone is intended to provide areas to locate research and development, software development, advanced technology industries, wholesale businesses, offices associated with these uses, and uses that require large floor plates. Properties within the BP zone must meet established development standards, including standards associated with setbacks, building heights and Floor Area Ratio (FAR)

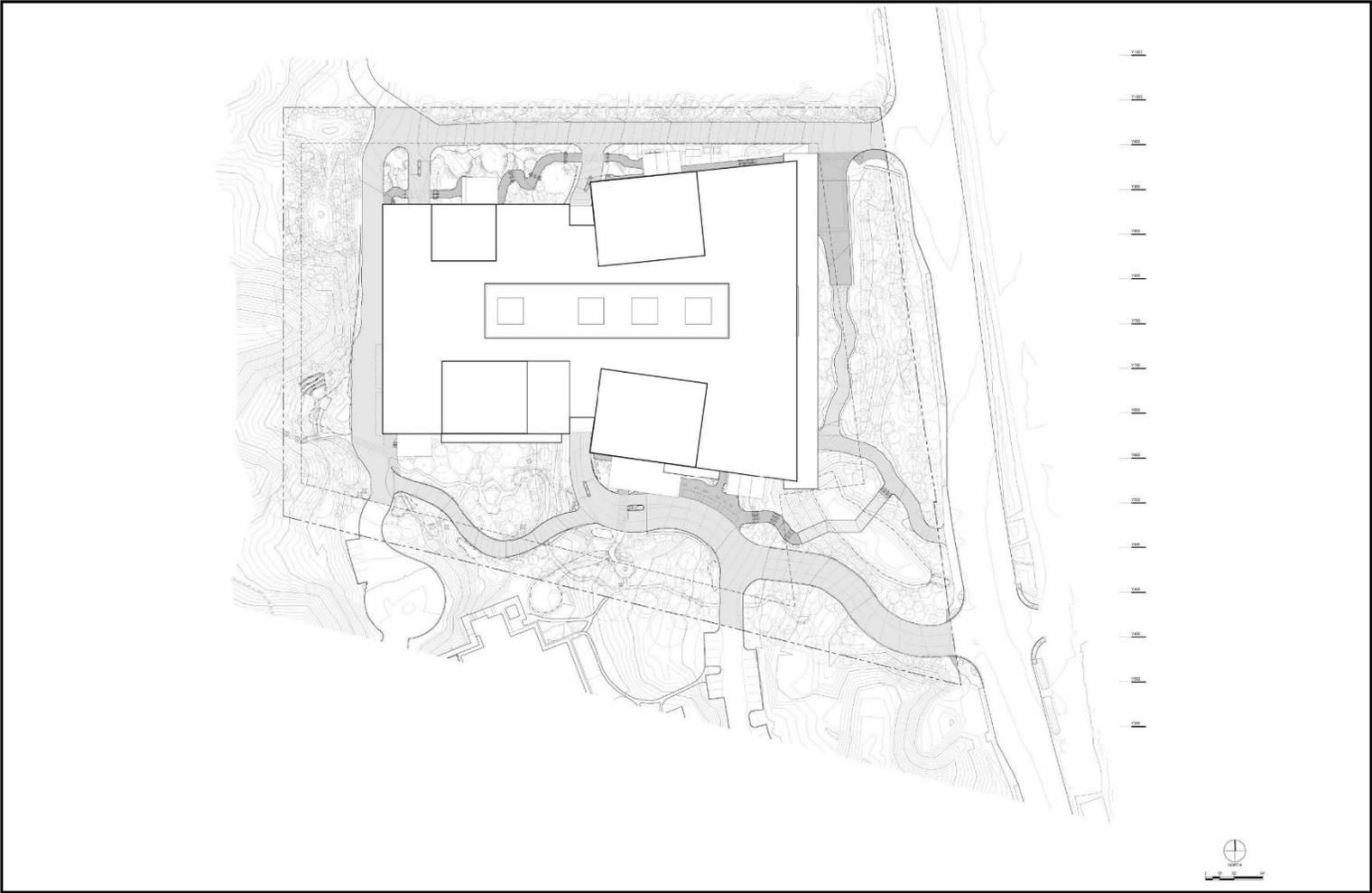
Proposed Building X Project

Consistent with applicable provisions of the BP zone, the Building X Project is envisioned as a centerpiece office, research and development building incorporated within the site topography and vegetation. The proposed up to five-story approximately 339,010-square foot building is designed to accommodate research work areas, controlled experimentation and development space, meeting space, and supporting space (including kitchens and dining space). Intended to reflect existing site character, the majority of proposed development overlaps with portions of the site currently developed with building and surface parking/drives, allowing the Building X Project to retain and augment existing trees and understory to the extent possible; approximately 40% of the site (approximately 3.6 acres) would be retained in natural and landscaped open space (see **Figure 4**).

The design of the proposed Building X Project is intended to minimize the potential for views to the site development from surrounding areas, including: incorporating the building into the forested hillside (the building would step down the hillside); the majority of proposed development would overlap with portions of the site currently developed with building and surface parking/drives; the irregularly shaped building footprint would allow for retention and integration with existing forest; the proposed building would be setback from Willows Road NE; and, vegetated buffers would be provided along the site perimeter.

To accommodate emergency vehicle operations (fire truck turning radius) and minimize the potential impact to Significant Trees, the perimeter road adjacent to the northwest corner of the proposed building would impact a short segment of Stream 1 (which is partially culverted), and a portion of the Category IV Wetland A, which would be converted to buffer (no actual wetland fill would occur). Proposed mitigation for the stream impact would include restoration and enhancement of the remaining stream buffer, and removal of one on-site section of existing culvert, which is currently undersized and unnecessary, with subsequent restoration and enhancement of this area. Mitigation for conversion of the wetland to buffer would be accomplished by creation of new wetland area and the enhancement of a portion of the remaining Wetland A area (see **Attachment B** for detail).

