

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

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

PROJECT INFORMATION

PROJECT NAME: Microsoft Refresh-Site/Garage

SEPA FILE NUMBER: SEPA-2020-00006

PROJECT DESCRIPTION:

Construction of 1,275 underground Geowells

PROJECT LOCATION: One Microsoft Way

SITE ADDRESS:

APPLICANT: Michael Huey

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: Aaron Ruffin

PHONE NUMBER: 425-556-2925

EMAIL: aruffin@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.

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

'X' 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 01/27/2020.**

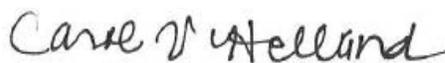
APPEAL PERIOD

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 02/11/2020**, 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.

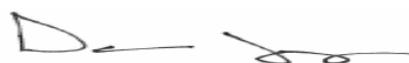
DATE OF DNS ISSUANCE: January 13, 2020

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

RESPONSIBLE OFFICIAL: Carol V. Helland
Interim Planning Director

SIGNATURE: 

RESPONSIBLE OFFICIAL: Dave 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: Aaron L. Ruffin

Date of Review: 1/3/2020

To Be Completed By Applicant	Evaluation for Agency Use Only
A. BACKGROUND	
1. Name of proposed project, if applicable: Microsoft Campus Modernization [Refresh] - Geowells Addendum	ALR +
2. Name of applicant: Microsoft Corporation	ALR
3. Address and phone number of applicant and contact person: One Microsoft Way, Redmond, WA. 98052-6399 Contact: Michael Huey, 425-223-7102	ALR
4. Date checklist prepared: 11/22/2019	Updated 12/20/19 and 1/3/20
5. Agency requesting checklist: City of Redmond	ALR
6. Give an accurate, brief description of the proposal's scope and nature: i. Acreage of the site: <u>8.5 (of 80)ac</u>	ALR
ii. Number of dwelling units/ buildings to be constructed: <u>0</u>	ALR
iii. Square footage of dwelling units/ buildings being added: <u>0</u>	ALR
iv. Square footage of pavement being added: <u>0</u>	ALR
v. Use or principal activity: <u>Mech Heating & Cooling</u>	ALR
vi. Other information: <u>1,275 geowells, 550 ft deep</u>	ALR
7. Proposed timing or schedule (including phasing, if applicable): Geowell construction to start in mid-February 2020 and construction is anticipated to complete by February 2022.	ALR

