

2/28/2020













To Be Completed By Applicant	Evaluation for Agency Use Only
<p><b>3. Water</b></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 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> <div style="background-color: #ffffcc; height: 100px; width: 100%;"></div> <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> <div style="background-color: #ffffcc; height: 100px; width: 100%;"></div> <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> <div style="background-color: #ffffcc; padding: 5px;">Not applicable. There are no surface waters or wetlands within the vicinity of the project.</div> <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> <div style="background-color: #ffffcc; padding: 5px;">Dewatering may be required for deep utility installation. The amount, if any, cannot be determined at this time.</div>	<div style="background-color: #c8e6c9; height: 100px; width: 100%;"></div> <div style="background-color: #c8e6c9; height: 100px; width: 100%;"></div> <div style="background-color: #c8e6c9; height: 100px; width: 100%;"></div> <div style="background-color: #c8e6c9; height: 100px; width: 100%;"></div>



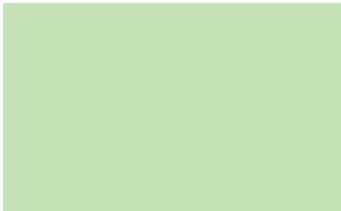
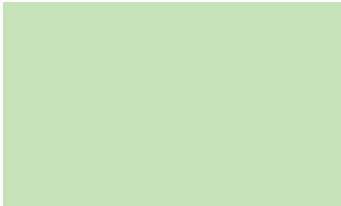

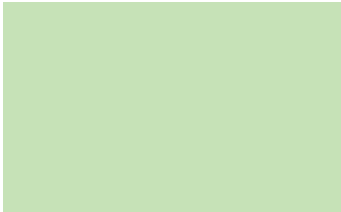
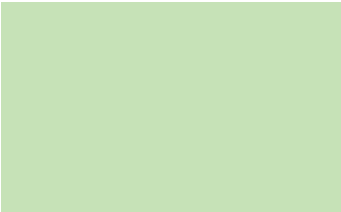
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<p>5. Does the proposal lie within a 100-year floodplain?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, note location on the site plan.</p> <div style="background-color: #ffffcc; height: 80px; width: 100%;"></div>	<div style="background-color: #c8e6c9; height: 80px; width: 100%;"></div>
<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> <div style="background-color: #ffffcc; height: 80px; width: 100%;"></div>	<div style="background-color: #c8e6c9; height: 80px; width: 100%;"></div>
<p>7. Is your property located within the Bear/Evans Creek Watershed (see attached map)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                      If yes, answer questions 8 &amp; 9. If no, go to the next section.</p> <div style="background-color: #ffffcc; height: 80px; width: 100%;"></div>	<div style="background-color: #c8e6c9; height: 80px; width: 100%;"></div>
<p>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <p>Clean roof drainage will be fully infiltrated.</p> <div style="background-color: #ffffcc; height: 80px; width: 100%;"></div>	<div style="background-color: #c8e6c9; height: 80px; width: 100%;"></div>
<p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts.</p> <p>No.</p> <div style="background-color: #ffffcc; height: 80px; width: 100%;"></div>	<div style="background-color: #c8e6c9; height: 80px; width: 100%;"></div>

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<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> <div style="background-color: yellow; height: 100px; width: 100%;"></div> <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> <div style="background-color: yellow; height: 100px; width: 100%;"> <p>Not applicable. The site will be served by sanitary sewers.</p> </div> <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> <div style="background-color: yellow; height: 100px; width: 100%;"> <p>Runoff will be generated from road frontage improvements, driveways, and roof. Drainage generated from the roof will be infiltrated. All other drainage will be routed to the adjacent tight-lined conveyance system which is tributary to the City's regional stormwater facility.</p> </div>	<div style="background-color: #c8e6c9; height: 100%; width: 100%;"></div>


