ADDENDUM
to the

Final Supplemental Environmental Impact Statement
for the

Overlake Neighborhood Plan Update and Improvement Project
prepared for the

Overlake Plaza Master Plan

January 16, 2018

City of Redmond Department of Planning and Community Development

ADDENDUM

to the

Overlake Neighborhood Plan Update and Improvement Project Final SEIS

prepared for the

Overlake Plaza Master Plan Project

City of Redmond

Department of Planning and Community Development

This EIS Addendum has been prepared in compliance with the State Environmental Policy Act of 1971 (Chapter 43.21C, Revised Code of Washington); as well as the SEPA Rules, effective April 4, 1984, as amended (Chapter 197-11, Washington Administrative Code) and Redmond's SEPA Procedures (RZC 21.70, which implement SEPA. The City of Redmond has determined that this document has been prepared in a responsible manner using appropriate methodology and the City of Redmond has directed the areas of research and analysis that were undertaken in preparation of this document.

Date of Issuance of this EIS Addendum.....**January 16, 2018**

PREFACE

The purpose of this updated EIS Addendum is to provide additional site-specific environmental impact analysis relative to the proposed ***Overlake Plaza Master Plan Project*** (the "*Proposed Action*").

The Redmond Department of Planning and Community Development issued the *Overlake Neighborhood Plan Update and Improvement Project* Final Supplemental Environmental Impact Statement (SEIS) on August 30, 2007 and referred to in this EIS Addendum as the *2007 ONP SEIS*. The *2007 ONP SEIS* is a non-project specific document for the entire Overlake Neighborhood Plan area that identifies and evaluates probable, significant environmental impacts that could result from proposed land use changes. The site of the proposed ***Overlake Plaza Master Plan Project*** is within the geographic area that was analyzed in the *2007 ONP SEIS* and the project is within the range of actions and impacts that were evaluated in that SEIS.

This EIS Addendum is not an authorization for an action, nor does it constitute a decision or a recommendation for action. The EIS Addendum will accompany the ***Overlake Plaza Master Plan Project*** through Redmond's review processes and will be considered by City officials in making permitting/approval decisions for the project.

This EIS Addendum is organized into three major sections. The **Fact Sheet** (starting on page *i*) provides an overview of the proposed project and location, permits required, and points of contact for additional information; ***Chapter 1*** is a description of the *Proposed Action*; and ***Chapter 2*** contains an analysis of environmental impacts associated with the *Proposed Action* compared with those described in the *2007 ONP SEIS*.

FACT SHEET

Name of Proposal	***Overlake Plaza Master Plan Project***
Proponent	Seritage Growth Properties
Location	The *Proposed Action* is located in the Overlake Village portion of Redmond's Overlake Neighborhood. The approximately 13.95 acre (607,827 sq,ft.) site is bounded by NE 24th Street on the north, 148th Avenue NE on the west, NE 20th Street on the south, and DaVinci Avenue on the east. . The site is zoned OV3.
Proposed Action	The proposal is a mixed-use district intended to be consistent with the Redmond Comprehensive Plan goals for the Overlake Village of providing a high-quality, compact mid-rise neighborhood with a network of open space, sidewalks and trails that includes the following:

- **Residential** – 500 multifamily units;
- **Hotel** – 210 hotel units;
- **Retail** – approximately 100,100 sq. ft. of street level retail space;
- **Market** – approximately 23,000 sq.ft market space;
- **Technology Office** – approximately 266,800 sq.ft. office space (anticipated to be office for technology firms and to be considered as an Information and communications use);
- **Restaurant** – approximately 62,700 sq. ft. of restaurant space;
- **Parking** – Parking for approximately 2,245 vehicles is proposed below-grade; and,
- **Landscaped and Open Space** – Approximately 2.1 acres (91,476 sq.ft.) of parks and open space area will be provided. Additional landscaping and residential amenity area will be provided as per code requirements at Site Plan Entitlement.

The *Proposed Action* is assumed to be developed in phases with site work and construction anticipated to begin in 2018 and building occupancy by 2030.

Existing Site Uses: The site currently contains a Sears retail building, three outparcel buildings, and surface parking and associated landscaping. The proposed ***Overlake Plaza Master Plan Project*** would require demolition of three of the four buildings on the site.

Lead Agency

City of Redmond, Planning and Community Development Department

Responsible Official

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Contact Person

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Addendum/Adoption of Original Document

This EIS Addendum provides additional site-specific information and analysis concerning the proposed ***Overlake Plaza Master Plan Project***. Information presented in this SEIS Addendum does not substantially change the analysis of significant impacts and alternatives that are described in the *2007 ONP SEIS.* The *2007 ONP SEIS* is adopted for purposes of SEPA compliance, pursuant to WAC 197-11-630 and City of Redmond SEPA regulations.

Required Approvals

Preliminary investigation indicates that the following permits and/ or approvals could be required for the *Proposed Action*. Additional permits/approvals may be identified during the review process.

- **City of Redmond**
  - Master Plan Development
  - Development Agreement
  - Boundary Line Adjustment
- **Puget Sound Clean Air Agency**
  - Demolition Permits (asbestos, lead-based paint, etc.)
- **Washington State Department of Ecology**
  - Construction General NPDES Permit

Authors and Principal Contributors to this SEIS Addendum	This EIS Addendum for the proposed ***Overlake Plaza Master Plan Project*** has been prepared under the direction of the Redmond Planning and Community Development Department. Research and analysis were provided by the following consulting firms: • **EA Engineering, Science and Technology Inc., PBC** – lead environmental consultant; project management; document compilation; and analysis relative to: land use, greenhouse gas emissions, aesthetics (viewshed), light/glare and shadows, historic resources, and public facilities; • **The Jerde Partnership** – architect, urban design, shadow diagrams; and, • **TENW** – transportation, parking, and circulation.
Location of Background Data	City of Redmond **Planning and Community Development Department** City Hall 15670 NE 85th Street Redmond, WA 98073-9710
Date of Issuance of this SEIS Addendum	**_____, 2018**
Date of Issuance of the *Overlake Neighborhood Plan Update and Improvement Project Final* SEIS	**Final SEIS – August 30, 2007**
Availability of EIS Addendum	Notice of the availability of this SEIS Addendum has been sent to agencies, organizations and individuals noted in the Distribution / Notification List (**Appendix A** to this document). Copies of this document are available for review. • Electronic version can be viewed at www.redmond.gov • Paper copy of the EIS Addendum can also be viewed at: Redmond City Hall' Planning and Community Development 15670 NE 85th Street Redmond, WA 98073-9710

The *Overlake Neighborhood Plan Update and Improvement Project Final* SEIS is also available for review at the Redmond Planning and Community Development Department at 15670 NE 85th Street (City Hall), Redmond, WA, 98073-9710.

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Chapter 1

PROJECT DESCRIPTION

The Overlake Plaza Master Plan application is for the redevelopment of approximately 13 acres of the current Overlake Fashion Village (Sears site). The site is located at 2200 148th Avenue NE on King County Parcel #262505-9169 within the Overlake Village area of the Overlake Neighborhood. The zone is designated OV3, in the Overlake Village sub-area. The site is bounded by NE 24th Street, 148th Avenue NE, NE 20th Street and DaVinci Avenue. See **Figure 1** for an aerial photo of the existing site.