**Building X Project
Environmental Checklist**



Source: Gehry Partners, LLP., 2019.



Figure 4
Proposed Site Plan

The design of the project maximizes building area outside of forested area and stands of trees, fully utilizing the footprints of existing structures, lawn and roadway locations, and minimizing surface parking to minimize the loss of trees on the site. As part of development of the proposed Building X Project, up to 247 trees meeting City of Redmond criteria for tree protection would be retained (including 179 retained trees and 68 impacted and retained trees). To accommodate construction of the proposal, up to 200 Significant Trees and 9 Landmark Trees would be removed, with an additional 39 Significant Trees impacted and removed. The project intends to retain all "impacted removed" trees however, their preservation is dependent on conditions during construction. Removal and replacement of Significant and Landmark Trees would be conducted consistent with City of Redmond Tree Protection criteria, including retention of approximately 49 percent of trees meeting City of Redmond criteria for tree protection (see **Attachment C** for detail)

Additional vegetation removal includes approximately 95,000 sq. ft. of lawn, to be either displaced by the proposed building or reforested with a mix of sun-tolerant native trees and shrubs, as well as the removal of invasive species throughout the site.

Vehicular access under the Building X Project would utilize the two existing driveways accessing Willows Road NE. The Building X Project is designed to provide 794 parking spaces, the majority of which would be provided primarily within the below, on, and above grade parking structure.

The Building X Project is pursuing the U.S. Green Building Council's Leadership in Energy & Environmental Design (LEED) Certification silver standard for green buildings. Sustainable design features incorporated into the project design include:

- Optimized building footprint for building access and minimized removal of Landmark and Significant Trees.
- The occupiable green roof located at Office Level 3 will include plantings with trees to provide shade.
- Other sustainable features considered for incorporation into the Building X Project include:
 - Electric vehicle charging stations.
 - Low flow and low flush plumbing fixtures.
 - Water and electric meters to monitor and improve consumption.
 - LED efficient lighting.
 - Occupancy sensors and daylight controls.

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 proposed Building X Project is located on one parcel in the City of Redmond addressed as 10301 (King County Assessor's Tax Parcel # 3426059037) Willows Road NE (refer to **Figures 1, 2 and 3.**)*

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. **General description of the site (circle one):**
Flat, rolling, hilly, steep slopes, mountainous,
other: _____

The site slopes down from west to east (towards Willows Road).

- b. **What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.**

The site generally slopes down from west to east at an overall grade of approximately 10 percent to the valley floor; valley floor comprises the eastern approximately 25 percent of the site. Site elevation ranges from approximately 110 feet above sea level at the site's western boundary to approximately 40 feet at the site's eastern boundary adjacent to Willows Road NE.

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

The Natural Resources Conservation Service has mapped two soil types on the site; Alderwood gravelly sandy loam, 8-15% slopes, and Indianola loamy sand, 0-5% slopes. These soils are not considered to be hydric.

Soils encountered at the site consist of relatively shallow fill overlaying recent deposits and competent glacially consolidated soils. Fill generally consists of loose to medium dense silty sand with variable gravel and cobble content. Fill ranges in depth with the deepest portion located towards the north end of the project site (approximately 19.5 feet).

Recent deposits consist of stiff to very stiff silt and clay with occasional sand interbed and variable gravel content or medium dense to dense sand with variable silt and gravel. Recent deposits typically range in thickness up to 25 feet.

*Glacially consolidated units included cohesion-less sand and gravel, till-like deposits, and cohesive silt and clay. While not encountered during drilling, occasional boulders have been observed in glacially consolidated soils on project sites with similar geology and may be present at the project site (see **Attachment G** for detail).*

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

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

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

It is anticipated that approximately 45,331 cubic yards of material would be excavated from the site to accommodate construction of the proposed building and associated parking below; approximately 9,495 cubic yards of fill material would also be provided as part of site grading. The source of fill is not known at this time but would be from an approved source.

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

Site work would expose soils, and erosion is possible in conjunction with any construction activity. Implementation of a Temporary Erosion Sedimentation Control (TESC) plan would mitigate potential erosion impacts. Once the construction is complete and the building is operational, no erosion is anticipated.

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

Consistent with RZC 21.14.030 which limits impervious surfaces to 60% in the Willows/Rose Hill Neighborhood north of NE 95th Street, approximately 60% of the site would be covered in impervious surfaces, including 44% of the site in building footprint and 16% of the site in other paved area (driveway and surface parking area). Currently approximately 41% of the site is in impervious surfaces, including 10% in building footprint and 31% in surface parking and driveway area.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

- *A Temporary Erosion and Sedimentation Control (TESC) Plan would be implemented to control erosion during construction activities and would include an interceptor swale, filter fabric fencing, and temporary construction fencing. Site construction activities would comply with applicable City of Redmond regulations.*

- *Construction of the proposed building are associated drives would meet all applicable local, state, and federal regulation related to landslide and seismic conditions.*

i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?

Yes, as described under 1(e), grading activities on the site would exceed 100 cubic yards.

