



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

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

PROJECT INFORMATION

PROJECT NAME: Redmond City Center

SEPA FILE NUMBER: SEPA-2017-00200

PROJECT DESCRIPTION:

Construction of a nine-story mixed use building in two towers, with approximately 425 residential units and 49,000 sq. ft. of retail space.

PROJECT LOCATION: 16135 NE 85th Street

SITE ADDRESS: 16135 NE 85TH ST
REDMOND, WA 98052

APPLICANT: Oscar Del Moro

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: Gary Lee

PHONE NUMBER: 425-556-2418

EMAIL: glee@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 05/30/2017.**

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 06/13/2017**, 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: May 16, 2017

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

RESPONSIBLE OFFICIAL: Robert G. Odle
Planning Director

SIGNATURE: _____

RESPONSIBLE OFFICIAL: Linda E. De Boldt
Public Works Director

SIGNATURE: _____

Address: 15670 NE 85th Street Redmond, WA 98052



CITY OF REDMOND

ENVIRONMENTAL CHECKLIST

Project Action

Purpose of Checklist:

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

Instructions for Applicants:

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

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

For Agency Use Only

Planner Name

Gary Lee

Date of Review

5/8/17

To be completed by applicant	Evaluation for Agency Use only
<p>A. BACKGROUND</p> <p>1. Name of proposed project, if applicable: Redmond City Center</p> <p>2. Name of applicant: Jackson Main Architecture</p> <p>3. Address and phone number of applicant and Contact person: 311 First Avenue South Seattle, WA 98104 Katerina Prochaska</p> <p>4. Date checklist prepared: 12-05-2016</p> <p>5. Agency requesting checklist: City of Redmond</p> <p>6. Give an accurate, brief description of the proposal's scope and nature:</p> <p>i. Acreage of the site: 2.3 _____</p> <p>ii. Number of dwelling units/ buildings to be constructed: <u>416</u></p> <p>iii. Square footage of dwelling units/ buildings being added: 253,110 sf</p> <p>iv. Square footage of pavement being added: <u>9,515 SF</u></p> <p>v. Use or Principal Activity: <u>Residential, Office, Retail</u></p> <p>vi. Other information: <u>Total Office: 111,890 sf; Total Building: 587,090 sf</u></p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>Updated 4/26/17</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

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<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>Construction Phasing: Phase 1 - Podium: Completion Spring 2019 Phase 1 - Tower A: Completion Summer 2020 Phase 2 - Tower B: Completion 2021</p> <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>9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.</p> <p>GeoTech Report, Arborist Report, Stormwater report, Traffic study</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>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

To be completed by applicant	Evaluation for Agency Use only
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>Land Use Approval for all Phases Phase 1 - Building Permit Phase 2 - Building Permit Phase 3 - Building Permit</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. (Lead agencies may modify this form to include additional specific information on project description.)</p> <p>THE CONSTRUCTION OF ONE MIXED USE BUILDING WITH (2) NINE STORY RESIDENTIAL/OFFICE TOWERS WITH A TOTAL OF 303 UNITS & 111,890 SF OF OFFICE SPACE ATOP A TWO STORY PARKING/RETAIL PODIUM. APPROXIMATELY 42,830 SF OF RETAIL TO INCLUDE AN URBAN GROCERY STORE AND SMALLER RETAIL SPACES APPROPRIATE TO BIKE REPAIR OR COFFEE SHOPS. PROJECT TO INCLUDE A LARGE PUBLIC PLAZA AND ACCESS TO ADJACENT SITES.</p> <p>ALTERNATIVE OPTION 2 TRADES OFFICE SPACE FOR ADDITIONAL RESIDENTIAL UNITS FOR A TOTAL OF 425 MAXIMUM UNITS AND 0 SF OF OFFICE SPACE.</p> <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>16135 NE 85TH ST. REDMOND, WA 98052 QUARTER/SECTION/TOWNSHIP/RANGE: SE-2-25-5 PARCEL NUMBER: 022505-9142</p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

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<p>B. <u>ENVIRONMENTAL ELEMENTS</u></p> <p>1. Earth</p> <p>a. General description of the site (check one)</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>Urban infill site. Site currently occupied by former United States Post Office.</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 is generally flat with gentle slopes across the site for drainage purposes. The steepest slope on-site is approximately 5%.</p> <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 prime farmland.</p> <p>2-4' of silty sand/gravel fill over base of native soil of medium dense sand/gravel.</p> <p>Groundwater encountered at approximately 13'-15' bgs during June 2015 subsurface exploration. City data indicates seasonal high and low groundwater elevations of 9.59'bgs and 16.79' bgs respectively.</p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

