

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 Square

SEPA FILE NUMBER: SEPA-2020-00361

PROJECT DESCRIPTION:

Mixed-use development consisting of approx. 613 residential units in 6 stories structure with commercial spaces and 2 below grade levels parking. The project is to be bisected by a new mid-block pedestrian street.

PROJECT LOCATION: 16563 NE Redmond Way and 10 surrounding parcels

SITE ADDRESS: 16505 REDMOND WAY A
REDMOND, WA 98052

APPLICANT: Mark McKallor

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: Scott Reynolds

PHONE NUMBER: 425-556-2409

EMAIL: sreynolds@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 06/19/2020.**

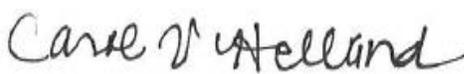
APPEAL PERIOD

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 06/29/2020**, 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: June 5, 2020

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

RESPONSIBLE OFFICIAL: Carol V. Helland
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:

Scott Reynolds

Date of Review:

5/29/2020

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p> <p>Not Applicable.</p>	<p>SR</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>See Tree Health Assessment, Critical Areas Aquifer Report, and Cultural Resources Report for more information.</p>	<p>SR</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>Not Applicable.</p>	<p>SR</p>
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>Site Plan Entitlement Construction Permits</p>	<p>SR</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>New development consisting of approximately 613 residential dwelling units and approximately 28,795 SF of commercial uses in six stories above grade with one level of subterranean parking and two levels of encapsulated at and above grade parking contained in two buildings to be constructed over 12 separate parcels.</p>	<p>SR</p>

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<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>16563 Redmond Way 16425 Cleveland Street Redmond WA 98052</p>	<p>SR</p>
<p>B. ENVIRONMENTAL ELEMENTS</p> <p>1. Earth</p> <p>a. General description of the site</p> <p><input checked="" type="checkbox"/> Flat <input type="checkbox"/> Rolling <input type="checkbox"/> Hilly <input type="checkbox"/> Steep slopes <input type="checkbox"/> Mountainous <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>Site slope is less than 2%. Slope from southwest corner up to northeast corner. Site has been previously graded and developed.</p>	<p>SR (21.64, Critical Areas: Clearing and Grading Regulations)</p> <p>SR (21.64, Critical Areas: Clearing and Grading Regulations)</p>

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<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>Gravelly sand, fine to course, poorly graded, with alluvium.</p>	<p>SR (21.64, Critical Areas: Clearing and Grading Regulations)</p>
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p>Not applicable due to site having been previously developed.</p>	<p>SR (21.64, Critical Areas: Clearing and Grading Regulations)</p>
<p>e. Describe the purpose, type, total area, location and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.</p> <p>Approximately 50,775 cubic yards of excavation is expected throughout the site.</p>	<p>SR (21.64, Critical Areas: Clearing and Grading Regulations)</p>
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>No, soldier pile and lagging shoring is anticipated for excavation.</p>	<p>SR (21.64, Critical Areas: Clearing and Grading Regulations)</p>
<p>g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>Approximately 99%.</p>	<p>SR (21.64, Critical Areas: Clearing and Grading Regulations)</p>

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<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>The site will consist of a large open shored excavation and no storm water will leave the site uncontrolled. Areas of the site stripped to bare soil will not remain uncovered more than required to perform necessary excavation work in the area.</p>	<p>SR (21.64, Critical Areas: Clearing and Grading Regulations)</p>
<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>Yes.</p>	<p>SR (21.64, Critical Areas: Clearing and Grading Regulations)</p>
<p>2. Air</p>	
<p>a. What types of emissions to the air (i.e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.</p> <p>During construction, there will be some dust, diesel and gas exhaust from temporary generators, construction equipment on site, forklifts and boom trucks, and material delivery trucks. After construction, there will be auto exhaust from tenants and customers, and exhaust from the natural gas boilers.</p>	<p>SR (Air Operation Permits; Puget Sound Air Quality Agency)</p>
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe.</p> <p>Not Applicable.</p>	<p>SR (Air Operation Permits; Puget Sound Air Quality Agency)</p>
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>Emissions will be mitigated by proper maintenance of equipment while on site, prohibiting machinery from idling when not in use, and controlling dust with water. All finish products will have low VOC emissions.</p>	<p>SR (Air Operation Permits; Puget Sound Air Quality Agency)</p>