Overlake Village is envisioned as an urban, mixed use neighborhood with a sense of place and activity that makes it attractive for living, working and recreating. It is part of a larger commercial area that extends west into Bellevue with a mix of activities and uses and is a destination for many in Redmond and in the region. A system of plazas, parks and open spaces have been developed or planned for, providing residents, visitors and employees with opportunities to gather and recreate. A network of walkways and trails provides connections among these spaces and to others within the Overlake Neighborhood of Redmond, and to nearby areas. In terms of the commercial / employment areas, the Overlake area is home to major corporations, advanced technology, research & development, and compatible manufacturing businesses. Over time it has maintained a campus like environment with attractive landscaping. The Overlake Village area will be served by a Sound Transit Light Rail station in 2023, which adds an extra convenience factor for those both working and living in the area and more vibrancy to the area.

The goals of the Overlake Plaza Master Plan Project are as follows:

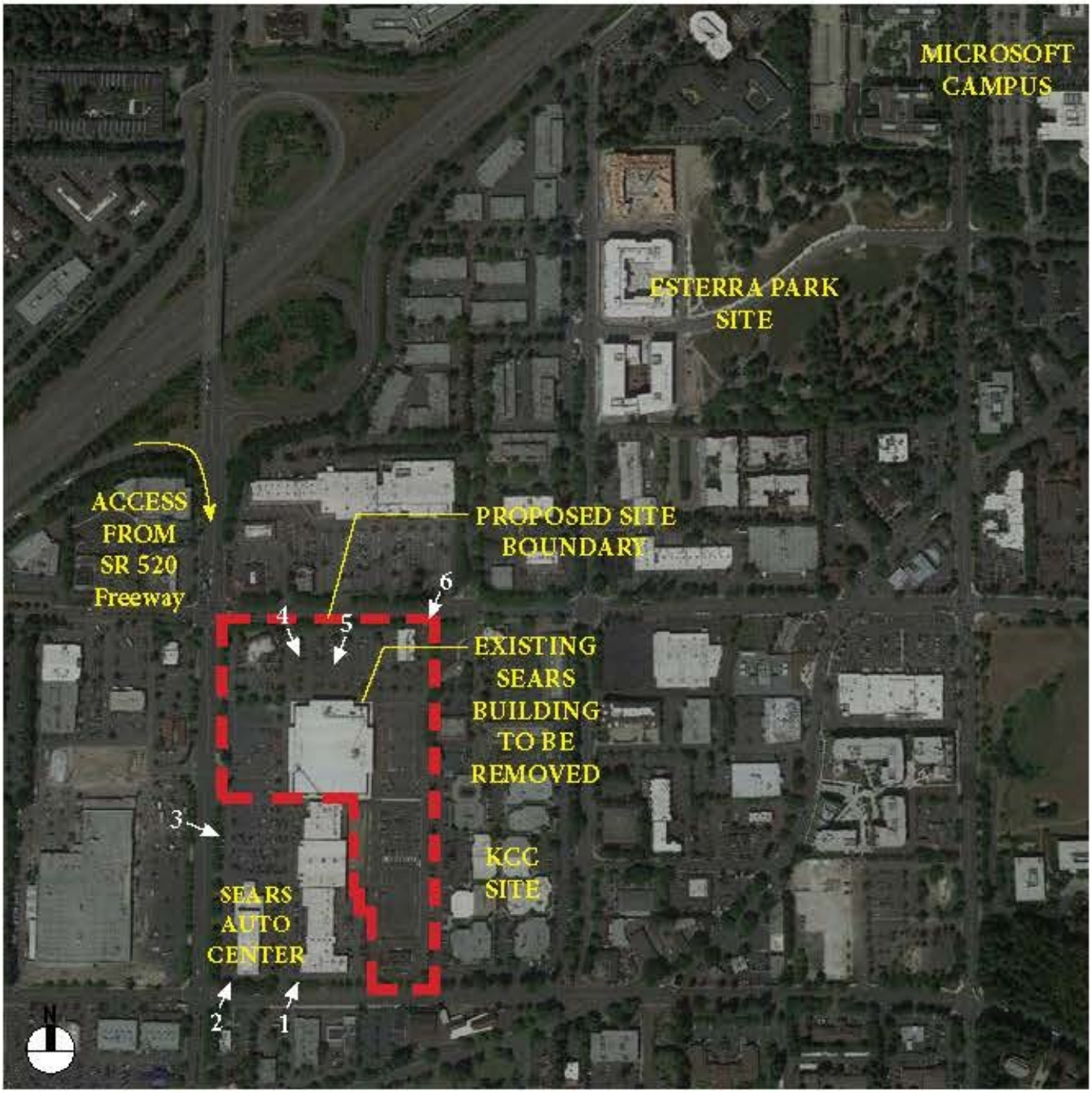
- Implement the vision and policies for Overlake Village zones set forth in the Redmond Comprehensive Plan.
- Encourage a broad mix of multifamily residential and commercial uses and amenities in order to achieve a vibrant, engaging environment and a true urban center.
- Provide for pedestrian-friendly and activating commercial uses on the ground floor of development located along arterials, while allowing residential uses on the ground floor of development along local streets.
- Provide improved connections for non-motorized and local vehicular travel, and mobility driven development.
- Promote compact, walkable development forms that are conducive to transit use.
- Encourage inclusion of retail, restaurants, professional offices, services, and entertainment uses to meet needs of residents and employees, enliven the area after working hours, and contribute to a sense of place.

The project is anticipated to be developed in multiple phases[1]. At full buildout, the project entails:

- **Residential** – 500 multifamily units;
- **Hotel** – 210 hotel units;
- **Retail** – approximately 100,100 sq. ft. of street level retail space;
- **Market** – approximately 23,000 sq. ft market space;
- **Technology Office** – approximately 266,800 sq. ft. office space, anticipated to be office for technology firms and will be considered as an Information and Communication use;
- **Restaurant** – approximately 62,700 sq. ft. of restaurant space;
- **Parking** – Parking for approximately 2,245 vehicles is proposed below-grade; and,
- **Landscaped and Open Space** – Approximately 2.1 acres (91,476 sq.ft.) of parks and open space area. Additional landscaping and residential amenity area will be provided as per code requirements at Site Plan Entitlement.

See **Figure 2** for a site plan of the proposed Overlake Plaza Master Plan and **Figure 3** for an oblique architectural site massing plan.

[1] *Phase 1 is currently anticipated to consist of construction of up to 500 residential units, with a market, restaurant and retail use on the first floor. Road, water and sewer infrastructure generally adjacent to Phase 1 activity will be provided.*