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain.</p> <p>Geowells Addendum is related to separate checklist for Microsoft Campus Modernization [Refresh], New Garage & Infrastructure. Subsequent Site Plan Entitlement and building permit applications will be submitted for the buildings included in the Project.</p>	<p>ALR</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>Overlake SEPA Planned Action and Critical Areas, Geotechnical and Storm Water Reports, Sammamish_Report_Geothermal Well Field Hydro Evaluation and separate Checklist (Campus [Refresh] New Garage & Infrastructure). The foregoing analyses are attached hereto and incorporated herein by this reference.</p>	<p>ALR</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>ALR</p>
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>Department of Ecology will receive drilling logs for each geowell. Geo-exchange source wells will be registered with the Washington State Department of Ecology as a Class V UIC. A mechanical permit has been filed with the City of Redmond.</p>	<p>ALR</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 wellfield consists of approx. 1,275 closed-loop geo-exchange wells as part of a ground-source heat pump system. The wells will be approximately 550' deep and will be installed in an approx. 15-ft. hexagonal grid pattern. Each consists of a 1¼" diameter closed-loop HDPE pipe installed in approx. 6" diameter grouted hole.</p>	<p>ALR</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 wellfield will be built along the SE portions of the 80-acre project bounded by 156th Avenue NE on the west; NE 36th Street on the north; NE 31st Street on the east; and NE 31st Street/NE 28th Street on the south.</p> <p>Lot 100 of the Amendment to City of Redmond Binding Site Plan No. L040040 for Microsoft Main Campus, as recorded under Recording No. 20190402000165, records of King County.</p>	<p>ALR</p>
<p>B. ENVIRONMENTAL ELEMENTS</p> <p>1. Earth</p> <p>a. General description of the site</p> <p><input checked="" type="checkbox"/> Flat</p> <p><input type="checkbox"/> Rolling</p> <p><input type="checkbox"/> Hilly</p> <p><input 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 steepest slopes on the Site are located in an approximately 1 acre portion of the Site that lies within a ravine in the SE corner of the Site. The general eastern boundary of the Site has approximately 3.5 acres with grades up to 12%. Most of the Site has grades between 1% and 6%.</p>	<p>Site was previously developed with office buildings as part of the Microsoft Campus.</p> <p>ALR</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>Soils consist generally of fill under existing paved areas and around some buildings and fields, with varying moderate depth glacial till (15 to 20 feet) under most of the site area. Below the till layer there is advance outwash overlying transitional beds forming a deep thick aquitard. This overlies the Olympia Formation which forms the Sea-Level Aquifer in which the geowells terminate.</p>	<p>ALR</p>
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe.</p> <p>A portion of the site is a Landslide Critical Area. A 15' buffer has been granted by the City of Redmond in the 01.22.19 Letter. The land is stable in the area of the GeoWells.</p>	<p>Project subject to RZC Chapter 21.64.010 Critical Areas</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>Site excavation/ areas of fill are related to building construction, per separate checklist for Microsoft Campus Modernization [Refresh]. The estimated volume of earth removed is 5,100 cubic yards. The estimated volume of grout to be installed is 923,748 gallons.</p>	<p>Project subject to RMC Chapter 15.24 Clearing/ Grading and Stormwater Management</p>
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Erosion is possible but not likely as approved Temporary Erosion Control Measures consistent with local, state, and federal regulations will be implemented.</p>	<p>Project subject to RMC Chapter 15.24 Clearing/ Grading and Stormwater Management</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>Not applicable as the geowell scope does not include any impervious surfaces. See separate checklist for Microsoft Campus Modernization [Refresh], New Garage & Infrastructure.</p>	<p>All other project components outside of this particular scope subject to RZC 21.12 Overlake 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>Project will follow all requirements of the NPDES Permit. See separate checklist for Microsoft Campus Modernization [Refresh], New Garage & Infrastructure.</p>	<p>Project subject to RMC Chapter 15.24 Clearing/Grading and Stormwater Management</p>
<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>Yes. Estimated volume of earth removed: 5,100 cubic yards.</p>	<p>Project subject to RMC Chapter 15.24 Clearing/Grading and Stormwater Management</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>During construction: dust, equipment exhaust, and vehicle exhaust. The grout will be dealt with appropriately with the operators wearing dust masks during mixing, hopper lids closed during mixing, water will be available as an added precaution, unmixed product will not be opened outside the mixing plant. +</p>	<p>Project subject to receiving Air Operating Permits and Puget Sound Air Quality Agency requirements</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>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>Project shall comply with all applicable local, state, and federal regulations, including the Puget Sound Clean Air Agency (PSCAA) regulations for construction activity. The grout will be dealt with appropriately with the operators wearing dust masks during mixing, hopper lids closed during mixing to eliminate material from becoming airborne outside the mixing hopper, water (hose or misters) will be available as an added precaution, unmixed product will not be opened outside the mixing plant. It won't be a +</p>	<p>ALR</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>There are two existing wetlands and two small streams southeast of the Project limits.</p> <p>The wetlands and streams are not in the GeoWell area.</p> <p>See separate checklist for Microsoft Campus Modernization </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 portion of the Site's drainage will be directed towards the wetlands to provide hydrologic support, discharging within previously disturbed areas of the buffer, but outside of the wetland limits. Mitigation for this work will be completed as required. See separate checklist for Microsoft Campus </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 will be placed in or removed from surface waters or wetlands.</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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give general description, purpose, and approximate quantities if known.</p>	<p>ALR</p> <p>Project subject to RMC Chapter 15.24 Clearing/Grading and Stormwater Management along with the Stormwater Handbook</p> <p>Project subject to RMC Chapter 15.24 Clearing/Grading and Stormwater</p> <p>ALR</p>