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<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 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>Not Applicable.</p> <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>Not Applicable.</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>Not applicable as there is no surface water or wetlands present.</p> <p>4. Will the proposal require surface water withdrawals or diversions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the proposal require permanent dewatering or temporary dewatering? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, give general description, purpose, and approximate quantities if known.</p> <p>Temporary dewatering will be required for elevator pit excavations only. See Temporary Construction Dewatering feasibility Study for more detail.</p>	<p>SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</p> <p>SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</p> <p>SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</p> <p>SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</p>

Notebook)

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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> <p>Not Applicable.</p>	<p>SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</p>
<p>6. Does the proposal involve any discharge of waste materials to surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe the type of waste and anticipated volume of discharge.</p> <p>Not Applicable.</p>	<p>SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</p>
<p>7. Is your property located within the Bear/Evans Creek Watershed (see attached map)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, answer questions 8 & 9. If no, go to the next section.</p> <p>Not Applicable.</p>	<p>SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</p>
<p>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <p>Not applicable as there is no adjacent stream.</p>	<p>SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</p>
<p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts.</p> <p>No.</p>	<p>SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</p>

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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> <p>Not Applicable.</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 to the groundwater. The project will discharge sewage to the municipal sanitary sewer system.</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>Rainwater (stormwater) is from roofs and impervious surfaces. On-site stormwater will be conveyed to on-site infiltration facilities beneath the Type VII Pedestrian System for discharge into the groundwater/aquifer.</p>	<p>SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</p> <p>SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</p> <p>SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</p>

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<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p style="background-color: #ffffcc;">No. Construction Best Management Practices ("BMPs") will be implemented by the contractor during construction to prevent waste from entering ground or surface waters. A spill prevention plan will be in place to provide the appropriate response to construction related issues.</p> <p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p style="background-color: #ffffcc;">No. Some localized changes in curb/gutter flow-line will be required to implement required public improvements; but off-site stormwater will continue to be conveyed to the City's stormwater conveyance system.</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p> <p style="background-color: #ffffcc;">An approved spill prevention plan will be in place throughout construction to reduce water impacts. Temporary storage of fuel or waste material will be within approved containers with appropriate storage BMPs. No sediment laden runoff will be discharged to the municipal stormwater system.</p> <p>4. Plants</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 type="checkbox"/> Pine <input type="checkbox"/> Other <input type="checkbox"/></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"/> 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 style="padding-left: 100px;">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 style="padding-left: 100px;">Other <input type="checkbox"/></p>	<p style="background-color: #c8e6c9;">SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</p> <p style="background-color: #c8e6c9;">SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</p> <p style="background-color: #c8e6c9;">SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</p>