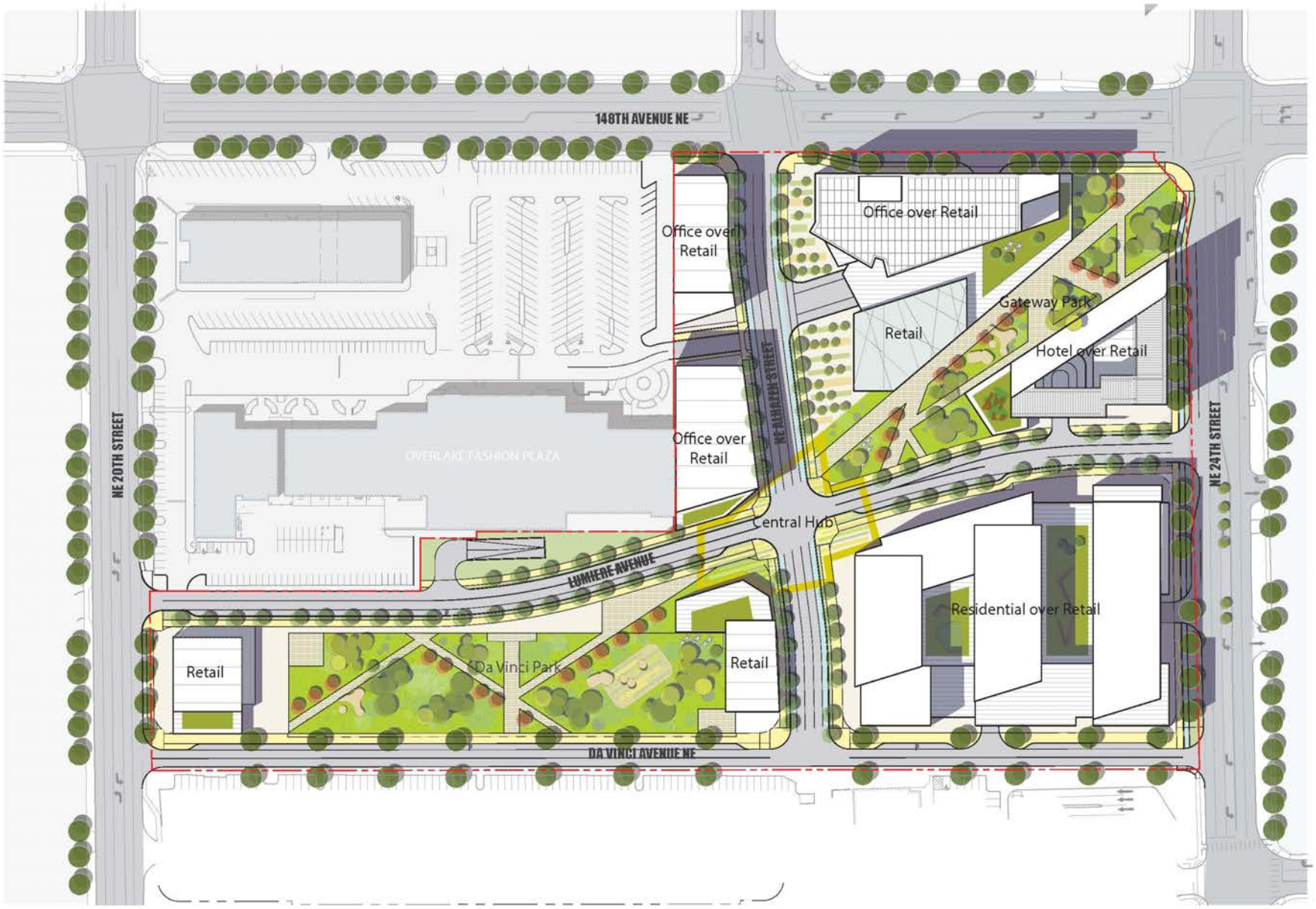
Site Area

Source: JERDE, 2017

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

Figure 1
Vicinity Map

Overlake Plaza Master Plan
EIS Addendum



Source: JERDE, 2017

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

Figure 2

Site Plan

Source: JERDE, 2017

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

Figure 3

Oblique Architectural Site Plan Massing Looking to the Northwest

Chapter 2

COMPARISON
of
ENVIRONMENTAL IMPACTS

This document is an Addendum to the Supplemental Final EIS prepared for the *Overlake Neighborhood Update and Improvement Project* issued in August 2017 (*2007 ONP SEIS*). The *2007 ONP SEIS* is a non-project specific document. It identifies and evaluates probable, significant environmental impacts that may result from proposed land use changes. Copies of the *2007 ONP SEIS* are available for review at the City of Redmond as noted in the *Fact Sheet* of this EIS Addendum. The *2007 ONP SEIS* is adopted for purposes of SEPA compliance associated with the proposed *Overlake Plaza Master Plan Project,* pursuant to WAC 197-11-630 and the City of Redmond SEPA regulations.

The *2007 ONP SEIS* evaluates the impacts of allowing a mix of uses and mid-rise buildings to be allowed in the Overlake Village area of the Overlake Neighborhood Plan area – the area within which the *Proposed Action* is located.

According to the SEPA Rules[2] and Redmond's SEPA Policies, an EIS Addendum is an environmental document that is used to provide additional information or analysis that does not substantially change the analysis of significant impacts and alternatives in existing environmental documents (WAC 197-11-706, 197-11-600[4][c]). Existing environmental documents may be used in whole, or in part, to address environmental considerations. The previous proposal and this *Proposed Action* "need not be identical, but must have similar elements that provide a basis for comparing their environmental consequences…(RCW 43.21C.034)." As noted previously, the *2007 ONP SEIS* is a non-project document that analyzes decisions on policies, plans and regulations. It also analyzed the impacts of a mix of uses, increased density, and increased building height on the *Overlake Plaza Master Plan Project* site and surrounding area; that SEIS was found to be adequate. The City of Redmond reviewed the environmental impacts of the proposed project in accordance with the City's SEPA Ordinance and has determined that the project is within the range of actions and impacts evaluated in the adopted *2007 ONP SEIS*. This EIS addendum was prepared to add more detailed, project-specific information; it however, does not substantially change the analysis of significant impacts and alternatives described in the *2007 ONP SEIS*.

[2] Chapter 197-11-600 (4) and 197-11-706 Washington Administrative Code

Scope of Analysis of this EIS Addendum

The *SEIS* for the *Overlake Neighborhood Plan Update and Improvement Project (2007 ONP SEIS)* contains detailed environmental analyses relative to a broad range of environmental parameters. The City of Redmond has determined that the *2007 ONP SEIS* is the appropriate document for the proposed *Overlake Plaza Master Plan Project* and concluded that more site-specific environmental analysis be provided for all the elements of the environment analyzed in the *2007 ONP SEIS* including:

- ***Land Use*** – Relationship to SEPA Requirements;
- ***Land Use*** – Relationship to the Growth Management Act;
- ***Land Use*** – Relationship to Countywide Planning Policies;
- ***Land Use*** – Relationship to the Comprehensive Plan;
- ***Land Use*** – Existing Conditions and Impacts;
- ***Transportation***;
- ***Light and Glare***;
- ***Air Quality***;
- ***Noise***;
- ***Water Quality*** - Streams;
- ***Water Quality*** - Lake Sammamish;
- ***Wetlands***; and,
- ***Public Facilities***

Project-specific information is presented in this EIS Addendum relative to each of the environmental parameters noted above. The analysis for each consists of a brief summary of the impacts noted in the *2007 ONP SEIS* followed by an analysis of project-specific impacts associated with full buildout of the proposed *Overlake Plaza Master Plan Project;* because this EIS Addendum does not anticipate any unmitigated impacts under full buildout of the *Overlake Plaza Master Plan* project beyond those disclosed in the *2007 ONP SEIS*, the potential impacts of Phase 1 are not independently addressed unless warranted by the specific element of the environment.

2.1 Land Use – Relationship to SEPA Requirements

Policy Context

The Stare Environmental Policy Act (SEPA) Rules on integrated SEPA/Growth Management Act (GMA) documents require a concise analysis of environmental consequences of the principal courses of actions under consideration (WAC 197-11-235(6)). The 2007 update to the Overlake Neighborhood Plan was considered a GMA action under WAC 197-11-220(4).

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

Section 3.1 of the 2007 Overlake Neighborhood Plan and Improvement Project Final Supplemental EIS (*2007 ONP SEIS*) provides a summary of applicable Washington State Environmental Policy Act (SEPA) requirements applicable to planning for the Overlake neighborhood, including future development being under the adopted 1999 Overlake SEPA Planned Action.

Section 3.1 of the *2007 ONP SEIS* indicates that for future development projects to qualify as part of the Overlake SEPA Planned Action, the projects "will have to comply with the Overlake Neighborhood Plan and all applicable development regulations. Redmond will review each development project to verify if the *2007 ONP SEIS* adequately analyzes the significant environmental impacts of the proposed development project.