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<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 so, describe.</p> <p>e. Describe the purpose, type, location and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>The total approximated excavation is 37,810 CY. This excavation will be required for the new utilities in the Right of Way and the new building on-site. The total approximated fill is 100 CY primarily for trench backfill. The source of fill is to be from a local pit.</p> <p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Erosion will be adequately mitigated during clearing and construction by incorporation of site BMPs and the TESC plan.</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>90%</p> <p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>Specific proposed measures will be referenced on TESC plan and incorporate site BMP's relating to erosion. For example, construction silt fences, filter fabric at storm drains, and/or practices to reduce soil leaving site from construction related equipment.</p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

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<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project? Yes</p> <p>2. Air</p> <p>a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) during construction and when the project is completed: If any, generally describe and give approximate quantities if known. None anticipated.</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 so, generally describe.</p> <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <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, saltwater, lakes, ponds, wetlands)? <input type="checkbox"/> Yes <input checked="" 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>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

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<p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc..</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, if from on site.</p> <p>N/A</p> <p>4. Will the proposal require surface water withdrawals or diversions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>5. Does the proposal lie within a 100-year floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, note location on the site plan.</p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

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<p>6. Does the proposal involve any discharge of waste materials to surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe the type of waste and anticipated volume of discharge.</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>8. Provide details on how your propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <p>9. Does your project propose an increase in fecal coliform levels In surface water? If so, describe impacts.</p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

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<p>b. Ground</p> <p>1. Will ground water be withdrawn, or will water be discharged to ground water? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>Temporary construction dewatering will be necessary to support the below-grade excavations for the new garage. A total construction dewatering flow rate of 720 to 1,300 gpm, with an approximate maximum of 2,000 gpm considering the "worst-case" seasonal high groundwater table elevation, is estimated. Wellpoint dewatering, including a manifold collection system, is feasible for this project. An infiltration trench will allow infiltration of some clean roof water into the ground. The trench is 64 ft. in length and 6 ft. in width with 3 ft. of cover. Approximately 0.69 acres of roof area will be routed to the trench. Water in the trench will infiltrate at approximately 5 in. / hour.</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 proposed septic systems on-site.</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>Surface water runoff will be collected via roof drains, area drains, and catch basins on-site. The collected storm water will be conveyed via a piped system to the existing 48" concrete drainage pipe located in the City of Redmond Right of Way along NE 85th Street. Collected runoff will then follow the City's existing downstream storm system.</p> <p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>No</p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

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<p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>Surface water runoff will be collected via roof drains, area drains, and catch basins and be conveyed to the City system. The site is located within a fee in lieu of storm drainage basin, therefore, no detention is provided on-site. Approximately 0.69 acres of clean roof water will be allowed to infiltrate into the ground via an infiltration trench.</p> <p>4. Plants</p> <p>a. Check and select types of vegetation found on the site:</p> <p><input checked="" type="checkbox"/> Deciduous Tree: <input type="checkbox"/> Alder <input checked="" type="checkbox"/> Maple <input type="checkbox"/> Aspen <input checked="" type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> Evergreen Tree: <input checked="" type="checkbox"/> Cedar <input checked="" type="checkbox"/> Fir <input type="checkbox"/> Pine <input type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input type="checkbox"/> Grass</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or Grain</p> <p><input type="checkbox"/> Wet soil plants: <input type="checkbox"/> Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/> Skunk cabbage <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Water plants: <input type="checkbox"/> Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Other types of vegetation (please list)</p> <p>Arborvitae, flowering cherries, ivy ground cover</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>All existing vegetation will be removed from the site. Site will be re-planted to meet current landscape standards.</p>	<p>ok</p> <p>ok</p> <p>ok</p>

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<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> <table border="1" data-bbox="367 474 1170 926"> <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>2</td> <td>2</td> <td>0</td> <td>0</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>34</td> <td>34</td> <td>0</td> <td>0</td> </tr> <tr> <td>Percentage (%)</td> <td>100</td> <td>100</td> <td>0</td> <td>0</td> </tr> </tbody> </table> <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. None.</p> <p>e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: None.</p>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	2	2	0	0	Significant (6" – 30" dbh*)	34	34	0	0	Percentage (%)	100	100	0	0	<p>ok</p> <p>Exception Request to preserve existing trees to be granted per RZC 21.72.090.B.1.e.</p> <p>ok</p> <p>ok</p>
Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)																	
Landmark (>30" dbh*)	2	2	0	0																	
Significant (6" – 30" dbh*)	34	34	0	0																	
Percentage (%)	100	100	0	0																	