2. Air

a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

The proposed project could result in localized increases in air emissions (primarily carbon monoxide) due to construction activities and operation of the Building X Project. Construction activities could result in temporary minor, localized impacts to air quality due to emissions from construction-related sources and activities. Some activities (e.g., asphalt paving) could also generate odors detectable to some people. Construction contractors would have to comply with PSCAA regulations that require that all reasonable precautions be taken to minimize fugitive dust emissions and emissions from diesel equipment to reduce potential health risks.

With the operation of the proposed Building X Project it is anticipated that CO concentrations would remain the same or increase slightly in 2021, but would remain well below the respective 1-hour and 8-hour ambient air quality standards. The proposed project would conform with applicable air quality conformity requirements under state and federal air quality laws and no new violations of air quality standards would be anticipated. It is not anticipated that operation of the proposal would qualify as a "major source of air pollution" and would not require an Air Operating Permit from Puget Sound Clean Air Agency.

Regarding Greenhouse Gas Emissions, the scale of global climate change is so large that a project's impacts can only be evaluated on a cumulative scale and it is not anticipated that a single development project would cause an individually discernible impact on global climate change.

In order to evaluate the climate change impacts of the proposed project, Greenhouse Gas Emissions Worksheets have been prepared to estimate the emissions footprint for the lifecycle of the project on a gross-level basis. The emissions estimate is based on the combined emissions from the following sources:

- Embodied Emissions – extraction, processing, transportation, construction and disposal of materials and landscape disturbance;
- Energy-related Emissions – energy demands created by the development after it is completed; and,
- Transportation-related Emissions – transportation demands created by the development after it is completed.

The Worksheet estimate is based on building use and size. In total, the estimated lifespan emissions estimate for the project is approximately 457,428 MTCO₂e². The Greenhouse Gas Emissions Worksheets used to estimate the project emissions are contained in **Attachment A** of this Checklist.

The proposed project has been designed to conform to the applicable regulations and standards of agencies regulating air quality in the Puget Sound Region. These include the U.S. Environmental Protection Agency (EPA), Washington State Department of Ecology (DOE), and the Puget Sound Clean Air Agency (PSCAA).

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

Vehicular traffic on Willows Road NE currently generates emissions and odor.

Air emissions and odors associated with Willows Road NE are not anticipated to affect the proposed project.

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

The following measures would be implemented to control emissions and/or dust associated with the proposed project:

- *Although significant construction impacts are not anticipated, construction contractors would be required to comply with all relevant federal, state, regional (Puget Sound Clean Air Agency) and local (City of Redmond) air quality laws, and would be required to prepare a plan for minimizing dust and odors.*
- *No significant adverse air quality impacts are anticipated to occur due to traffic and no operational impact mitigation measures are warranted or proposed.*

² MTCO₂e is defined as Metric Ton Carbon Dioxide Equivalent: it equates to 2204.62 pounds of CO₂. This is a standard measure of amount of CO₂ emissions reduced or sequestered. Carbon is not the same as Carbon Dioxide. Sequestering 3.67 tons of CO₂ is equivalent to sequester one ton of carbon.

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)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. Provide a sketch if not shown on site plans.**

*One stream (referred to as S1) and one Category IV wetland (Wetland A) are identified on the site. Stream S1 follows the northern edge of the site and is classified as a non-fish-bearing Intermittent Class IV stream; the portion of stream S1 located on the site is in a combination of open channel and culvert, and feeds into the stormwater ditch along the west side of Willows Road NE. Wetland A is a relatively small (0.04 acre) wetland in the northwest corner of the site that does not provide significant water quality or flood prevention functions (refer to **Attachment B** for a map of Stream S1 and Wetland A).*

The site is located approximately 0.5 mile west of the Sammamish River.

- 2) **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. Note approximate distance between surface waters and any construction, fill, etc.**

*To accommodate emergency vehicle operations (fire truck turning radius) and minimize the potential impact to Significant Trees, the perimeter road adjacent to the northwest corner of the proposed building would impact a short segment of Stream 1 (which is partially culverted), and a portion of the Category IV Wetland A, which would be converted to buffer (no actual wetland fill would occur). Proposed mitigation for the stream impact would include restoration and enhancement of the remaining stream buffer, and removal of two on-site sections of existing culverts, which are currently undersized and unnecessarily, with subsequent restoration and enhancement of these areas and the remaining stream buffer. Mitigation for conversion of the wetland to buffer would be accomplished by creation of new wetland area and the enhancement of a portion of the remaining Wetland A area (see **Attachment B** for detail).*

- 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.**

No fill or dredged material would be placed or removed from water or wetland areas.

- 4) Will the proposal require surface water withdrawals or diversions? Will the proposal require permanent dewatering or temporary dewatering? Give general description, purpose, and approximate quantities if known.**

No withdrawals of surface waters are proposed.

To accommodate emergency vehicle operations (fire truck turning radius) and minimize the potential impact to Significant Trees, the perimeter road adjacent to the northwest corner of the proposed building would impact a short segment of Stream 1 (which is partially culverted), and a portion of the Category IV Wetland A, which would be converted to buffer (no actual wetland fill would occur). Proposed mitigation for the stream impact would include restoration and enhancement of the remaining stream buffer, and removal of one on-site section of existing culvert, which is currently undersized and unnecessary, with subsequent restoration and enhancement of this area and the remaining stream buffer. Mitigation for conversion of the wetland to buffer would be accomplished by creation of new wetland area and the enhancement of a portion of the remaining Wetland A area (see **Attachment B** for detail).

- 5) Does the proposal lie within a 100-year floodplain? If yes, note location on the site plan.**

The site is not located within a 100-year floodplain.

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

The project does not involve any discharges of waste materials into surface waters.