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<p>Other types of vegetation (please list)</p> <p>No other types of vegetation have been observed on this developed site.</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>All existing vegetation wholly on this site will be removed, including on-site trees. Off-site and shared-ownership trees will be preserved.</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> <table border="1" data-bbox="235 934 1039 1386"> <thead> <tr> <th>Tree Type</th> <th>Total (#)</th> <th>Removed (#)</th> <th>Saved (#)</th> <th>Percentage saved (%)</th> </tr> </thead> <tbody> <tr> <td>Landmark (>30" dbh*)</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>5</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Percentage (%)</td> <td>100</td> <td>0</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> <p>None are identified on this developed site.</p>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	0	0	0	0	Significant (6" – 30" dbh*)	5	0	0	0	Percentage (%)	100	0	0	0	<p>SR (21.64, Critical Areas; 21.72, Tree Preservation; 21.32, Landscaping)</p> <p>SR (21.64, Critical Areas; 21.72, Tree Preservation; 21.32, Landscaping)</p> <p>SR There will be zero percent tree retention on site and is approved with mitigation (21.64, Critical Areas; 21.72, Tree Preservation; 21.32, Landscaping)</p> <p>SR (21.64, Critical Areas; 21.72, Tree Preservation; 21.32, Landscaping)</p>
Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)																	
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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;">Native plants will be 25% of the plant palate. The five existing significant trees on-site are proposed to be preserved. For Building 'A' a landscaped roof is planned for the west edge and above the food & beverage on the south edge; and a green wall is also proposed along the west. See landscape drawings.</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;">None have been observed.</p>	<p style="background-color: #c8e6c9; padding: 5px;">SR (21.64, Critical Areas; 21.72, Tree Preservation; 21.32, Landscaping)</p> <p style="background-color: #c8e6c9; padding: 5px;">SR (21.64, Critical Areas; 21.72, Tree Preservation; 21.32, Landscaping)</p>
<p>5. Animals</p> <p>a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.</p> <p>Birds: Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input type="checkbox"/> Songbirds <input 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;">None have been observed.</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 style="background-color: #ffffcc; padding: 5px;">The Pacific Flyway overlays all of western Washington State, including this site.</p>	<p style="background-color: #c8e6c9; padding: 5px;">SR (21.64, Critical Areas; Endangered Species Act Sections 4, 7, & 10 Regulations, NMFS and USFWS)</p> <p style="background-color: #c8e6c9; padding: 5px;">SR (21.64, Critical Areas; Endangered Species Act Sections 4, 7, & 10 Regulations, NMFS and USFWS)</p> <p style="background-color: #c8e6c9; padding: 5px;">SR (21.64, Critical Areas; Endangered Species Act Sections 4, 7, & 10 Regulations, NMFS and USFWS)</p>

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<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>No wildlife has been observed on-site. This is a developed urban site.</p> <p>e. List any invasive animal species known to be on or near the site.</p> <p>Rodents are anticipated to be found. Therefore, rodent abatement will be required.</p>	<p>SR (21.64, Critical Areas; Endangered Species Act Sections 4, 7, & 10 Regulations, NMFS and USFWS)</p> <p>SR (21.64, Critical Areas; Endangered Species Act Sections 4, 7, & 10 Regulations, NMFS and USFWS)</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>Natural gas for hot water and space heating common areas and commercial spaces, and for some resident amenity plus commercial cooking. Electric energy will be used for the project's remaining entire energy needs. Solar photovoltaic may supplement utility electric power.</p>	<p>SR (21.17, Adequate Public Facilities; 21.67, Green Building and Green Infrastructure)</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>Not Applicable.</p>	<p>SR (21.64, Critical Areas; Endangered Species Act Sections 4, 7, & 10 Regulations, NMFS and USFWS)</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 project will meet Washington State Energy Code, which is one of the most stringent in the country. Specific features proposed include: efficient light fixtures, gas boilers, air conditioning equipment, insulated pipes, increased insulation on the exterior wall, and insulated glazing.</p>	<p>SR (21.64, Critical Areas; Endangered Species Act Sections 4, 7, & 10 Regulations, NMFS and USFWS)</p>

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<p>7. Environmental Health</p> <p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p>Not Applicable.</p> <p>1. Describe any known or possible contamination at the site from present or past practices.</p> <p>Presence of oil range hydrocarbons and some volatile organic compounds (acetone and PCE) in the soil, but all below Model Toxic Control Act clean-up thresholds. Contaminated soil will be disposed of at a certified facility in accordance with best environmental practices.</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>There are no hazardous liquid and gas transmission pipelines under or near this site.</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>Diesel fuel for standby power generators.</p>	<p>SR (RMC 6.36, Noise Standards; Model Toxics Control Act, DOR)</p> <p>SR (RZC 21.26 HLP Standard, RMC 6.36, Noise Standards; Model Toxics Control Act, DOR)</p> <p>SR (RMC 6.36, Noise Standards; Model Toxics Control Act, DOR)</p> <p>SR (RZC 21.26 HLP Standard RMC 6.36, Noise Standards; Model Toxics Control Act, DOR)</p>