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<p>5. Animals</p> <p>a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site</p> <p><input type="checkbox"/> Birds: <input type="checkbox"/> Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input type="checkbox"/> Songbirds <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Mammals: <input type="checkbox"/> Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Fish: <input type="checkbox"/> Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring</p> <p><input type="checkbox"/> Shellfish <input type="checkbox"/> Other</p> <p>b. List any threatened or endangered species known to be on or near the site None.</p> <p>c. Is the site part of a migration route: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, explain?</p> <p>d. Proposed measures to preserve or enhance wildlife, if any: N/A</p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</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</p>	<p>ok</p>

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<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 so, generally describe.</p> <p>No known current solar energy collection on adjacent properties.</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>Residential Towers designed with significant courtyards to provide natural daylight to all residential units. Increase daylight will decrease need for electric lighting.</p>	<p>ok</p> <p>ok</p>
<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 so, describe.</p> <p>1. Describe special emergency services that might be required.</p> <p>2. Proposed measures to reduce or control environmental health hazards, if any:</p>	<p>ok</p> <p>ok</p> <p>ok</p>

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<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>This site is located in an urban downtown location. Traffic inherent to an urban environment is present. It is adjacent to a Metro bus transit station as well as a Fire station.</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 noise: Fire trucks intermittently leaving the fire station on emergencies using their emergency horns. Intermittent arrival and departure of city buses from the adjacent bus transit station. City traffic from 7am to 7pm approximately.</p> <p>3. Proposed measures to reduce or control noise impacts, if any:</p>	<p>ok</p> <p>ok</p> <p>ok</p>
<p>c. Describe the potential use of the following:</p> <p>1. <input type="checkbox"/> Flammable liquids</p> <p>2. <input type="checkbox"/> Combustible liquids</p> <p>3. <input type="checkbox"/> Flammable gases</p> <p>4. <input type="checkbox"/> Combustible or flammable fibers</p> <p>5. <input type="checkbox"/> Flammable solids</p> <p>6. <input type="checkbox"/> Unstable materials</p> <p>7. <input type="checkbox"/> Corrosives</p> <p>8. <input type="checkbox"/> Oxidizing materials</p> <p>9. <input type="checkbox"/> Organic peroxides</p> <p>10. <input type="checkbox"/> Nitromethane</p> <p>11. <input type="checkbox"/> Ammonium nitrate</p> <p>12. <input type="checkbox"/> Highly toxic material</p>	<p>ok</p>

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<p>13. <input type="checkbox"/> Poisonous gas</p> <p>14. <input type="checkbox"/> Smokeless powder</p> <p>15. <input type="checkbox"/> Black sporting powder</p> <p>16. <input type="checkbox"/> Ammunition</p> <p>17. <input type="checkbox"/> Explosives</p> <p>18. <input type="checkbox"/> Cryogenics</p> <p>19. <input type="checkbox"/> Medical gas</p> <p>20. <input type="checkbox"/> Radioactive material</p> <p>21. <input type="checkbox"/> Biological material</p> <p>22. <input type="checkbox"/> High piled storage (over 12' in most cases)</p> <p>8. Land and Shoreline Use</p> <p>a. What is the current use of the site and adjacent properties? Government - US Post Office.</p> <p>b. Has the site been used for agriculture? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>c. Describe any structures on the site. One story Post Office building.</p>	<p>ok</p> <p>ok</p> <p>ok To be demolished.</p>

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<p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, what? Former United States Post Office</p> <p>e. What is the current zoning classification of the site? TSQ - Town Square zone (Downtown District) Other _____</p> <p>f. What is the current comprehensive plan designation of the site? Downtown Mixed Use Other _____</p> <p>g. If applicable, what is the current shoreline master program designation of the site? Not Applicable Other _____</p> <p>h. Has any part of the site been classified as an "environmentally sensitive" area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, specify. (If unsure check with City)</p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>
<p>i. Approximately how many people would reside or work in the completed project. (option 1) Residents - 305 ~ 550 (303 residential units) Office Employees - 500 Retail - 60 (option 2 alt) Residents - 428-772 (425 residential units) Office Employees - 0 Retail - 60</p> <p>j. Approximately how many people would the completed project displace? Zero (0)</p>	<p>ok</p>

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<p>k. Proposed measures to avoid or reduce displacement impacts, if any: n/a.</p>	<p>ok</p>
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: n/a.</p>	<p>ok</p>
<p>m. What percentage of the building will be used for:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Warehousing <input type="checkbox"/> Manufacturing <input checked="" type="checkbox"/> Office <input checked="" type="checkbox"/> Retail <input type="checkbox"/> Service (specify) <input type="checkbox"/> Other (specify) <input checked="" type="checkbox"/> Residential 	<p>ok</p>
<p>n. What is the proposed I.B.C. construction type?</p> <p>1B</p>	<p>ok</p>
<p>o. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.) 621,830 sf.</p>	<p>ok</p>
<p>p. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions).</p>	