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>[Yellow shaded area for response]</p>	<p>ALR</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>[Yellow shaded area for response]</p>	<p>ALR</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>[Yellow shaded area for response]</p>	<p>ALR</p>
<p>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <p>[Yellow shaded area for response]</p> <p>Not applicable because Geowells are underground. See separate checklist for Microsoft Campus Modernization [Refresh], New Garage & Infrastructure.</p>	<p>ALR</p>
<p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts.</p> <p>[Yellow shaded area for response]</p> <p>None known.</p>	<p>ALR</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>No ground water will be withdrawn. Any contact with groundwater during the drilling process will be with materials (drilling fluids, grout) certified for contact with drinking water per NSF 60. In the event of a failure of a geo-exchange well, a decommissioning plan will be followed per WAC 173-218-120. Refer to the attached decommissioning plan in the RFI 87</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>No waste material will be discharged into the ground.</p>	<p>ALR</p> <p>ALR</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>Not applicable because Geowells are underground and a closed loop system. See separate checklist for Microsoft Campus Modernization [Refresh], New Garage & Infrastructure.</p>	<p>ALR</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>No waste material will be discharged into the ground. The geo-exchange fluid contained within the piping is a closed loop system.</p>	<p>ALR</p>
<p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>No, the proposal does not alter or affect drainage patterns.</p>	<p>Project subject to RMC Chapter 15.24 Clearing/Grading and Stormwater Management along with the Stormwater Handbook</p>
<p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p> <p>The geowells have no impact on surface, ground, runoff water, or drainage impacts. Project shall comply with all applicable local, state, and federal regulations, including the City's codes and standards. Measures include detention, water quality, flow dispersion and targeted discharges needed to support the wetlands.</p>	<p>Project subject to RMC Chapter 15.24 Clearing/Grading and Stormwater Management along with the Stormwater Handbook</p>
<p>4. Plants</p> <p>a. Select types of vegetation found on the site:</p> <p>Deciduous Tree: Alder <input checked="" type="checkbox"/> Maple <input checked="" type="checkbox"/> Aspen <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/></p> <p>Evergreen Tree: Cedar <input checked="" type="checkbox"/> Fir <input checked="" type="checkbox"/> Pine <input checked="" type="checkbox"/> Other <input 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 checked="" type="checkbox"/> Other <input type="checkbox"/></p> <p>Water plants: Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> <input type="checkbox"/></p> <p>..... Other <input type="checkbox"/></p>	

To Be Completed By Applicant	Evaluation for Agency Use Only																				
<p>Other types of vegetation (please list)</p> <p>Ornamental plantings.</p> <p>b. What kind and amount of vegetation will be removed or altered? Not applicable to Geowells. See separate checklist for Microsoft Campus Modernization [Refresh], New Garage & Infrastructure.</p> <p>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>	<p>ALR</p> <p>ALR</p>																				
<table border="1"> <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>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Percentage (%)</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	0	0	0	0	Significant (6" – 30" dbh*)	0	0	0	0	Percentage (%)	0	0	0	0	<p>ALR</p>
Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)																	
Landmark (>30" dbh*)	0	0	0	0																	
Significant (6" – 30" dbh*)	0	0	0	0																	
Percentage (%)	0	0	0	0																	
<p><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>* DBH – Diameter at breast height</p> <p>d. List threatened or endangered species known to be on or near the site.</p> <p>None known.</p>	<p>Project subject to RZC 21.64.020 Fish and Wildlife Habitat Conservation</p>																				