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<p>4. Describe special emergency services that might be required.</p> <p>None, there are no hazardous chemicals to be used at the site.</p>	<p>SR (RZC 21.26 HLP Standard, RMC 6.36, Noise Standards; Model Toxics Control Act, DOR)</p>
<p>5. Proposed measures to reduce or control environmental health hazards, if any.</p> <p>None, there will be no environmental health hazards associated with the proposed uses.</p>	<p>SR (RZC 21.26 HLP Standard, RMC 6.36, Noise Standards; Model Toxics Control Act, DOR)</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>Vehicular traffic when the first phase opens. The Link light rail station will be completed in 2024 and will potentially add additional environmental noise.</p>	<p>SR (RMC 6.36, Noise Standards; Model Toxics Control Act, DOR)</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>Construction noise during hours set forth by the City in compliance with Redmond Municipal Code 6.36.</p>	<p>SR (RMC 6.36, Noise Standards; Model Toxics Control Act, DOR)</p>

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<p>3. Proposed measures to reduce or control noise impacts, if any.</p> <p>Exterior building assemblies will be constructed to code-compliance STC-50 standards. Windows will be double- or triple-pane with STC-ratings as recommended by the Project acoustician.</p>	<p>SR (RMC 6.36, Noise Standards; Model Toxics Control Act, DOR)</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>Strip commercial. Retail bank on adjacent site. This proposal will not affect current land uses nearby.</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>No, this site is currently developed as a strip shopping center.</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, this is a semi-urban site in Downtown Redmond.</p>	<p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p> <p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p> <p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p>

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<p>c. Describe any structures on site.</p> <p>Four one-story commercial structures.</p>	<p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p>
<p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, what?</p> <p>Four one-story commercial structures and associated parking.</p>	<p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p>
<p>e. What is the current zoning classification of the site?</p> <p>Anderson Park ("AP").</p>	<p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p>
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Downtown Mixed Use.</p>	<p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p>
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>Not applicable, this is not in a shoreline area.</p>	<p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</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>Critical Aquifer Recharge Area.</p>	<p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p>

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<p>i. Approximately how many people would reside or work in the completed project?</p> <p>Reside: 925 persons. Work: 50 persons.</p>	<p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p>
<p>j. Approximately how many people would the completed project displace?</p> <p>Zero.</p>	<p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p>
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>Project provides approximately 613 new residential dwelling units.</p>	<p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p>
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>The City of Redmond Comprehensive Plan locates this site in the Downtown Mixed Use zone promoting a mix of commercial and residential uses. Redmond Zoning Code allows up to six stories of structure through bonus programs.</p>	<p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</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, there are no nearby agricultural or forest lands of long-term commercial significance.</p>	<p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</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>4</u></p>	<p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p>

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<p>Service (specify) _____</p> <p>Other (specify) _____</p> <p>Residential <u>96</u></p> <p>0. What is the proposed I.B.C. construction type?</p> <p style="padding-left: 20px;">Type VA over Type IA.</p> <p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?</p> <p style="padding-left: 20px;">Approximately 777,274 SF.</p> <p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)?</p> <p style="padding-left: 20px;">Zero square feet.</p> <p>9. Housing</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p style="padding-left: 20px;">Approximately 613 residential dwelling units at market rate. Housing affordability compliance is still being decided.</p>	<p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p> <p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p> <p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p> <p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p> <p>SR (21.08, Residential Regulations; 21.20 Affordable Housing)</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>Zero, there are no dwelling units on-site.</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>No residential dwelling units are eliminated.</p>	<p>SR (21.08, Residential Regulations; 21.20 Affordable Housing)</p> <p>SR (21.08, Residential Regulations; 21.20 Affordable Housing)</p>
<p>10. Aesthetics</p>	
<p>a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior building material(s) proposed?</p> <p>The structure will extend to approximately 80 feet above average grade, and will be clad primarily in fiber cement and metal panels, brick, wood, and exposed architectural concrete accents. Ground floor glazing is storefront, with vinyl windows above - both with clear glass.</p>	<p>SR (21.60, Citywide Design Standards; 21.62 Urban Center Standards; 21.42, Public View Corridors)</p>
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>Views from the Triangle development across Redmond Way will be blocked to the south.</p>	<p>SR (21.60, Citywide Design Standards; 21.62 Urban Center Standards; 21.42, Public View Corridors)</p>
<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>Obtain approval by the Redmond Design Review Board.</p>	<p>SR (21.60, Citywide Design Standards; 21.62 Urban Center Standards; 21.42, Public View Corridors)</p>