- 7) Is your property located within the Bear/Evans Creek Watershed (see attached map)? If yes, answer questions 8 & 9. If no, go to the next section.**

The property is not located within the Bear/Evans Creek Watershed.

8) Provide details on how you proposed to maximize infiltration of runoff to recharge associated stream during the summer months.

N/A. The property is not located within the Bear/Evans Creek Watershed.

9) Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts.

N/A. The property is not located within the Bear/Evans Creek Watershed.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater would be withdrawn from a well.

Based on field investigations conducted in March 2018, proposed excavation would extend below the groundwater table and temporary dewatering would be provided during construction. Temporary dewatering would be consistent with City of Redmond requirements.

*Because the proposed parking structure would extend below the groundwater table, it is anticipated that a portion of the below-grade structure would be designed to resist hydrostatic pressures to reduce permanent dewatering requirements. Any operational dewatering would be conducted consistent with City of Redmond requirements (refer to **Attachment G**).*

2) Describe waste material that will be discharged into the ground from septic tanks or other sources; 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.

Waste material would not be discharged into the ground from septic tanks or other sources. The proposed building would be connected to the City's sewer system and would discharge directly to that sewer system.

c. Water Runoff (including storm water):

- 1) 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.**

New impervious surfaces constructed on the site would be the primary source of runoff from the proposed project. The building rooftop would be the primary source of new impervious surface on the site; lower roofs of the building would be green roofs with plantings. The existing stormwater control and water quality system would be replaced to accommodate runoff from the site consistent with City of Redmond standards.

Consistent with applicable provisions of the City of Redmond 2019 Stormwater Technical Notebook, stormwater runoff collected, controlled and treated on the site would be directed to existing culverts and piping within Willows Road NE which would eventually flow into the Sammamish River.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.**

The proposed stormwater collection system and associated mitigation measures would prevent waste materials from entering groundwater or surface water.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

The proposal would not alter or otherwise affect drainage patterns in the site vicinity.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

- Proposed facilities for flow control and water quality treatment would be designed consistent with the City of Redmond 2019 Technical Notebook and RCM 15.24.020.*
- The proposed stormwater system design would consider use of rain gardens and other water harvesting features.*
- Proposed compensation for the stream relocation would include removal of one section of existing culvert and restoration of this area to a new stream channel.*

4. Plants

a. Check or circle types of vegetation found on the site:

_deciduous tree: alder, big-leaf maple, vine maple, aspen, other:

_evergreen tree: western red cedar, Douglas fir, pine, other

_shrubs: salmonberry, sword fern

_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); **Himalayan blackberry**

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

*The design of the project maximizes building area outside of forested area and stands of trees, fully utilizing the footprints of existing structures, lawn and roadway locations, and minimizing surface parking to minimize the loss of trees on the site. As part of development of the proposed Building X Project, up to 247 trees meeting City of Redmond criteria for tree protection would be retained (including 179 retained trees and 68 impacted and retained trees). To accommodate construction of the proposal, up to 200 Significant Trees and 9 Landmark Trees would be removed, with an additional 39 Significant Trees impacted and removed. The project intends to retain all "impacted removed" trees however, their preservation is dependent on conditions during construction. Removal and replacement of Significant and Landmark Trees would be conducted consistent with City of Redmond Tree Protection criteria, including retention of approximately 49 percent of trees meeting City of Redmond criteria for tree protection (see **Attachment C** for detail).*

The occupiable green roof located at Office Level 3 will include plantings with trees to provide shade.

Additional vegetation removal includes approximately 95,000 sq.ft. of lawn, to be either displaced by the proposed building or reforested with a mix of sun-tolerant native trees and shrubs, as well as the removal of invasive species throughout the entire site.

c. Provide the number of significant and landmark trees located on the site and estimate the number proposed to be removed and saved in the table below.

Tree Type	Removal	Impacted/ Removed	Impacted/ Retained	Retained	Total
Landmark (>30" dbh)	9	0	14	20	43
	1.8%	0.0%	2.8%	4.1%	8.7%
Significant (6"-30" dbh)	200	39	54	159	452
	40.4%	7.9%	10.9%	32.1%	91.3%
Totals	209	39	68	179	495
	42.2%	7.9%	13.7%	36.2%	100%

Consistent with RZC 21.72.060 which requires a minimum of 35% of all significant trees to be retained, approximately 43% of all significant trees on the site would be retained.

See **Attachment C** for additional information.

d. List threatened or endangered species known to be on or near the site.

No listed threatened or endangered plant species are known to be located on the site.

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

In addition to preserving 247 existing Landmark and Significant Trees, the proposal includes extensive restoration, enhancement, and enlargement of the on-site forest. The restoration process would include the removal of existing invasive species such as English ivy and Himalayan blackberry. Critical habitat areas would be enhanced by underplanting forested areas with understory and groundcover layers of native trees, shrubs, and ferns. Open areas of lawn and surface parking not displaced by the proposed building or vehicle circulation routes would be removed and densely reforested using a sun-tolerant mix of native trees and shrubs.

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

Invasive English ivy and Himalayan blackberry are present within the understory throughout the site.

5. Animals

a. Circle (underlined) any birds and animals that have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: American crow, American robin, black-capped chickadee, European starling.
mammals: deer, bear, elk, beaver, other: squirrel.
fish: bass, salmon, trout, herring, shellfish

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

*In accordance with RMC 21.64.020.A.2, fish and wildlife conditions of the site were rated according to function, value, and sensitivity to disturbance. Habitat on the site is determined to have a low potential to provide habitat for threatened or endangered species. Dead or dying trees on the site can provide habitat for the pileated woodpecker, although the site provides little to no habitat for pileated woodpeckers. Site survey indicates that there are no threatened or endangered species known to be on or immediately adjacent to the site (refer to **Attachment B**).*

The Sammamish River, located approximately 0.5 mile east of the site, provides bald eagle habitat.

c. Is the site part of a migration route? If yes, explain.