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>Not applicable because Geowells are underground. See separate checklist for Microsoft Campus Modernization [Refresh], New Garage & Infrastructure.</p>	<p>ALR</p>
<p>f. List all noxious weeds and invasive species known to be on or near the site.</p> <p>None known.</p>	<p>ALR</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 checked="" type="checkbox"/> Heron <input type="checkbox"/> Eagle <input checked="" type="checkbox"/> Songbirds <input checked="" type="checkbox"/> Other <input 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>ALR</p>
<p>b. List any threatened or endangered species known to be on or near the site.</p> <p>None known.</p>	<p>Project subject to RZC 21.64.020 Fish and Wildlife Habitat Conservation</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>The Site is located in the Pacific Flyway.</p>	<p>Project subject to RZC 21.64.020 Fish and Wildlife Habitat Conservation</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>Not applicable because Geowells are underground. See separate checklist for Microsoft Campus Modernization [Refresh], New Garage & Infrastructure.</p>	<p>Project subject to RZC 21.64.020 Fish and Wildlife Habitat Conservation</p>
<p>e. List any invasive animal species known to be on or near the site.</p> <p>None known.</p>	<p>Project subject to RZC 21.64.020 Fish and Wildlife Habitat Conservation</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>Electric ground source heat pumps will transfer heat to and from the earth via 1,275 GeoWells at depth of 550' installed throughout the site. The GeoWells will be served by backup generators in the event of power outage.</p>	<p>Project subject to RZC 21.67 Green Building Incentive Program (GBP)</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>ALR</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> <p>The geowell system will provide ground source heating and cooling to the central mechanical systems of the above ground offices and central utility plant. Operation will be balanced to prevent net temperature change of the surrounding ground around the field over the long term. See GeoEngineer's report attached.</p>	<p>Project subject to RZC 21.67 Green Building Incentive Program (GBP)</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 or 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>For installation, all chemicals are NSF 60 certified for contact with drinking water. For operation, the geo-exchange system is a closed loop. Chemicals would only be exposed in the event of a catastrophic failure. The chemicals in their diluted form do not.</p> <p>1. Describe any known or possible contamination at the site from present or past practices.</p> <p>No known existing or past practices that could result in possible contamination. Practices used for the installation and operation of the geo-exchange field are discussed in item 7.a above.</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 existing hazardous chemicals/conditions are known within the project. The existing natural gas line will be decommissioned.</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>Chemicals used during construction of the geo-exchange field: BENSEAL, Quik-Trol Gold LV, TRU-BORE, PowerTEC, Thermal Grout Lite Chemicals used during operation of the geo-exchange field: WAM CLWT 101 600-800 ppm, ODYTHER The backup generator will be fueled with number 2 fuel oil.</p>	<p>Project subject to RMC 6.36 Noise Standards and Sections of RMC Title 13 Water and Sewers</p> <p>Project subject to RMC Title 13 Water and Sewers</p> <p>Project subject to RMC Title 13 Water and Sewers</p> <p>Project subject to RMC Title 13 Water and Sewers</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>4. Describe special emergency services that might be required.</p> <p>No emergency services required from the City.</p> <p>During application of chemicals an eyewash will be available for the operators in case of exposure to the full strength chemicals.</p>	<p>ALR</p>
<p>5. Proposed measures to reduce or control environmental health hazards, if any.</p> <p>Environmental health hazards are reduced/eliminated by use of NSF 60 certified construction additives. Chemicals used during operation will be contained within a fully welded closed-loop HDPE pipe. The dilution of the operational chemicals with city water at the levels stated should not result in any environmental impact should a leak occur.</p>	<p>ALR</p>
<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>Not applicable because Geowells are underground. See separate checklist for Microsoft Campus Modernization [Refresh], New Garage & Infrastructure.</p>	<p>Project subject to RMC 6.36 Noise Standards</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>During construction there will be construction/vehicle noise. The drilling of the GeoWells is anticipated not to exceed that of the excavation work underway. Work on the site is to be completed over the course of 1 shift between 6AM - 4:30 PM.</p>	<p>Project subject to RMC 6.36 Noise Standards. Noise generated outside of construction hours requires noise deviation request.</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 equipment will be equipped with noise suppression devices and construction equipment not being used will be turned off. Project will comply with applicable noise standards. The nearest residential unit is located approximately 500' from the construction site with a 300' tree buffer. To the extent possible, haul routes will be located along commercial streets.</p>	<p>Project subject to RMC 6.36 Noise Standards. Noise generated outside of construction hours requires noise deviation request.</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>Office uses are the current use and the proposed use after the Project is constructed. The proposal will not affect current land uses on nearby or adjacent properties.</p>	<p>ALR</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>The Site has not been used for working farmlands or forest for many years, if ever. No long term agricultural or forest land will be converted.</p>	<p>ALR</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>No.</p>	<p>ALR</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>c. Describe any structures on site.</p> <p>There are no structures on site.</p>	<p>ALR</p>
<p>d. Will any structures be demolished? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, what?</p>	<p>ALR</p>
<p>e. What is the current zoning classification of the site?</p> <p>Overlake Business and Technology</p>	<p>ALR</p>
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Overlake Neighborhood Employment Area and Urban Center</p>	<p>ALR</p>
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>Not applicable.</p>	<p>ALR</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>A portion of the site is Landslide and Wetlands.</p> <p>The GeoWells are not located in these areas.</p>	<p>Project subject to RZC 21.64 Critical Areas Regulation</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>Not applicable because Geowells are underground. See separate checklist for Microsoft Campus Modernization [Refresh], New Garage & Infrastructure.</p>	<p>ALR</p>
<p>j. Approximately how many people would the completed project displace?</p> <p>None.</p>	<p>ALR</p>
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>Not applicable because Geowells are underground. See separate checklist for Microsoft Campus Modernization [Refresh], New Garage & Infrastructure.</p>	<p>ALR</p>
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>Not applicable because Geowells are underground. See separate checklist for Microsoft Campus Modernization [Refresh], New Garage & Infrastructure.</p>	<p>ALR</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>Not applicable because Geowells are underground. See separate checklist for Microsoft Campus Modernization [Refresh], New Garage & Infrastructure.</p>	<p>ALR</p>
<p>n. What percentage of the building will be used for:</p> <p>Warehousing <u> N/A </u></p> <p>Manufacturing <u> N/A </u></p> <p>Office <u> N/A </u></p> <p>Retail <u> N/A </u></p>	

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>Service (specify) <u> N/A </u></p> <p>Other (specify) <u> N/A </u></p> <p>Residential <u> N/A </u></p>	ALR
<p>0. What is the proposed I.B.C. construction type?</p> <p>Not applicable for Geowells. See separate checklist for Microsoft Campus Modernization [Refresh], New Garage & Infrastructure.</p>	ALR
<p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?</p> <p>Not applicable for Geowells.</p>	ALR
<p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)?</p> <p>Not applicable for Geowells.</p>	ALR
<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>None.</p>	ALR