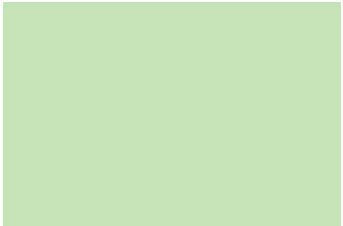


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<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>This would be very unlikely. The only materials that could enter ground or surface waters would be those associated with automobile discharges and yard/garden preparations. Pollutants generated during construction include suspended solids and trace petroleum hydrocarbons.</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 will not alter drainage patterns in the vicinity of the site.</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p> <p>A City approved storm drainage system will be designed and implemented to mitigate any adverse impacts from the development. Temporary erosion control measures will include silt fence and mulching, plastic covering, temporary/permanent seeding, and dust control as needed.</p> <p><b>4. Plants</b></p> <p>a. Select types of vegetation found on the site:</p> <p>Deciduous Tree: Alder <input type="checkbox"/> Maple <input checked="" type="checkbox"/> Aspen <input type="checkbox"/> Other <input checked="" type="checkbox"/></p> <p>Evergreen Tree: Cedar <input type="checkbox"/> Fir <input checked="" type="checkbox"/> Pine <input 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>	<div style="background-color: #c8e6c9; height: 100px; width: 100%;"></div> <div style="background-color: #c8e6c9; height: 100px; width: 100%;"></div> <div style="background-color: #c8e6c9; height: 100px; width: 100%;"></div>

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<p>Other types of vegetation (please list)</p> <div style="background-color: yellow; height: 80px; width: 100%;"></div> <p>b. What kind and amount of vegetation will be removed or altered?</p> <div style="background-color: yellow; padding: 5px;">Trees, ornamental shrubs, and mowed lawn will be removed.</div> <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="237 932 1040 1388"> <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 (&gt;30" dbh*)</td> <td>1</td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>2</td> <td>2</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.</p> <div style="background-color: yellow; padding: 5px;">There are no known threatened or endangered species known to be on or near the site.</div>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	1	1	0	0	Significant (6" – 30" dbh*)	2	2	0	0	Percentage (%)	100%	100%	0	0	<div style="background-color: #c8e6c9; height: 80px; width: 100%;"></div> <div style="background-color: #c8e6c9; height: 120px; width: 100%;"></div> <div style="background-color: #c8e6c9; padding: 10px; text-align: center;">Replacement per RZC 21.72.080 required</div> <div style="background-color: #c8e6c9; height: 100px; width: 100%;"></div>
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Percentage (%)	100%	100%	0	0																	

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<p>e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p style="background-color: #ffffcc; padding: 5px;">Proposed landscaping may include the use of native or drought resistant plants. Due to the proposed development which maximizes development within the allowed building footprint, existing vegetation will be removed. Please reference the Landscape Plans submitted with this proposal.</p> <p>f. List all noxious weeds and invasive species known to be on or near the site.</p> <p style="background-color: #ffffcc; padding: 5px;">There are no known noxious or invasive species known to be on or near the site.</p>	<p style="background-color: #c8e6c9; padding: 5px;">Ecological score achieved RZC 21.32.060</p>
<p><b>5. Animals</b></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 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 style="background-color: #ffffcc; padding: 5px;">No threatened or endangered species are known to be on or near the site.</p> <p>c. Is the site part of a migration route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p> <p style="background-color: #ffffcc; padding: 5px;"></p>	

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<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>Per Redmond Zoning Code, the site will provide landscaping. Non-invasive vegetation and a mix of native plants will be added to the site. A landscape plan has been completed and submitted as part of this package.</p> <p>e. List any invasive animal species known to be on or near the site.</p> <p>There are no known invasive animal species known to be on or near the site.</p>	 
<p><b>6. Energy and Natural Resources</b></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 or Gas will be the primary source of energy used to provide heating and cooling to each home. This form of energy is immediately available to the site.</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>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 requirements of the Uniform Building Code and the State Energy Code will be incorporated into the construction of the buildings. Energy conserving materials and fixtures will be evaluated for the suitability in all new construction.</p>	

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<p><b>7. Environmental Health</b></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><b>1.</b> Describe any known or possible contamination at the site from present or past practices.</p> <p>There are no on-site environmental health hazards known to exist today, nor are there any that will be generated as a direct result of this project.</p> <p><b>2.</b> Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.</p> <p>There are no known hazardous chemical/conditions which may affect the proposal of this design.</p> <p><b>3.</b> 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>The storage of toxic or hazardous chemicals stored on site is very unlikely. If any were to be, it would be typical of standard residential construction.</p>	<p>[Green Evaluation Area]</p> <p>[Green Evaluation Area]</p> <p>[Green Evaluation Area]</p> <p>[Green Evaluation Area]</p> <p>[Green Evaluation Area]</p>