Corridors)

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<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>Typical glass reflections during daylight hours. Lighting is designed to minimize impacts of glare.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>No, this is being carefully designed to avoid potential off-site impacts.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>Streetlights may shine into residential dwelling unit windows. Dwelling units are provided with interior coverings to mitigate this effect.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>All exterior lighting is proposed to be Dark Sky Friendly and will avoid light pollution.</p>	<p>SR (21.34, Lighting)</p> <p>SR (21.34, Lighting)</p> <p>SR (21.34, Lighting)</p> <p>SR (21.34, Lighting)</p>
<p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>Anderson Park, Downtown Central Park, Sammamish River Trail, Bear Creek Trail, and the Redmond Central Connector are within close proximity to the site.</p>	<p>SR (21.36, Open Space: RMC 3.10, Impact Fees)</p>

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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> <p style="background-color: #ffffcc; padding: 10px;">Not Applicable.</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 style="background-color: #ffffcc; padding: 10px;">The development will provide two exterior courtyards for private use by residents and guests, plus some at-grade landscaped areas surrounding the development including a covered plaza along Cleveland Street and a Pedestrian Plaza adjacent the required Type VII Pedestrian System.</p>	<p style="background-color: #c8e6c9; padding: 10px;">SR (21.36, Open Space: RMC 3.10, Impact Fees)</p> <p style="background-color: #c8e6c9; padding: 10px;">SR (21.36, Open Space: RMC 3.10, Impact Fees)</p>
<p>13. Historic and Cultural Preservation</p> <p>a. Are there any buildings structures or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, generally describe.</p> <p style="background-color: #ffffcc; padding: 10px;">No, all structures on-site are less than 45 years old, having been constructed in the 1980s.</p>	<p style="background-color: #c8e6c9; padding: 10px;">SR (21.30, Historic and Archaeological Resources; Section 106 Review, Dept. of Archaeology and Historic Preservation)</p>

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<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>Cultural Resources Report has been prepared and submitted for review, and approved by the State, which identifies potential for inadvertent discovery of cultural resources on a small portion of the site.</p>	<p>SR (21.30, Historic and Archaeological Resources; Section 106 Review, Dept. of Archaeology and Historic Preservation)</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>Cultural Resources Report has been prepared and submitted for review, and approved by the State.</p>	<p>SR (21.30, Historic and Archaeological Resources; Section 106 Review, Dept. of Archaeology and Historic Preservation)</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, as no cultural resources were identified no site. An Inadvertent Discovery Plan will be required for excavations as defined in the Cultural Resources Report.</p>	<p>SR (21.30, Historic and Archaeological Resources; Section 106 Review, Dept. of Archaeology and Historic Preservation)</p>