Yes. The entire Puget Sound area is within the Pacific Flyway, which is a major north-south flyway for migratory birds in America, extending from Alaska to Patagonia. Every year, migratory birds travel some or all of this distance both in spring and in fall, following food sources, heading to breeding grounds, or travelling to overwintering sites.

d. Proposed measures to preserve or enhance wildlife, if any:

- *Approximately 40% of the site (approximately 3.6 acres) would be retained in open space, providing continued wildlife habitat on the site.*
- *The proposed project would preserve a portion of the mature trees on the site, which would minimize the potential for impacts to species that use those trees.*

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

Invasive species known to be located in King County and which could be present within the Building X project site include the European starling, house sparrow and eastern gray squirrel. No impacts to or from invasive animal species are anticipated.

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.

Electricity and natural gas would be the primary sources of energy for the proposed development. During operation, these energy sources would be used for project heating, cooling, electronics, hot water, and cooking (associated with employee support space such as dining and kitchen).

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

No. The proposed project would not affect adjacent properties use of solar energy.

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 proposal would conform with applicable provisions of the State of Washington Energy Code as adopted by the City of Redmond Building Code (Chapter 15.08 RMC).*
- *The Building X Project is pursuing the U.S. Green Building Council's Leadership in Energy & Environmental Design (LEED) Certification Silver standard for green buildings. Sustainable design features incorporated into the project design would include:*
 - *Optimized building footprint for building access and minimized removal of Landmark and Significant Trees.*
 - *The occupiable green roof located at Office Level 3 will include plantings with trees to provide shade.*
 - *Other sustainable features considered for incorporation into the Building X Project would include:*
 - *Electric vehicle charging stations.*
 - *Low flow and low flush plumbing fixtures.*
 - *Water and electric meters to monitor and improve consumption.*

7. Environmental Health

a. 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 yes, describe.

The completed project would have no known environmental health hazards that could occur as a result of this proposal.

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

The site is currently used by Crane Electronics. Crain Electronics' operation has included use and storage of hazardous substances, including Freon with methanol and ethanol, cyclohexane and isopropyl alcohol, and methyl ethyl ketone. No spills or releases have been documented on the subject property.

*A Phase I environmental site assessment (ESA) study performed in December 2017 indicated no evidence of soil contaminants on the site. Arsenic and chloroform were detected in groundwater at concentrations greater than the MTCA cleanup levels at two wells. However, naturally occurring arsenic is commonly observed in groundwater samples around Puget Sound. The chloroform may be due to water treatment of water of laboratory contaminants. The report recommends ongoing groundwater sampling, but expects that detection levels will not exceed discharge thresholds if dewatering is necessary for construction. A Soil and Groundwater Handling Plan will be prepared prior to construction activities to ensure proper procedures and protocols in the event of the discovery of undocumented soil or groundwater contamination (see **Attachment D**).*

2) 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.

No hazardous chemicals/conditions are anticipated to affect project development or design.

3) 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.

No toxic or hazardous chemicals are anticipated to be stored, used or produced during the project's development, construction, or operation.

4) Describe special emergency services that might be required.

No special emergency services are anticipated to be required as a result of the project. As is typical of urban development, it is possible that normal fire, medical, and other emergency services may, on occasion, be needed from the City of Redmond.

5) Proposed measures to reduce or control environmental health hazards, if any:

- *A Soil and Groundwater Handling Plan will be prepared prior to construction to ensure proper procedures and protocols in the event of discovery of undocumented contaminated material. Any identified soil or groundwater contamination would be treated and/or controlled in accordance with applicable standards and procedures.*
- *On-going groundwater monitoring would be conducted, consistent with the Phase II ESA recommendation.*
- *Although hazardous materials are not anticipated to be found in the building on the site, if unanticipated hazardous materials are discovered, building demolition would be conducted consistent with all applicable regulations associated with removal of hazardous materials.*

b. Noise

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

Noise in the area is primarily associated with vehicular traffic on the adjacent Willows Road NE and nearby parking lots. Vehicular traffic noise is not expected to adversely affect the proposal.

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 site.

Construction-related noise would occur as a result of on-site construction activities associated with the Building X Project. Construction noise would be short-term and would be the most noticeable noise generated by the proposed project. This includes construction activity on-site and noise associated with construction-related traffic. The proposal would comply with City of Redmond noise regulations regarding construction noise (RMC Section 6.36).

Once the Building X Project is operational, the primary sources of noise would be traffic entering and exiting the site, human activity (voices), and mechanical equipment such as HVAC and emergency generator. Operational noise associated with the proposal would be typical of office, research and development uses in the area and no significant long-term noise impacts are anticipated.

3) Proposed measures to reduce or control noise impacts, if any:

The following measures would be implemented regarding noise associated with the proposed project:

- *In accordance with City of Redmond regulations, construction activities would be limited to applicable noise levels per the City's noise regulations regarding construction noise (Chapter 6.36 RMC).*
- *In accordance with City of Redmond regulations related to operation of mechanical equipment (Chapter 6.36 RMC), acoustical control for HVAC equipment could include acoustical screening wall, duct silencers, etc. For the emergency generator, acoustical control could include a generator acoustical enclosure, acoustical louvers, duct silencers at airflow grilles, or a combination of these measures.*
- *Given the level of existing environmental noise in the site vicinity and low level of anticipated post-construction noise, no measures would be necessary to reduce or control post-construction noise associated with traffic and human activity from the Building X Project.*

8. Land and Shoreline Use

- a. **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.**

Current Use of the Site and Adjacent Properties

The proposed Building X Project site is located in the northwest portion of the City of Redmond, within the Willows/Rose Hill Neighborhood and along the Willows Business Park Corridor. The site currently contains a commercial building associated with Crane Electronics (housing engineering lab, office, and warehouse uses), and associated drives, surface parking, and landscaped/natural open space.