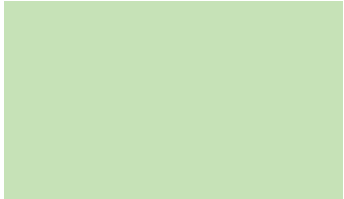
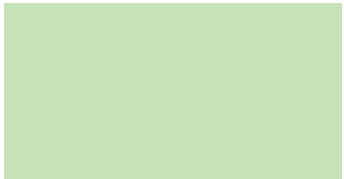
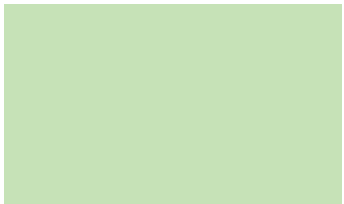
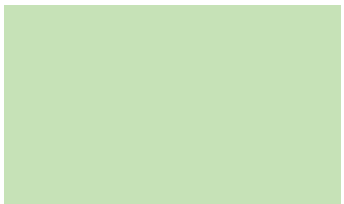

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<p>4. Describe special emergency services that might be required.</p> <p>None to our knowledge.</p>	
<p>5. Proposed measures to reduce or control environmental health hazards, if any.</p> <p>There are no proposed measures because there are no known or expected environmental health hazards.</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>No negative affect is anticipated from off-site noises. The main source of off-site noise in the area originates from the vehicular traffic present on NE 80th St, 170th Ave NE, and 170th Ct NE.</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 impacts will result from the use of construction and building equipment during site development and construction. These temporary activities will be limited to legal working hours as prescribed by City Code. Long-term impacts will be those associated with the increase of human population, additional traffic and noise associated with residential buildings.</p>	   <p>RMC 6.36</p>



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<p>3. Proposed measures to reduce or control noise impacts, if any.</p> <p>Building construction will be done during the hours prescribed by the City of Redmond.</p>	<p>RMC 6.36</p>
<p><b>8. Land and Shoreline Use</b></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>Site: Single Family            North: Single Family            East: Multifamily            South: Single Family            West: Multifamily            The proposal is not expected to impact nearby uses.</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>To our knowledge the site has not been used as working farmlands or working forest lands.</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. There are none of these lands in the surrounding area.</p>	<p>Site is currently vacant</p>

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<p>c. Describe any structures on site.</p> <p>Each underlying parcel has one single family home on it. Homes range in size from 818 sf to 2,650 sf.</p>	
<p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, what?</p> <p>All structures will be demolished.</p>	<p>All structures have been demolished</p>
<p>e. What is the current zoning classification of the site?</p> <p>EH.</p>	<p>East Hill RZC 21.10.100</p>
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Downtown Mixed Use.</p>	
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>Not applicable. There is no current shoreline master program designation for the subject project.</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>Site is partially located within a seismic hazard area. Site is located within Wellhead Protection Zone 1.</p>	<p>Now called critical aquifer recharge area</p>

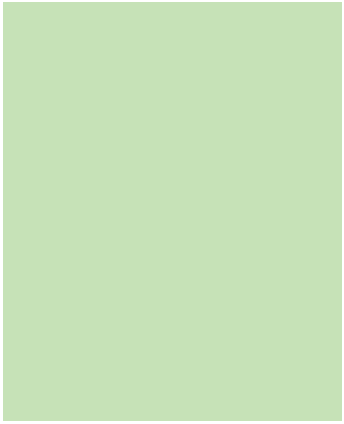
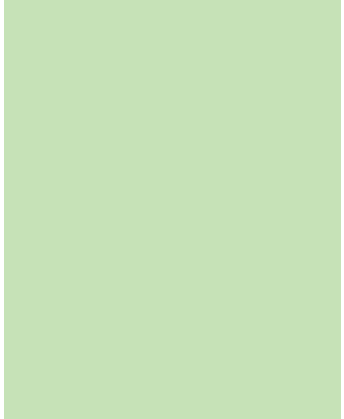
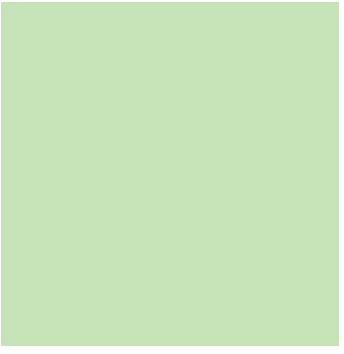
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<p>i. Approximately how many people would reside or work in the completed project?</p> <p>35 people would reside at the completed project. (2.5 persons per dwelling unit X 14 dwelling units = 35)</p>	
<p>j. Approximately how many people would the completed project displace?</p> <p>None. The original residents are proponents of the project.</p>	<p>3 units demolished</p>
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>None. There are no displacement impacts.</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 will follow the Redmond Zoning Code which has been designed to ensure comparability with adjacent land uses.</p>	<p>compliant with RZC 21.10 for downtown developments</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>None. There are no nearby agricultural or forest lands of long term commercial significance.</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>0</u></p> <p>Retail <u>0</u></p>	