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<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;">This site is bordered on three sides by arterial streets: Redmond Way (State Route 202) on the north, 166th Avenue NE on the east, and Cleveland Street on the south. Vehicular access to the site is from Redmond Way, Cleveland Street, and 166th Avenue NE. A Type VII Pedestrian System connecting Redmond Way and Cleveland Street providing emergency vehicle and resident vehicle access will be constructed dividing the site into a west and east block as required by the Redmond Zoning Code.</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;">Bus stops are located on Redmond Way and Cleveland Street. The future Redmond Link light rail station is across Cleveland Street. King County Metro regional bus facility may be located on Cleveland Street in the future.</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;">The completed development will have approximately 586 parking spaces within the garages, and up to 40 street parking spaces. 142 parking spaces will be removed from the existing strip commercial development for a net gain of 444 parking spaces on-site.</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;">New public improvements between the face of curb and back of sidewalk will be constructed. Private improvements including access to the development from the sidewalk will be provided.</p> <p style="background-color: #ffffcc; padding: 5px;">A new Type VII Pedestrian System will be constructed connecting Redmond Way and Cleveland Street through an easement.</p>	<p style="background-color: #c8e6c9; padding: 10px;">SR (21.52, Transportation Standards; RMC 3.10, Impact Fees)</p> <p style="background-color: #c8e6c9; padding: 10px;">SR (21.52, Transportation Standards; RMC 3.10, Impact Fees)</p> <p style="background-color: #c8e6c9; padding: 10px;">SR& ML Traffic study list 586 parking spaces (21.52, Transportation Standards; RMC 3.10, Impact Fees)</p> <p style="background-color: #c8e6c9; padding: 10px;">SR (21.52, Transportation Standards; RMC 3.10, Impact Fees)</p>

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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>Future Link light rail station is to be constructed across Cleveland Street by 2024.</p>	<p>SR (21.52, Transportation Standards; RMC 3.10, Impact Fees)</p>
<p>f. How many weekday vehicular trips (one way) per day would be generated by the completed project? 361 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? 206 How many of these trips occur in the p.m. peak hours? 83 What percentage of the volume would be trucks (such as commercial and non-passenger vehicles)? 1% What data or transportation models were used to make these estimates?</p> <p>Trip generation was based on data from ITE Trip Generation Manual and Handbook and past development approvals in Redmond, which were reviewed with City of Redmond staff. The trip forecast also includes adjustments for pass-by and internal-capture trips and trip credits for removal of the existing commercial center.</p>	<p>SR & ML Traffic study list 208 for the a.m. peak hours (21.52, Transportation Standards; RMC 3.10, Impact Fees)</p>
<p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.</p> <p>No, as agricultural and forest products do not generally move through Downtown as we have observed.</p>	<p>SR (21.52, Transportation Standards; RMC 3.10, Impact Fees)</p>
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>The project will pay transportation impact fees and comply with the City of Redmond Transportation Plan policies and standards.</p>	<p>SR (21.52, Transportation Standards; RMC 3.10, Impact Fees)</p>

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<p>15. Public Services</p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe.</p> <p>Potentially, yes. The development will add approximately 925 residents and 50 employees o the area.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>The project shall pay the appropriate development impact fees.</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 checked="" 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 	<p>SR (21.17, Adequate Public Facilities; RMC 3.10, Impact Fees)</p> <p>SR (RZC 21.17, Adequate Public Facilities; RZC 21.26; Hazardous Liquid Pipelines; RMC 3.10, Impact Fees)</p> <p>SR & HA (21.17, Adequate Public Facilities)</p>

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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>Domestic, Irrigation, and Fire Protection Water services, and Sanitary Sewer provided by the City of Redmond. Natural Gas and Electricity provided by Puget Sound Energy. Refuse Service provided by Waste Management. Telecommunication by others.</p>	<p>SR (21.17, Adequate Public Facilities)</p>

C. SIGNATURE

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

Applicant Signature:

Scott Glazebrook

Digitally signed by Scott Glazebrook
 DN: C=US, E=scottg@tiscareno.net, OU="",
 O=Tiscareno Associates, CN=Scott Glazebrook
 Date: 2019.11.14 15:57:20-08'00'

Name of Signee:

Scott Glazebrook

Position and Agency/Organization:

Senior Project Manager / Architect
 Tiscareno Associates

Relationship of Signer to Project:

Agent

Date Submitted:

April 2, 2020

Vicinity Map

Redmond Square, LAND-2020-00360