*Office and office park use is located to the immediate **north** and **south** of the site (Willows Creek Corporate Center to the north, with Crane Electronics building and Willow's Commerce Park to the south), with office park and undeveloped land farther to the north and office park use farther to the south. A forested embankment is located to the immediate **west** of the site, with single-family residential use upslope farther to the west along 138th Avenue NE, NE 102nd Street and NE 103rd Street. The Willows Run Golf course is located to the **east** of the site on the opposite side of Willows Road NE. Refer to **Figure 2** for an aerial photo showing area land uses.*

Relationship to Nearby or Adjacent Properties

Consistent with applicable provisions of the BP zone, the Building X Project would include office, research and development use within a building incorporated into the hillside and within the site vegetation. The proposed up to five-story approximately 339,010-square foot building is designed to accommodate research and development work areas, controlled experimentation space, meeting space, and supporting space (including kitchens and dining space). Intended to reflect existing site character, the proposed building would: primarily be located on portions of the site currently developed with buildings and surface parking; be incorporated into the hillside; be setback from Willows Road NE; and, would, as possible, retain and augment existing trees and understory (refer to **Figure 4**).

The relationship of proposed new land uses with surrounding land uses would primarily be a function of the type of new use, intensity of new uses (density of development and levels of activity), intensity of the surrounding uses, and proximity of the new uses to the surrounding uses, and presence of intervening barriers.

The proposed Building X Project reflects an office/research and development land use, which is similar to the current office use on the site; thus, the proposal would not represent a change in land use. However, the level of development on the site, and associated activity level (levels of vehicle traffic, pedestrian noise, etc.) would increase from current conditions.

As described above, the properties to the immediate north and south of the site contain office park use with building scale (building height and bulk) and activity levels similar to that of the proposed Building X Project, and land use impacts to these adjacent properties are not anticipated.

The Building X Project would reflect a level of development and activity greater than the single-family area to the west beyond the undeveloped, intervening parcel. The following would limit the potential for land use impacts to the single-family uses to the west: the proposed Building X Project would not change the land use of the site (office/research and development would continue); the proposed building is designed to be built into the hillside to minimize the potential for views of the building from the single-family use to the west; an approximately 70 foot-wide vegetated buffer would be provided along the western edge of the site; and, the vegetated slope to the west of the site would continue to provide an intervening buffer between the site and single-family use to the west.

For the Willows Golf Course to the east, the proposed Building X Project would continue the current office/research and development land use and continue to be separated from the golf course by Willows

Road NE, and significant land use impacts to the golf course are not anticipated.

Indirect Conditions

Redevelopment of the site under the proposal would contribute to the cumulative employment growth and economic benefit in Redmond and King County. An increase in on-site employment population would contribute to a cumulative increase in vehicular traffic on area roads (see **Attachment F** for a discussion on project-related traffic in combination with background traffic growth). The increase in employment on the site could also result in an increased demand for housing and services. Any new development in the site vicinity would be controlled by existing zoning and Comprehensive Plan regulations and significant indirect/cumulative land use impacts are not anticipated.

- b. Has the 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 nonfarm or nonforest use?**

A small orchard and farmstead were located in the northeast portion of the site (near the current location of the northern parking lot) from the 1930s to the 1950s. Agricultural uses have not occurred on the site since the 1950s. No agricultural or forest land of long-term commercial significance would be converted to other uses as a result of the proposed project.

- 1) 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:**

The proposed Building X Project would not affect or be affected by surrounding working farm or forest land business operations.

- c. Describe any structures on the site.**

One building (totaling approximately 37,408 sq.ft.) is located on the project site. The existing two-story commercial building includes office space, janitorial space, a process laboratory, and a facilities area with a small machine shop.

- d. Will any structures be demolished? If so, what?**

The existing building on the project site, along with associated surface parking and drives, would be demolished.

e. What is the current zoning classification of the site?

The current zoning classification of the site is Business Park (RZC 21.14.030).

f. What is the current comprehensive plan designation of the site?

The City of Redmond Comprehensive Plan (Redmond 2030) designation for the site is Business Park.

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

The project site is not located within the City's designated shoreline boundary.

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

*According to the Redmond Critical Areas Map, portions of the site are designated as Seismic Hazard Area (eastern lower edge adjacent to Willows Road NE), Erosion Hazard Area (western upper edge), Wetland Area (western upper edge), and Landslide Hazard Area (extreme upper northwest area). Please refer to SEPA Checklist item B (Water) and **Attachment B** for detail on stream conditions on the site based on detailed site investigation.*

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

The Building X Project would contain up to 1,780 employees.

j. Approximately how many people would the completed project displace?

Based on communications with the operator of the existing buildings, approximately 120 people are currently employed on the site.

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

No measures are proposed.