Overlake Plaza SEIS Addendum

The Overlake Plaza site is located in the Overlake Village area of the Overlake Neighborhood Planning Area; the site is also located with the Planned Action area. The proposal is intended to be consistent with applicable goals and policies of the Redmond Comprehensive Plan (Redmond 2030) including LU-52, OV-5, OV-9, OV-42, OV-56, UC-6, UC-7, UC-10, UC-22, and UC-24, and is consistent with the overall type and level of development assumptions analyzed in the *2007 ONP SEIS* (refer to Section 2.5 of this EIS Addendum for additional discussion).

Potential Mitigation Measures

<u>2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS[3]</u>

The proposed Overlake Neighborhood Plan and Implementation Project is consistent with adopted plans, policies, and regulations, and no mitigation measures are necessary

<u>Overlake Plaza SEIS Addendum</u>

No additional mitigation beyond that provided in the *2007 ONP SEIS* is necessary. See Section 2.5 of this EIS Addendum for additional discussion.

[3] *No mitigation measures are identified in Section 3.1 of the 2007 ONP Final Supplemental EIS*.

Significant Unavoidable Adverse Impacts

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

No significant unavoidable adverse impacts anticipated.

Overlake Plaza SEIS Addendum

As under the 2007 ONP SEIS, no significant unavoidable adverse impacts anticipated. See Section 2.5 of this EIS Addendum for additional discussion.

2.2 Land Use - Relationship to Growth Management Act

Policy Context

The Washington State Growth Management Act of 1999 (GMA) created planning responsibilities for urban jurisdictions experiencing rapid growth. The GMA requires that these jurisdictions adopt comprehensive plans that are consistent with state and county planning goals. The goals encourage development in urban areas, efficient multi-modal transportation systems, affordable housing, retention of open space, availability of public facilities and services to support development and economic development. The City of Redmond is a jurisdiction planning under the GMA.

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

Section 3.2 of the Overlake Neighborhood Plan Update and Implementation Projects Final SEIS (*2007 ONP SEIS)* provides a summary of GMA planning related to the Overlake Neighborhood Plan (ONP). Section 3.2 indicates that the ONP, as a subarea plan, is a subset of Redmond's Comprehensive Plan and must be consistent with applicable state and county goals. State guidelines related to the adequacy of neighborhood plans include: neighborhood plans must be consistent with the comprehensive plan map; physical aspects of the plan must be able to coexist on the available land; features of the overall comprehensive plan and neighborhood plan must not be incompatible; policies must work together in a coordinated fashion; and, the plan must be able to provide adequate public facilities.

The *2007 ONP SEIS* indicates that the proposed Overlake Neighborhood Plan Update meets the criteria for compliance with the GMA (refer to Section 2.5 of this EIS Addendum).

Overlake Plaza SEIS Addendum

Subsequent to issuance of the *2007 ONP SEIS*, the City of Redmond reviewed and adopted the ONP as an element of the Redmond Comprehensive Plan. As part of this review, the City concluded that: the ONP was consistent with the Comprehensive Plan Map and includes policies to help implement the designations; planned residential, commercial, office and park/open space amounts are able to coexist on the available land; the ONP policies/regulations are consistent with and work together in a coordinated fashion; and, ONP policies provide for a park and open space system, as well as adequate public facilities.

The Overlake Plaza Master Plan Project includes a mix of uses, building heights, parking, and open space system intended to be consistent with the Redmond Comprehensive Plan (Redmond 2013), including Overlake Neighborhood Urban Center policies. Refer to Section 2.5 of this EIS Addendum for a discussion on the relationship of the Overlake Plaza Master Plan project to Comprehensive Plan policies.

Potential Mitigation Measures

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS[4]

The proposed Overlake Neighborhood Plan and Implementation Project is consistent with adopted plans, policies, and regulations, and no mitigation measures are necessary

Overlake Plaza SEIS Addendum

No additional mitigation beyond that provided in the *2007 ONP SEIS* is necessary. See Section 2.5 of this EIS Addendum for additional discussion.

Significant Unavoidable Adverse Impacts

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

No significant unavoidable adverse impacts anticipated.

Overlake Plaza SEIS Addendum

As under the 2007 ONP SEIS, no significant unavoidable adverse impacts anticipated. See Section 2.5 of this EIS Addendum for additional discussion.

[4] *No mitigation measures are identified in Section 3.2 of the 2007 ONP Final Supplemental EIS*.

2.3 Land Use - Relationship to Countywide Planning Policies

Policy Context

As part of the comprehensive planning process in the early 1990s, King County and its incorporated cities developed a growth management plan known as the Countywide Planning Polices (CPP). These policies were designed to help the 39 cities and towns in King County (including Redmond) address growth management in a coordinated manner.

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

Section 3.3 of the 2007 Overlake Neighborhood Plan and Improvement Project Final SEIS (*2007 ONP SEIS)* provides a summary of CPP objectives applicable to neighborhood plans, including: implementing Urban Growth Areas; promoting contiguous and orderly development; siting of public capital facilities; establishing transportation facilities and strategies; creating affordable housing plans and criteria; and, ensuring favorable employment and economic conditions in the County.

Section 3.3 of the *2007 ONP SEIS* also provides a summary of CPP goals for the designation of urban centers (LU-45) including: support of pedestrian mobility, bicycle use, and transit use; achieve a target housing density and mix of uses; provide a wide range of capital improvement projects, such as street improvements, schools, parks and open space, public art and community facilities; emphasize historic preservation and adaptive reuse of historic places; include other local characteristics necessary to achieve a vital Urban Center; and, include facilities to meet human service needs.

The *2007 ONP SEIS* indicates that the proposed Overlake Neighborhood Plan Update meets mandates of CPP LU-45.

Overlake Plaza SEIS Addendum – Project Specific Impacts

The Overlake Plaza Master Plan site located within the designated Overlake Urban Center and proposed development on the site would achieve CPP LU-45 and would act to achieve goals of the Overlake Urban Center (refer to Section 2.5 of this EIS Addendum for additional discussion on the relationship of the Overlake Plaza Master Plan to Countywide Planning Policies.

Potential Mitigation Measures

<u>2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS[5]</u>

The proposed Overlake Neighborhood Plan and Implementation Project is consistent with adopted plans, policies, and regulations, and no mitigation measures are necessary

[5] *No mitigation measures are identified in Section 3.3 of the 2007 ONP Final Supplemental EIS*.

Overlake Plaza SEIS Addendum

No additional mitigation beyond that provided in the *2007 ONP SEIS* is necessary. See Section 2.5 of this EIS Addendum for additional discussion.

Significant Unavoidable Adverse Impacts

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

No significant unavoidable adverse impacts anticipated.

Overlake Plaza SEIS Addendum

As under the 2007 ONP SEIS, no significant unavoidable adverse impacts anticipated. See Section 2.5 of this EIS Addendum for additional discussion.

2.4 Land Use - Relationship to Comprehensive Plan

Policy Context

The City of Redmond Comprehensive Plan (Redmond 2030) establishes the City's future vision and policy direction through the year 2030. Redmond 2030 designates Downtown and Overlake as Urban Centers, are identified as the areas where the majority of the City's employment and housing growth is intended to occur.

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

Section 3.4 of the 2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS (*2007 ONP SEIS)* provides a brief summary of the 2006 Comprehensive Plan in effect at the time, including Policy NP-3 which established issues and opportunities that should be addressed, including implementation of the Comprehensive Plan such as a vision for the neighborhood, neighborhood communication, land use, encouraging housing choice, neighborhood character and utilities. Section 3.4 also summarizes previous Comprehensive Plan Policy NP-5 which required that development regulations necessary to implement the plan be prepared concurrently.