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<p>Service (specify) <u>0</u></p> <p>Other (specify) <u>0</u></p> <p>Residential <u>100</u></p>	
<p>0. What is the proposed I.B.C. construction type?</p> <p>Construction type will be what is required at time of vesting.</p>	
<p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?</p> <p>The proposed building includes a total of approximately 42,500 square feet of livable space and garages.</p>	
<p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)?</p> <p>None.</p>	
<p><b>9. Housing</b></p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>Fouteen units will be provided. They will be in the middle-high income range.</p>	

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<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>Three units will be eliminated. They are in the middle income range. The project will have a net unit gain of eleven units.</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>The project will follow zoning code at time of vesting. Also the current residences of the existing properties are proponents of the project. Lastly, there will be an increase in the amount of housing available once project is completed.</p>	<p></p> <p>RZC 21.20 Affordable Housing applies</p>
<p><b>10. Aesthetics</b></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 tallest height of the structures will not exceed what is allowed by Redmond Zoning Code for EH at time of vesting.</p> <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>No views, known to be protected, will be altered or obstructed.</p> <p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>The project will comply with the current zoning of the site and will be similar in style to surrounding homes, including landscaping.</p>	<p>4 stories proposed, 4 stories permitted</p> <p>Subject to RZC Article III Design Standards</p>


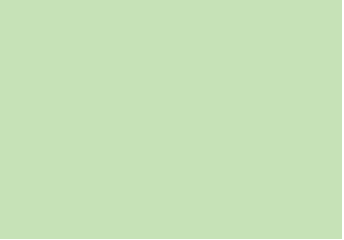

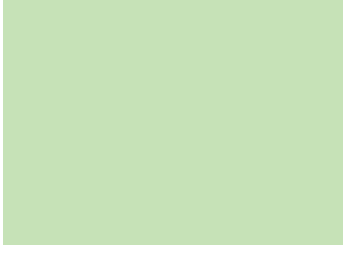
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<p><b>11. Light and Glare</b></p> <p>a. What type of light or glare will the proposal produce? What time of day or night would it mainly occur?</p> <p style="background-color: #ffffcc; padding: 5px;">Building lighting and exterior lighting and vehicles using the site. Before dawn and evenings.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p style="background-color: #ffffcc; padding: 5px;">Not to our knowledge.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p style="background-color: #ffffcc; padding: 5px;">Sources from vehicles and street lighting from the adjacent streets and neighborhoods.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p style="background-color: #ffffcc; padding: 5px;">Street lighting, when deemed necessary, will be installed in a manner that directs the lighting downward.</p>	<div style="background-color: #c8e6c9; height: 80px; width: 100%;"></div> <div style="background-color: #c8e6c9; height: 80px; width: 100%;"></div> <div style="background-color: #c8e6c9; height: 80px; width: 100%;"></div> <div style="background-color: #c8e6c9; height: 80px; width: 100%;"></div>
<p><b>12. Recreation</b></p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p style="background-color: #ffffcc; padding: 5px;">Anderson Park is approximately 0.2 miles to the southwest</p>	<div style="background-color: #c8e6c9; height: 80px; width: 100%;"></div>

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<p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <div style="background-color: #ffffcc; height: 100px; width: 100%;"></div> <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> <div style="background-color: #ffffcc; height: 100px; width: 100%; padding: 5px;">None proposed.</div>	<div style="background-color: #c8e6c9; height: 100px; width: 100%;"></div>
<p><b>13. Historic and Cultural Preservation</b></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> <div style="background-color: #ffffcc; height: 300px; width: 100%; padding: 5px;"> <p>The buildings on the site are over 45 years old. Per correspondence with City staff, an additional Historic Property Inventory cannot be a condition of the project as requested by the DAHP's Historic Preservation Design Reviewer. The buildings have since been demolished as approved by the City.</p> </div>	<div style="background-color: #c8e6c9; height: 300px; width: 100%;"></div>