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

- *In accordance with the City of Redmond Comprehensive Plan and Redmond Zoning Code designations of Business Park (BP), the proposal would provide building space to support office and research use.*

- *The Building X Project would be developed in accordance with development standards of the BP zone, including setbacks, building height, and Floor Area Ratio.*
- *Approximately 40% (approximately 3.6 acres) of the site would be retained in vegetated open space, including perimeter buffers.*

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

The project site is not located near agricultural or forest lands.

n. What percentage of the building will be used for:

Warehousing __0%__

Manufacturing __0%__

Office __100%³__

Retail __0%__

Service __0%__

Other __0%__

Residential __0%__

o. What is the proposed I.B.C. construction type?

Building construction type 1B is proposed.

p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?

The proposed Building X Project building would contain 339,010 square feet of building space.

q. How many square feet are available for future expansion (gross square footage including all floors, mezzanines, etc.)?

No future expansions are planned.

³ *The primary use of the proposed project is office and research (including employee amenity spaces such as multi-purpose space presentations and dining, food preparation areas, conference rooms, and roof terraces).*

9. Housing

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

The proposed project does not include housing.

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

No housing presently exists on the project site and no housing would be eliminated.

- c. **Proposed measures to reduce or control housing impacts, if any:**

No housing impacts would occur and no mitigation would be necessary.

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 research program to be housed in the proposed five-story building requires multiple floor heights ranging from 16 to 21 feet, floor to floor. Accordingly, the maximum height of the proposed Building X building is approximately 97 feet. Because the proposed building design incorporates the building into the site hillside (the building would step down the hillside), the perceived height of the building would be less.

It is anticipated that the lower structured parking would be constructed of cast-in-place concrete walls, with metal screening to be provided at some exposed parking tiers. The principal exterior material of the proposed building would be glass and painted insulated metal panels.

- b. **What views in the immediate vicinity would be altered or obstructed?**

Views to the internal developed portions of the site are currently limited from the surrounding area due to topography, and the presence of existing mature trees and understory along the perimeter of the site.

The design of the proposed Building X Project is intended to minimize the potential for views to the site development from surrounding areas, including: incorporating the building into the forested hillside (the building would step down the hillside); the majority of proposed development would overlap with portions of the site currently developed

with building and surface parking/drives; the design allows for retention and integration with existing forest to the extent feasible; the proposed building would be setback from Willows Road NE; and, vegetated buffers would be provided along the site perimeter.

Views to site development from the south would include the vegetated buffer area, with the proposed building and associated driveway area visible beyond. The amount of building area visible from the area to the south would continue to be of office building, but the amount of visible building area would increase compared to current conditions.

Views to the site from the west would continue to primarily consist of the forested hillside area to the immediate west of the site, which would continue to obstruct views to the site from the residential area upslope to the west. Any potential view to proposed site development from the residential area to the west would consist of distant filtered views of rooftop area.

Views from the north of the site would include the vegetated buffer area, with the proposed building and associated driveway area visible beyond. The amount of building area visible from the area to the north would increase compared to current conditions.

Views from Willows Road NE and Willows Run Golf Course to the east would consist of retained perimeter buffer, with building interspersed with retained forest area beyond. Driveway area generally following the alignment of the existing driveways would also be visible.

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

- The majority of proposed development would overlap with portions of the site currently developed with building and surface parking/drives, allowing the Building X Project to retain and augment existing trees and understory to the extent possible;*
- Approximately 40% (approximately 3.6 acres) of the site would be retained in vegetated open space, including perimeter buffers.*

11. Light and Glare

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

The proposed project would generate light and glare typical of a suburban office complex, including building exterior and interior lighting, parking and street lighting (replacement of up to five light poles along site frontage on Willows Road NE), and light associated with motor vehicles. Compared to the existing building on the site, the

proposed project would be taller and contain more transparent surfaces (windows).

Sunlight would be reflected minimally off the south and west facades, with reflections principally blocked by trees or falling within the property creating no hazard or interference with views.

During the morning hours when the sun is in the eastern sky, some reflections off the east façade would not be broken up by the trees (during the first years of occupancy). These reflections would extend perpendicularly from the building across Willows Road and would be seen for brief periods on clear sky mornings that occur primarily mid-July through September. The reflections would move quickly and should cause minimal, if any, interference on the golf course. After 10 years, the increased shading from tree growth would reduce the time that reflections that can be seen from across Willows Road.

Reflections that can be viewed while driving south on Willows Road are minimal, since most reflections are off the east façade toward the east. For a few minutes in the late morning, the sun can be seen in reflection off the façade at the same time the sun is directly ahead of the driver through the windshield. The reflection would be approximately 1/10th the intensity of the view of the solar disc at the same time, and both are easily mitigated with the use of the visor. This very brief view of the reflection along with the sun does not pose any increased risk over the glare from driving toward the sun, which would happen without the building on site.

The design team's daylighting consultant is actively engaged with the Building X project. Exact times of day for these patterns are currently being evaluated

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

Proposed exterior lighting would be designed consistent with applicable provisions of RZC 21.34, and light and glare associated with the proposed project is not expected to cause a safety hazard nor interfere with views. This assessment has been provided by the design team's daylighting consultant.

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

Existing sources of light within the project site include interior building lighting visible through windows, exterior building lighting, street and parking lot lighting, and vehicles entering and exiting the area. Existing sources of light surrounding the project site include lighting associated

with nearby office buildings, traffic on Willows Road NE, and street lighting.

Replacement street lighting along Willows Road NE would comply with applicable City of Redmond standards (including RZC 21.34) related to pole height, fixture type and light levels.

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

- Exterior lighting would be designed according to applicable City of Redmond standards (RZC 21.34) and would be shaded and/or directed downward to minimize the light and glare to adjacent properties.
- Perimeter vegetation would be retained to limit the potential for light and glare to surrounding uses.
- Building design would consider low reflective glass to minimize the potential for glare.