The *2007 ONP SEIS* indicates that the proposed Overlake Neighborhood Plan Update addresses Comprehensive Plan policies (2006 Comprehensive Plan) related to neighborhood planning.

Overlake Plaza EIS Addendum

Subsequent to the issuance of the *2007 ONP SEIS*, the City of Redmond adopted an update to the Comprehensive Plan addressed in the *2007 ONP SEIS*; the updated Comprehensive Plan (Redmond 2030) was adopted in December 2011. The Overlake Plaza Master Plan is intended to implement Redmond 2030, including applicable goals for the Overlake Village LU-52, OV-5, OV-9, OV-42, OV-56, UC-6, UC-7, UC-10, UC-22, and UC-24. See Section 2.5 (Land Use – Existing Conditions and impacts) for additional information and discussion on relationship to plans and policies)

Potential Mitigation Measures

<u>2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS[6]</u>

The proposed Overlake Neighborhood Plan and Implementation Project is consistent with adopted plans, policies, and regulations, and no mitigation measures are necessary

<u>Overlake Plaza SEIS Addendum</u>

No additional mitigation beyond that provided in the *2007 ONP SEIS* is necessary. See Section 2.5 of this EIS Addendum for additional discussion.

[6] *No mitigation measures are identified in Section 3.4 of the 2007 ONP Final Supplemental EIS*.

Significant Unavoidable Adverse Impacts

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

No significant unavoidable adverse impacts anticipated.

Overlake Plaza SEIS Addendum

As under the 2007 ONP SEIS, no significant unavoidable adverse impacts anticipated. See Section 2.5 of this EIS Addendum for additional discussion.

2.5 Land Use – Existing Conditions and Impacts

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

Section 3.5 of the 2007 Overlake Neighborhood Plan Update and Implementation Plan Final SEIS (*2007 ONP SEIS)* includes a discussion on existing land use conditions, potential for land use impacts, and relationship to applicable goals/policies of SEPA, GMA, CPP and the Comprehensive Plan.

Land Use

The existing land use discussion in Section 3.5 focuses on the entire approximately 1,193-acre ONP area. For the entire ONP, there were approximately 2,984 residential units (1,121 single-family units and 1,863 multifamily units) and approximately 15.5 million square feet of non-residential building space.

The Overlake Plaza site is identified as being within the Overlake Urban Center, Overlake Village, and Transportation Analysis Zone (TAZ) 371[7]. TAZ 371 contained approximately 389,035 square feet of non-residential building space and no residential units.

The *2007 ONP SEIS* assumes that under the proposed plan up to 5,764 new residential units (including 4,516 multifamily units in Overlake Village), and up to 4.5 million square feet of new non-residential building space, including approximately 845,467 square feet of non-residential building space in Overlake Village, would be developed.

For TAZ 371, up to 296 new multifamily residential units and approximately 35,000 square feet of new non-residential building space (in addition to the existing approximately 389,035 square feet of building space) is assumed. For Overlake Village (comprised of TAZs 371, 372, 373, and 374), up to 4,516 new multifamily units and approximately 845,467 square feet of new non-residential space (in addition to the approximately 3,553,872 square feet of existing non-residential building space) is assumed.

Section 3.5 of the *2007 ONP SEIS* indicates that the proposed ONP would intensify growth in the Overlake Village Area, and provide the potential for construction of buildings taller than six stories as an incentive to provide public facilities such as parks, open space, or regional stormwater management facilities.

Overlake Plaza SEIS Addendum – Project Specific Impacts

Land Use - Existing Conditions

The approximately 13.95-acre (607,827 square foot) Overlake Plaza site is located in the southern edge of the City of Redmond and the Overlake Neighborhood Plan/Overlake Village area; the site comprises approximately 50 percent of TAZ 371. The site is bounded by NE 24th

[7] *The ONP is comprised of 12 TAZs, with the Overlake Plaza site comprising approximately 50 percent of TAZ 371.*

Street on the north, 148th Avenue NE on the west, NE 20th Street on the south, and DaVinci Avenue on the east.

The Overlake Plaza site currently contains four buildings, surface parking and associated landscape planter areas. As indicated in Table 2.5-1, approximately 90 percent of the site is in built area and approximately 10 percent of the site is in landscaped planter area associated with buildings and parking.

Table 2.5-1
EXISTING OVERLAKE PLAZA LAND USES

	Total Area	Percent
Building Footprint	**92,072**	15%
Vehicular Circulation[1]	**455,191**	75%
Landscape Planter Area[2]	**60,564**	10%
Total Acreage	**607,827 (13.95 acres)**	100.0%

Source: Jerde Partnership, 2017.

1. *Primarily consists of surface parking lot.*
2. *Includes dispersed building and parking lot planter area not usable as open space.*

Of the four buildings on the site, three are currently occupied, including the Sears retail building in the central portion of the site, and two restaurant/food service buildings at the northern edge of the site along NE 24th Street (Red Robin building and strip center building). An existing building on the southern edge of the site along NE 20th Street is unoccupied. As shown in Table 2.5-2, existing buildings on the Overlake Plaza site contain a total of 244,183 square feet of building space.

Table 2.5-2
EXISTING OVERLAKE PLAZA BUILDING CHARACTERISTICS

Building	Building Size (sq. ft.)	Building Stories
Sears Retail Building	228,168	2
Red Robin Building	7,309	1
Strip Center Building	6,162	1
Southern Building	2,544	1
Total	**244,183 sq. ft.**	

Source: Jerde Partnership, 2017.

The area adjacent to the Overlake Plaza site is commercial in character and includes retail center and surface parking uses to the immediately south and west of the site; uses in this area include Marshalls and Sears Auto Center. Other uses in the vicinity include the Fred Meyer retail center and strip retail center to the west across 148th Avenue (the area to the west is in the City of Bellevue), grocery store and strip center retail use to the north across NE 24th Street,

strip retail and office park uses to the east, and retail/commercial uses across NE 20th Street to the south.

Land Use – Project Conditions

The proposal evaluated in this EIS Addendum includes:

- Demolition of three of the four existing buildings (southern most building on NE 20th Street would be retained and improved), surface parking and landscaped planter area;
- Construction of 500 multifamily units; 210 hotel rooms, 100,100 square feet of street level retail space, 23,000 sq.ft market space, 266,800 sq.ft. office space, and 62,700 sq. ft. of restaurant space;
- Construction of parking for 2,245 vehicles; and,
- Construction of approximately 2.1 acres (91,476 sq.ft.) of parks and open space area. Additional landscaping and residential amenity area will be provided as per code requirements at Site Plan Entitlement.

As indicated in Table 2.5-3, development under the Overlake Plaza Master Plan project would result in more site area in landscaped area, and less area in building and other impervious area (surface parking, etc.) than under current conditions, over 25 percent of the site would be in park and landscaped area under the proposal compared to approximately 10 percent under current conditions; the percentage of usable open space on the site would increase from zero under current conditions to approximately 15 percent under the *Overlake Plaza Master Plan* project.

Table 2.5-3
EXISTING AND PROPOSED OVERLAKE PLAZA SITE LAND USES

	Existing		Proposed	
	Area	*Percent*	*Area*	*Percent*
Building Footprint	**92,072**	15%	**205,290**	34%
Vehicular Circulation[1]	**455,191**	75%	**245,258**	40%
Park/Open Space	**None**	NA	**91,476**	15%
Landscape Planter	**60,564**	10%	**65,803**	11%
Total Acreage[4]	**607,827 (13.95 acres)**	100%	**607,827**	100%

Source: Jerde Partnership, 2017.