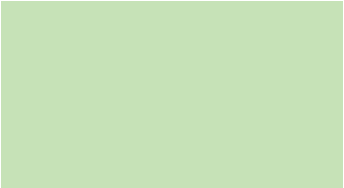
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.</p> <p>The cultural resource study found no evidence of Indian use of the site or immediate area. Please reference the cultural resource study submitted as part of this application for detailed information regarding the surrounding area and its history.</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>A cultural resource study was completed. Please review the report for its exact research methodology.</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>None, there are no known impacts. If archaeological resources or human remains are discovered during the course of construction, the discovery shall be protected/work suspended within the area of discovery and the proper individuals contacted as detailed in the cultural resources study.</p>	



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<p><b>14. Transportation</b></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>North: NE 80th St            South: Penny Lane            West: 170th Ave NE            East: 170th Ct NE            Vehicular access will be via 170th Ct NE. Pedestrian access will be via 170th Ave NE and 170th Ct NE.</p> <p>b. Is the site currently or affected geographic area currently served by public transit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe. If not, what is the approximate distance to the nearest transit stop?</p> <p>The nearest stop is 0.2 miles to the south and located at 17090 Avondale Way.</p> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <p>No additional public parking spaces have been added or eliminated. Twenty eight private parking spaces have been added.</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>Yes, there will be new public frontage improvements constructed as part of the project.</p>	<div style="background-color: #d9ead3; height: 150px; width: 100%;"></div> <div style="background-color: #d9ead3; height: 150px; width: 100%;"></div> <p style="color: red; font-weight: bold;">Frontage improvements do include construction of public street parking</p> <div style="background-color: #d9ead3; height: 150px; width: 100%;"></div>

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<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. The project use is not in the vicinity of rail, air, or water transportation.</p>	
<p>f. How many weekday vehicular trips (one way) per day would be generated by the completed project? 47 If known, indicate when peak volumes would occur: 7:00 - 9:00 a.m. and 4:00 - 6:00 p.m. How many of these trips occur in the a.m. peak hours? 3 How many of these trips occur in the p.m. peak hours? 3 What percentage of the volume would be trucks (such as commercial and non-passenger vehicles)? &lt;3% What data or transportation models were used to make these estimates?</p> <p>Information based on ITE Trip Generation Manual, 10th Edition.</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. The project will interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.</p>	
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>The City will impose traffic impacts fees which the developer will pay.</p>	

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<p><b>15. Public Services</b></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;">The need for public service such as fire, health, and police protection will be typical of a single family development of this size. The school children originating from the homes in this development will attend the schools in the Lake Washington School District.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p style="background-color: #ffffcc; padding: 5px;">The roads and homes will be constructed to meet all applicable standards and codes of the City and the Uniform Building Code. The proposed development will contribute to the local tax base and provide additional tax revenue for the various public services.</p> <p><b>16. Utilities</b></p> <p>a. Select utilities currently available at the site:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Electricity</li> <li><input checked="" type="checkbox"/> Natural Gas</li> <li><input checked="" type="checkbox"/> Water</li> <li><input checked="" type="checkbox"/> Refuse Service</li> <li><input checked="" type="checkbox"/> Telephone</li> <li><input checked="" type="checkbox"/> Sanitary Sewer</li> <li><input type="checkbox"/> Septic System</li> <li><input type="checkbox"/> Other</li> </ul>	<div style="background-color: #c8e6c9; height: 120px; width: 100%;"></div> <div style="background-color: #c8e6c9; height: 120px; width: 100%;"></div> <div style="background-color: #c8e6c9; height: 230px; width: 100%;"></div>

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<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>Water: City of Redmond                      Sewer: City of Redmond                      Power and Gas: Puget Sound Energy                      Telephone: Verizon</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:**  Digitally signed by Randy Barnett  
 Date: 2019.04.08 14:38:40 -07'00'

**Name of Signee:** Randy Barnett

**Position and Agency/Organization:** Senior Operations Manager

**Relationship of Signer to Project:** Project Lead

**Date Submitted:** 4/8/19