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>None.</p>	<p>ALR</p>
<p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>None.</p>	<p>ALR</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>Not visible. Geowells will be constructed below grade.</p>	<p>ALR</p>
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>None.</p>	<p>ALR</p>
<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>None.</p>	<p>ALR</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>Temporary construction lighting, matching the current lighting system, will be utilized for early morning and later afternoon work as needed.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>None.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>None.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>The temporary construction lighting is utilized in the areas of work and turned off when not needed.</p>	<p>ALR</p> <p>ALR</p> <p>ALR</p> <p>ALR</p>
<p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>There are four private sports fields on the site along with passive walking/jogging trails throughout the campus.</p>	<p>ALR</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>Not applicable because Geowells are underground.</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>Not applicable because Geowells are underground.</p>	<p>ALR</p> <p>ALR</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>No.</p>	<p>ALR</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>No. The Site was developed with buildings over the past 33 years. No evidence of cultural or historic resources was discovered during those grading and construction activities. A Cultural Resource Report, dated 08.02.18, has been completed.</p>	<p>Project subject to 21.30 Historic and Archeological Resources</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>Consultants have prepared a cultural report to assess potential impacts to cultural and historic resources. See separate checklist for Microsoft Campus Modernization [Refresh], New Garage & Infrastructure.</p>	<p>Project subject to 21.30 Historic and Archeological Resources</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>Contractors are instructed to follow the Inadvertent Discovery Plan, to stop work and notify the Project Manager if any cultural or historic resources are discovered during grading or excavation.</p>	<p>Project subject to 21.30 Historic and Archeological Resources</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 style="background-color: #ffffcc; padding: 5px;">SR 520 is the main highway access to the Site. The Site is served by 156th Avenue NE, 36th Street NE, 31st Street NE and Bel-Red Road.</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 style="background-color: #ffffcc; padding: 5px;">The Site is currently served by multiple bus routes as well as the Microsoft Connector, a private bus route. The completed Project will be served by those same buses as well as the Sound Transit East Link light rail line located one block to the northwest of the Project.</p> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <p style="background-color: #ffffcc; padding: 5px;">Not applicable for Geowells because the project is underground. See separate checklist for Microsoft Campus Modernization [Refresh], New Garage & Infrastructure.</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 style="background-color: #ffffcc; padding: 5px;">No.</p>	<p style="text-align: center; background-color: #c8e6c9; padding: 10px;">ALR</p>

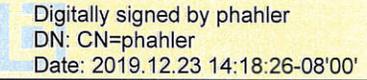
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>No.</p>	<p>ALR</p>
<p>f. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>0</u> 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? _____ How many of these trips occur in the p.m. peak hours? _____ 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>Not applicable for Geowells because the project is underground. See separate checklist for Microsoft Campus Modernization [Refresh], New Garage & Infrastructure.</p>	<p>ALR</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>ALR</p>
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>No transportation impacts for Geowells.</p>	<p>ALR</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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe.</p> <div style="background-color: #ffffcc; height: 120px; width: 100%;"></div> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <div style="background-color: #ffffcc; height: 100px; width: 100%; padding: 5px;"> <p>No impacts caused by Geowells.</p> </div>	<div style="background-color: #c8e6c9; height: 120px; width: 100%; display: flex; align-items: center; justify-content: center;"> <p>ALR</p> </div> <div style="background-color: #c8e6c9; height: 100px; width: 100%; display: flex; align-items: center; justify-content: center;"> <p>ALR</p> </div>
<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 checked="" type="checkbox"/> Other 	<div style="background-color: #c8e6c9; height: 300px; width: 100%; display: flex; align-items: center; justify-content: center;"> <p>ALR</p> </div>

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>No utilities are proposed for the project. During construction, temporary use of the existing construction fire hydrants will occur for temporary water (with a backflow preventer and city meter). TP-15 will supply temporary power. Decommissioning of the natural gas is underway. </p>	<p>ALR</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: phahler  Digitally signed by phahler
DN: CN=phahler
Date: 2019.12.23 14:18:26-08'00'

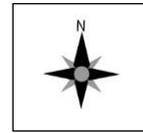
Name of Signee: Patricia Hahler for Michael Huey

Position and Agency/Organization: Senior Project Manager/CBRE

Relationship of Signer to Project: Project Manager

Date Submitted: 01/02/2020

Vicinity Map



SEPA-2020-00006, Microsoft Refresh

Address: One Microsoft Way

Parcel Number(s): 5503001000