1. *Surface parking lot under current conditions and new roadways under proposed conditions.*

Total building space on the site under the *Overlake Plaza Master Plan* project totals 1,051,065 square feet[8], compared to the 244,183 square feet of building space currently on the site; net increase in building space of approximately 806,882 square feet. The net increase in non-residential building space on the site would be approximately 208,417 square feet.

[8] *Including approximately 452,600 in non-residential building space, approximately 476,865 square feet in multifamily use, and approximately 121,600 square feet in hotel use.*

The proposed net increase in non-residential building space (208,417 square feet) and 500 multifamily units would be within the 845,457 square feet of non-residential building space and 4,516 new multifamily units assumed for Overlake Village in the *2007 ONP SEIS*.

Construction Impacts

Demolition, site preparation and construction of infrastructure, parking, buildings and open space features could result in periodic, temporary impacts to adjacent land uses. Construction-related impacts would include additional amounts of air pollution due to dust and emissions from construction equipment and vehicles; increased noise levels from construction activities; vibration associated with construction activities and vehicle movement; and, increased traffic associated with construction vehicles and construction workers. Although construction activities would occur incrementally over buildout, such activities would move around the site and could result in temporary impacts to adjacent land uses when construction occurs near the boundary of the site or in close proximity to those adjacent uses.

Existing land uses that would have the greatest potential for impacts during construction include the existing retail uses to the immediate south and west, and retail and office uses to the immediate east. Adjacent uses further to the west (across 148th Avenue), south (across NE 20th Street) and north (across NE 24th Street) also have the potential to be temporarily impacted during construction, although the separation provided by intervening roadways would minimize the potential for impacts to these uses. Overall, construction-related impacts to off-site land uses would be temporary in nature and with implementation of the identified mitigation measures, significant impacts are not anticipated.

Direct impacts

Consistent with site zoning and goals for Overlake Urban Village, development under the proposed Overlake Plaza Master Plan project would convert the existing retail buildings and surface parking to a new mixed-use development with multifamily housing, retail, office, restaurant and open space uses. Three of the existing buildings, surface parking, and landscaped planters would be demolished; the southernmost building on NE 20th Street would be improved for retail use.

New development would be phased over an approximately 12-year buildout period (buildout by 2030) and would include multifamily housing, hotel, retail, restaurant and open space uses. The proposed land uses would result in land use conditions typical of an urban development including increase in densities and associated activity levels (e.g. pedestrian /vehicle movement, noise, etc.), although these activity levels would be similar to those associated with existing retail and restaurant uses on the site.

The relationship of development under the Overlake Plaza Master Plan to surrounding uses would primarily be a function of the intensity of the proposed uses (such as the types of uses, density of development and levels of activity), the intensity of surrounding uses, the proximity of proposed uses to surrounding uses and the presence/provision of separation and buffers between proposed uses and surrounding uses.

Development of the proposed mix of uses would represent an increase in the building density and scale compared to the current retail and restaurant buildings on the site. The amount of non-residential building space would increase from the existing 244,180 square feet to 452,600

square feet under the Overlake Plaza Master Plan Project, with building heights up to nine stories compared to the existing one to two story buildings. Although the building heights and scale would be greater than that associated with adjacent properties, the building heights/scale would be consistent with recent development further to the north and east, and would be consistent with Overlake Village policies and OV3 zoning.

Compared to the dispersed and unusable approximately 60,000 square feet (approximately 1.37 acre) of landscaped planter area currently on the site, proposed development under the Overlake Plaza Master Plan project would provide approximately 2.1 acres (approximately 91,476 sq.ft.) of usable parks and open space area which would represent a substantial increase in usable open space on the site; the proposal would include an additional 1.5 acre (approximately 65,803 sq.ft.) in landscaped planter area on the site. The proposed system of plazas, parks and open space would be available to site residents and employees as well as to the public. Proposed open space is intended to be consistent with City of Redmond goals for Overlake Village as well as to minimize the potential for land use impacts associated with increased building density.

Relationship to Plans and Policies

Growth Management Act

The proposed Overlake Plaza Master Plan is intended to be consistent with applicable policies of the Redmond Comprehensive Plan (Redmond 2030), including goals for Overlake Village, and is thus consistent with the Growth Management Act (see discussion under Redmond Comprehensive Plan for detail).

Countywide Planning Policies

The proposed Overlake Plaza Master Plan is intended to implement the direction of CPP LU-45 which requires strategies for achieving the goals of the Overlake Urban Center designation (see discussion under Redmond Comprehensive Plan for detail).

Redmond Comprehensive Plan

The Redmond Comprehensive Plan (Redmond 2030) includes goals and policies for directing the majority of the City's employment and housing growth to Redmond's two Urban Centers, Downtown and Overlake. Overlake Village is identified as a center for advanced technology and corporate office use, and a mid-rise, mixed-use neighborhood that provides an attractive and safe place to live in proximity to employment and leisure opportunities.

This project is the type of dense, mixed-use project envisioned by the Redmond Comprehensive Plan. Specifically, the Redmond Comprehensive Plan (Redmond 2030) goals for Overlake Village that most directly relate to the Overlake Plaza Master Plan project include LU-52, OV-5, OV-9, OV-42, OV-56, UC-6, UC-7, UC-10, UC-22, and UC-24.

> **LU-52** – Overlake Mixed-Use Designation – maintain and encourage Overlake as a place that:
>
> - Serves an important local and regional economic role as a center for advanced technology uses, research, and development corporate offices, distribution and compatible manufacturing;

- Encourages high-quality, compact development, while recognizing that many corporate developments will retain their campus-like character;

- Provides an intense comparison commercial shopping district that supports and complements nearby employment and residential areas:

- Includes primarily in Overlake Village mid-rise, mixed-use neighborhoods that provide attractive and safe places to live close to amenities, such as restaurants, frequent transit service, and a network of parks, sidewalks and trails; and,

- Emphasizes access for pedestrians and bicycles with attractive local streets appropriate for a destination environment.

Discussion: The proposed Overlake Plaza Master Plan project is a mid-rise mixed use development that would include employment, residential, retail, restaurant and a network of parks and open spaces. A network of walkways and trails would provide connections between open spaces on the site as well as to the overall area network. Employment opportunities on the site would support the economic role of Overlake in the regional economy. Residential use on the site would provide additional opportunities for people to live close to employment, shopping and other amenities.

OV-5 – Recognize and maintain Overlake's important regional employment role. Encourage businesses that provide family-wage jobs, export services or goods, or help diversify the regional economy to remain or locate in the area and grow consistent with adopted City policies.

Discussion: The Overlake Plaza Master Plan project would provide up to 267,000 square feet of technology office space, providing the opportunity for new family-wage jobs in Overlake Village. New employment would occur in a development with supporting residential, restaurant, retail and open space park uses.

OV-9 – Consider allowing a total development capacity of up to 19.9 million square feet of retail, office, research and development, and manufacturing uses within the Overlake Neighborhood through the year 2030. Link increases in nonresidential development capacity in the Overlake Business and Advanced Technology zone to progress on mode-split goals, improvements to transportation facilities or services, increased residential development in Overlake, and the adequacy of parks, emergency services, and other services needed for a daytime population.

Discussion: net increase of approximately 806,882 square feet of building space would be developed on the site under the Overlake Plaza Master Plan project that would contribute to the range of uses and new development in Overlake Village. The Overlake Plaza Master Plan project includes up to 500 multifamily units and up to 2.1 acres in parks in an urban area served by a range of public services and transit.