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<p>0</p> <p>9. Housing</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 303 middle income housing (option 1) 425 max middle income housing (option 2 ALT)</p> <p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. 0</p> <p>c. Proposed measures to reduce or control housing impacts, if any: None.</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? 160' Concrete, brick, glass curtain wall, insulated metal panel, and small areas of wood siding.</p> <p>b. What views in the immediate vicinity would be altered or obstructed? As this is a flat site in an urban area, the immediate existing buildings will experience some obstruction to the immediate city surroundings. The project will generate views of the area from the upper floors of residential units.</p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

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<p>c. Proposed measures to reduce or control aesthetic impacts, if any: The mass of the building has been significantly reduced on the upper stories. The office/residential towers are bisected by a public plaza creating two separate towers rather than one large building.</p> <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: The project will have outdoor electric street lights along the edge of the public plaza. Light will be directed at the walking surface of the plaza and shielded from adjacent properties. Plaza and inter-site stairways will feature step lighting.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views: No glare will be directed toward 85th Street as it is located on the north side of the project. Most curtain wall areas do not face adjacent properties.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any: Glazing for areas of curtain wall will be selected to reduce/control glare. Electric lighting for outdoor areas will be shielded from adjacent properties.</p> <p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>n/a</p> <p>ok</p>

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<p>The site is adjacent to an existing city of Redmond Skate Park. The site is located three blocks from a regional bicycle/walking trail located along the Sammamish River Slough.</p> <p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</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>13. Historic and Cultural Preservation</p> <p>a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.</p> <p>No</p> <p>b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.</p> <p>Culturally, this site is located next to Redmond's Skate Park, Bus Transit Center, and Fire Station.</p> <p>c. Proposed measures to reduce or control impacts, if any:</p> <p>The design intent of this project has been to provide public access across this new development to integrate the existing walking trails connecting adjacent streets, skate park, and bus transit center.</p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

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<p>14. Transportation</p> <p>a. Identify public streets and highways service the site, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>The site is located on the south side of a minor arterial, NE 85ht Street. The project would include two curb cuts; main vehicle access for the parking garage and truck access, and another curb cut to the west for emergency vehicles</p> <p>b. Is site currently served by public transit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If not, what is the approximate distance to the nearest transit stop.</p> <p>The site is adjacent to the Redmond Transit Center, which is severed by many routes offering All Day-Frequent, All Day, and Peak-Only services, including RapidRide B Line.</p> <p>Several routes operate along NE 85th Street with the nearest stop located about one block to west of the site.</p> <p>c. How many parking spaces would the completed project have? How many would the project eliminate?</p> <p>The project would have 409 parking spaces, with a capacity for 436 vehicles (including 27 tandem spaces).</p> <p>There are 45 previously-used public parking spaces and 93 Post Office employee spaces that will be eliminated. These are currently not accessible to the public.</p> <p>d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).</p> <p>The project would not include and new roads. The frontage improvements would include a 14' urban walkway.</p> <p>e. How many weekday vehicular trips (one way) per day would be generated by the completed project? _____ If known, indicate when peak volumes would occur. <u>7</u> - <u>9</u> a.m. & - <u>4-6</u> 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? _____</p> <p>The project options are estimated to generate the following net new total trips: Option 1 (2,320 daily trips, 229 AM peak, and 274 PM peak) Option 1 without TMP (2,490 daily trips, 257 AM peak, and 301 PM peak) Option 2 (2,510 daily trips, 175 AM peak, and 240 PM peak) Truck trips are estimated to be about 2% of the daily trips shown based on surveys from other similar developments.</p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

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<p>f. Proposed measures to reduce or control transportation impacts, if any.</p> <p>The project would pay mitigation fees to the City. Option 1 fee would be about \$3.2 million, and Option 2 fee would be about \$2.0 million based on 2017 City fees. The project would restrict left-turns from the site access driveway during peak egress periods (7-9 a.m. and 4-6 p.m.). A pro-rata share towards the NE 79th St/166th Ave NE intersection could also be applied.</p> <p>15. Public Services</p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No. If so, generally describe.</p> <p>Fire, Police services to accommodate mixed-use building.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</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 	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

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<p><input type="checkbox"/> Other</p> <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>Electricity - Puget Sound Energy Domestic Water - City of Redmond Storm water - City of Redmond Sewer - City of Redmond</p>	<p>ok</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.

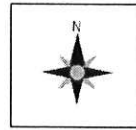
Signature: *Katrina Prochaska*

Date Submitted: APRIL 26, 2017

Relationship of signer to project: ARCHITECT

ok

VICINITY MAP



Redmond City Center

Parcel Number(s): 0225059142