12. Recreation

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

The Redmond Parks and Trails Map (page 10.13 of Redmond 2030) indicates that Willows Creek Park (0.5 mile to the south), Sammamish Valley Park (1.0 mile to the north), the Redmond Central Connector Trail (0.3 miles to the southeast) and the Sammamish River Trail (0.5 mile to the east) are the primary City of Redmond recreational facilities in the site vicinity. North Rose Hill Woodland Park and Mark Twain Park in the City of Kirkland are located to the west of the site. The site is also located across Willows Road NE from the Willows Run Golf Complex.

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

The project would not displace any recreational uses.

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

No impacts to recreation would occur and no mitigation measures are proposed.

13. Historic and Cultural Preservation

- a. **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.**

The Building X Project site does not contain any buildings or structures that have been listed or determined to be eligible for listing in national, state or local preservation registries.

- b. **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.**

*The cultural resources report prepared for the Building X Project indicates that there are no recorded cultural resources on the site and that there is a "low likelihood" of encountering cultural resources on the site (see **Attachment E** for detail).*

- c. **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.**

*Archival research conducted included review of the Washington Department of Archaeological and Historic Preservation (DAHP) WISSAARD database, National Register of Historic Places (NRHP), Washington Heritage Register, King County Landmark List, and Redmond Heritage Resource Register (see **Attachment E** for detail).*

- d. **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.**

- In the event that archaeological deposits are inadvertently discovered during construction in any portion of the site, ground-disturbing activities should be halted immediately, and the Project proponent should be notified. The Project proponent would then contact DAHP and the interested Tribes, as appropriate.*
- Any human remains that are discovered during project-related excavation would be treated with dignity and respect. In the event that human remains are discovered, procedures*

consistent with RCW 68.50 Human Remains, RCW 68.60: Abandoned and Historic Cemeteries and Historic Graves, and RCW 27.44: Indian Graves and Records, would be implemented (see **Attachment E** for detail).

14. Transportation

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

*Major streets serving the site include Willows Road NE, NE 124th St., Redmond-Woodinville Road, Totem Lake Blvd., NE 116th St., 148th Ave. NE, Slater Ave NE., and NE 100th St. Proposed access would be from two existing driveways off Willows Road NE (refer to **Figure 4**).*

- b. **Is site or affected geographic area currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

Several bus stops are located adjacent to the site along Willows Road NE. Buses serving these stops include Sound Transit Buses 243 and 244 (both serving Overlake to Kenmore routes), and Demand Area Response Transit (DART) Bus 930 (serving Kingsgate to Redmond route). These routes offer connections to multiple Park and Ride facilities, allowing for connections to a variety of other routes.

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

The proposed Building X Project includes approximately 794 parking stalls. The site currently contains 230 surface parking stalls that would be removed with the project.

- d. **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).**

A Transportation Impact Analysis was completed documenting the transportation related impacts of the project. The project is proposing to signalize the southern driveway to the site improving vehicle ingress/egress from the site and non-motorized connections to facilities on the east side of Willows Road, as well as providing a fee-in-lieu agreement to defer road widening (see Attachment F).

The applicant has identified a number of conceptual improvements to the transit stop on the east side of Willows Road, near the proposed traffic signal. These improvements will improve the connection from the site to the existing bus stop. The conceptual improvements include a paved walking surface from the proposed traffic signal located at the main access point, north to the stop as well as a raised platform meeting the King County and City of Redmond standards. The details of the improvements will be worked out through the City of Redmond's Consolidated Civil Review process.

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

The Sound Transit Link light rail is proposed to begin service to downtown Redmond by 2024. Some employees may utilize the light rail as part of their commute to the project site.

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

The Building X Project is estimated to generate approximately 3,468 daily trips, representing an increase of approximately 3,060 trips as compared to the existing conditions. The project is expected to increase the AM peak hour trip generation for the site by 283 trips and the PM peak hour trips by 318.

- g. **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.

- h. **Proposed measures to reduce or control transportation impacts, if any.**

The Building X Project would have a Transportation Management Plan (TMP) that would include programs to encourage non-auto travel including extensive on-site bicycle amenities. Although not specifically identified as an element of the TMP, the Building X Project would also have a robust shuttle system providing inter-campus routes, home-

based routes for employee commuting options, and considerations for first/last mile connectivity to regional transit centers.

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)? If so, generally describe.**

It is anticipated that the Building X Project would generate an incremental need for increased public services (primary police/fire/EMS) due to the increase in the number of employees on the site. To the extent that emergency service providers have planned for gradual increases in service demands, no significant impacts are anticipated.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

No significant impacts to Public Services are anticipated, as existing service providers are expected to have adequate service capacity to serve the site. No mitigation measures are proposed.

16. Utilities

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**

All utilities are currently available at the site.

- 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 immediate vicinity that might be needed.**

Existing utility providers (City of Redmond for water and sewer, and Puget Sound Energy for electricity) would be maintained for the proposed Building X Project. Utility improvements would include development of a water system loop around the building to provide adequate fire hydrant coverage. Upgrades to the existing electrical service to accommodate the new building loads is anticipated. Sanitary sewer service to the building would be upgraded to meet the new building loads.

C. SIGNATURES

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

Applicant Signature:



Name of Signee:

Richard Schipanski

Position and Agency/Organization

EA Engineering, Science, and Technology, Inc. PBC

Relationship of Signer to Project:

SEPA Consultant

Date submitted:

February 8, 2019

Updated June 20, 2019

Updated August 14, 2019

Updated October 16, 2019