OV-42 – Encourage redevelopment of Overlake Village in order to enhance the attractiveness and functionality of this area as a place to live, work, shop and recreate. Implement requirements for new developments to incorporate housing to support land use, environmental and transportation goals for Overlake

Discussion: *The Overlake Plaza Master Plan project is envisioned as an urban, mixed use neighborhood with a sense of place and activity that makes it attractive for living (up to 500 multifamily units), working and recreating. A system of plazas, parks and open spaces are proposed for, providing residents, visitors and employees with opportunities to gather and recreate. A network of walkways and trails provides connections among these spaces and to others within the Overlake Neighborhood of Redmond, and to nearby areas. The Overlake Plaza Master Plan project includes the construction of three new roadways on the site that will connect with the overall transportation and bike network.*

OV-56 – Recognize sidewalks with landscaped planting strips and street trees as part of Overlake Village's park-like amenities.

Discussion: *For the proposed Overlake Plaza Master Plan project a system of plazas, parks and open spaces have been designed to provide residents, visitors and employees with opportunities to gather and recreate; up to 26 percent of the site would be in parks, plazas, open and landscaped planter area, including 2.1 acres dedicated as park area. A network of walkways and trails provides connections among these spaces and to others within the Overlake Neighborhood of Redmond, and to nearby areas. New landscaping is proposed, including street trees and planting strips intended to reflect and enhance Overlake's landscaped character.*

UC-6 – Promote the urban centers as locations for a variety of businesses, including retail, office, services, and entertainment uses that are compatible with a mixed-use urban environment. Encourage a variety of economic activities, ranging from daily goods and services to small and locally owned boutiques and other specialty stores, as well as restaurants, residences and offices that promote the urban centers as appealing places to live, work and shop and provide for active uses during the day and evening hours.

Discussion: The proposed Overlake Plaza Master Plan project would create a mixed-use urban neighborhood, including office, retail, restaurant, market and residential uses organized around a system of parks, open space and walkways/trails. The proposal is intended to create a sense of place and a live, work, shop and recreate environment that is active during day and evening.

UC-7 – Apply flexible regulations that encourage creative proposals consistent with urban center policies.

Discussion: The proposed Overlake Plaza Master Plan project represents a creatively designed mixed-use urban neighborhood, including office, retail, restaurant, market and residential uses organized around a system of parks, open space and walkways/trails.

UC-10 – Use public-private partnerships to meet public facilities and service needs, such as utilities, transportation, parks, beautification, civic and other improvements. Encourage public-private partnerships to meet human service needs as well.

Discussion: *The proposed Overlake Plaza Master Plan project would provide utility, transportation, and parks improvements, including the provision of up to 2.1 acres of park improvements available for public use. The proposed system of parks, roadways, trails and bike routes would connect with and complement overall community systems. The proposed Overlake Plaza Master Plan project would contribute to all applicable City of Redmond fees for overall public services as well as contributing to the Overlake South Reimbursement Agreement for sewer system improvements.*

UC-22 – Design and construct pedestrian corridors to enhance pedestrian use of the area. Connect businesses within the retail area with each other and with transit. Include street furniture such as benches on pedestrian corridors on public rights-of-way or public property to make them functional and inviting.

Discussion: The proposed Overlake Plaza Master Plan project design provides multi-modal access and circulation, with access priority for pedestrians and bicyclists. The street frontages along Internal segments of NE Alhazen Street (east/west), Lumiere Avenue NE (north/south) and Da Vinci Avenue NE (north/south) would provide walkways, street trees and street furniture to create a pedestrian friendly environment that connects with the overall pedestrian circulation system of Overlake Village.

UC-24 – Implement a parking development and management program that:

- Minimizes on-site surface parking;
- Encourages shared, clustered parking to reduce the total number of stalls needed for residents and visitors and the increase the economic and aesthetic potential of the area;
- Creates incentives for structured parking;
- Maximizes on-street parking, particularly for use by those shopping or visiting; and,
- Provides techniques to property owners, businesses, and organizations to manage parking demand.

Discussion: *The proposed Overlake Plaza Master Plan project would provide up to 2,245 parking spaces in below ground structures, in support of residential, office, retail, restaurant and market uses. Proposed use of structured parking allows for the provision of up to 2.1 acres of parks area on the site.*

Redmond Zoning Code (Title 21)

The site of the proposed Overlake Plaza Master Plan project is zoned Overlake Village Zone 3 (OV Zone 3) – see **Figure 4**. The Overlake Village zoning regulations are intended to implement the vision and policies for Overlake Village zones set forth in the Redmond Comprehensive Plan, encourage a broad mix of multifamily residential and commercial uses and amenities in order to achieve a vibrant environment and true urban center, provide a pedestrian-friendly environment, include housing in all future development, promote walkable communities conductive to transit use, encourage a range of uses that enliven that area after working hours and create a sense of place, and allow additional building height and density where appropriate through an incentive program (incentives include provision of public and private infrastructure, affordable housing, tree retention, and open space).

The OV Zone 3 portion of the Redmond Zoning Code includes provisions related to allowed uses, maximum lot coverage (FAR), maximum building height, minimum residential floor area, and parking.

Discussion: The proposed Overlake Plaza Master Plan project is intended to be a mixed-use urban development that is consistent with OV Zone 3 provisions of the Redmond Zoning Code. The project would comply with OV Zone 3 requirements related to uses (mix of residential, office, retail, restaurant, market and open space uses), maximum lot coverage (85 percent maximum), maximum building height (up to 9 stories utilizing incentives), maximum floor area ratio (utilizing incentives), building setbacks, and minimum residential floor area.

Potential Mitigation Measures

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

- The Overlake Neighborhood Plan Update and Implementation Project is consistent with adopted plans, policies, and regulations; therefore, no mitigation measures are required regarding inconsistency.

Overlake Plaza SEIS Addendum

No additional mitigation beyond that provided in the *2007 ONP SEIS* is necessary.

Significant Unavoidable Adverse Impacts

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

Some increased congestion would be unavoidable. Therefore, the perception by adjacent residents of a diminished quality of life, to the extent it is based on traffic congestion, would be an unavoidable adverse impact.

Potential inconvenience to residents and businesses could occur during construction of transportation projects and/or new development.

Overlake Plaza SEIS Addendum

No significant unavoidable adverse land use impacts beyond those identified in *the 2007 ONP SEIS* are anticipated.

Site Area

Source: JERDE, 2017

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

Figure 4
Zoning Map

2.6 Transportation

This section is based on the January 8, 2018 *Seritage Ovelake Plaza Master Plan Traffic Study* prepared by TENW. The *Seritage Overlake Plaza Master Plan Traffic Study* is on file with the City of Redmond and is available for review.

Policy Context

The *Overlake Neighborhood Plan Update and Implementation Project Final Supplemental Environmental Impact Statement* (2007 ONP FSEIS) and *Overlake Master Plan and Implementation Strategy* (ONP Master Plan) were adopted by Redmond City Council in December 2007 (Ordinance 2384). Subsequent to the adoption of the ONP FSEIS and ONP Master Plan, the ONP was adopted as a SEPA Planned Action through a Planned Action Ordinance (PAO), which became effective October 31, 2009.

Since significant adverse impacts from the land use and development activities assumed in the ONP have already been adequately addressed in the ONP FSEIS and ONP Master Plan, the PAO allows qualified development projects located within the ONP boundaries to be reviewed as implementing actions within the scope of the Planned Action and the City's adopted development standards without a SEPA Threshold Determination and further environmental review. It is anticipated that the City of Redmond will confirm that the land uses and development activities proposed for the Seritage Overlake Plaza Master Plan fall within the land use analyzed in the adoption of the ONP, the earlier FSEIS issued in support of the ONP, and ONP Master Plan. Since the proposed project is expected to fall within the limits set out in the ONP, the applicant is requesting that the individual parcel development applications that are submitted under the proposed Seritage Overlake Plaza Master Plan Development Agreement be reviewed as planned actions under the PAO, and no SEPA threshold determination or further environmental review be required.

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

Construction. Construction activities would cause delay and inconvenience to vehicle and non-motorized traffic near the construction work zones. Temporary and intermittent lane closures, detours, and property access restrictions would occur. Construction activities might cause traffic to shift to other routes during the construction period. Access to businesses located in work zones might be temporarily disrupted. Pedestrians would experience inconvenience and delays where roadways are widened or reconfigured and existing sidewalks reconstructed. Truck traffic associated with construction activities would increase and could cause some temporary inconvenience. The potential for traffic accidents could rise during construction due to traffic revisions, changes in access, and increased congestion. Impacts to utilities and interruptions in service might be experienced as construction in the area proceeds.

Trip Generation. The Action Alternative assumes that the Sound Transit's East Link Light Rail Line would be extended to Downtown Redmond through Overlake and that additional transit services with regional Bus Rapid Transit (BRT) and express bus lines would be provided in Overlake by 2030. It is expected that these additional transit facilities and services would increase the transit mode share to approximately 15 percent of the trips made during the PM peak hour.

Although the Action Alternative would generate more trips due to larger development potential, the increased use of transit by people traveling to and from Overlake, along with the capacity expansion of SR 520 east of I-405 would reduce that increase[9]. Some corridors under the Action Alternative would have reduced PM peak hour volumes compared to the volumes under the No Action Alternative.

Traffic Operations Analysis.

The traffic operation analysis in the 2007 Overlake Neighborhood Plan and Implementation Project Final SEIS (*2007 ONP SEIS)* shows the following[10]:

- 12 intersections in Overlake would operate at LOS F under the No Action Alternative whereas 7 intersections would operate at LOS F under the Action Alternative.
- 19 intersections would operate with less delay under the Action Alternative than the No Action Alternative in 2030. 16 intersections would operate with increased delay (ranging from approximately 1.6 seconds to approximately 27 seconds) in the Action Alternative than the No Action Alternative.
- 12 intersections would shorten delays by more than 10 seconds under the Action Alternative, compared with the No Action Alternative. However, 9 intersections would increase delay under the Action Alternative than the No Action by more than 10 seconds.
- 8 intersections where the LOS would be F under the No Action would become LOS E or better under the Action Alternative. These intersections include:
  - 148th Avenue NE and NE 24th Street
  - 148th Avenue NE and Bellevue-Redmond Road
  - 148th Avenue NE and NE 20th Street
  - 148th Avenue NE and NE 40th Street
  - West Lake Sammamish Parkway and NE 51st Street
  - Bellevue-Redmond Road and West Lake Sammamish Parkway
  - Bellevue-Redmond Road and NE 40th Street
  - 148th Avenue NE and NE 36th Street
- The following 4 intersections would be more congested, with a LOS F and longer average delays under the Action Alternative than the No Action Alternative:
  - 140th Avenue NE and Bellevue-Redmond Road
  - 140th Avenue NE and NE 20th Street
  - 156th Avenue NE and NE 40th Street
  - 156th Avenue NE and NE 36th Street

Based on these analyses, under the Action Alternative, most intersections would experience improved LOS and reduced delay compared to the No Action, and the overall level of traffic congestion under the Action Alternative would be significantly lower than the No Action Alternative.

The mitigation measures identified to be in place by 2030 in the *2007 ONP SEIS*, are intended to reduce the potential for traffic delay and minimize to potential for unavoidable adverse transportation impacts.

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[9] The 2007 ONP SEIS does not include an estimate of the anticipated transit increase.
[10] Table 3-13 of the 2007 ONP SEIS lists Existing (2005) LOS for the analyzed intersections and Table 3-21 of the 2007 ONP SEIS lists 2030 LOS for the analyzed intersections under the Action and No Action alternatives – See Appendix C to this SEIS Addendum for the referenced tables.

Analysis of City of Bellevue Intersections

The 2007 ONP FSEIS included traffic operations analysis at 23 intersections that are either entirely within the City of Bellevue or on the City of Bellevue/City of Redmond border. These included:

12 intersections entirely within the City of Bellevue:

- 140th Avenue NE and NE 24th Street
- 140th Avenue NE and NE 20th Street
- 140th Avenue NE and Bellevue-Redmond Road
- 148th Avenue NE and Bellevue-Redmond Road
- 156th Avenue NE and Bellevue-Redmond Road
- 156th Avenue NE and NE 24th Street
- *148th Avenue NE and NE 8th Street*
- *148th Avenue NE and SE 24th Street*
- *156th Avenue NE and NE Northup Way*
- *156th Avenue NE and NE 8th Street*
- *156th Avenue NE and SE Eastgate Way*
- *164th Avenue NE and NE 24th Street*

11 intersections on City of Bellevue/City of Redmond Border:

- 148th Avenue NE and NE 51st Street
- 148th Avenue NE and NE 40th Street
- 148th Avenue NE and NE 36th Street
- 148th Avenue NE and NE 29th Place
- 148th Avenue NE and EB 520 Off-Ramp
- 148th Avenue NE and EB 520 Ramps
- 148th Avenue NE and NE 24th Street
- 148th Avenue NE and NE 22nd Street
- 148th Avenue NE and NE 20th Street
- Bellevue-Redmond Road and NE 24th Street
- Bellevue-Redmond Road and NE 20th Street

The traffic operations results (Level of Service and delay) at these intersections for Existing (2005), 2030 No Action, and 2030 Action alternatives are included in Tables 3-13, 3-21, and 3-22 of the ONP FSEIS, and are replicated in Appendix C of this SEIS Addendum. In reference to the 6 City of Bellevue intersections included in Table 3-22 (*italicized above*), the ONP FSEIS made the following conclusions:

- The study did not assume any facility improvements at the six Bellevue intersections under either the No Action or Action Alternative. The changes in the delay between the two alternatives are slight, which indicates that the increased land use density for the Action Alternative would not significantly impact those intersections.

- The explanation of LOS E and F at five of the six Bellevue intersections is not entirely clear based on the analysis done as part of this document. Growth in Overlake would partially contribute to the increased delay but a combined effect of the growth in Bellevue and the surrounding region would also cause increased traffic congestion at those intersections.

Overlake Plaza EIS Addendum – Project Specific Impacts

A transportation study was prepared for the Overlake Plaza Master Plan (*Seritage Overlake Plaza Master Plan Traffic Study,* dtd. January 8, 2018). The purpose of the traffic study is to analyze traffic operations with the proposed Overlake Plaza Master Plan to determine what roadway improvements are needed to support project access and to mitigate any project impacts.

Construction. Potential impacts associated with construction of the Overlake Plaza Master Plan would be similar to those disclosed for the *2007 ONP SEIS*.

Trip Generation. Full buildout of the proposed Master Plan is estimated to generate 13,000 net new weekday daily trips, with 1,079 net new trips occurring during the weekday AM peak hour (638 entering, 441 exiting), and 914 net new trips occurring during the weekday PM peak hour (410 entering, 504 exiting). Phase 1 of the proposed Master Plan is estimated to generate 3,499 net new weekday daily trips, with 289 net new trips occurring during the weekday AM peak hour (87 entering, 202 exiting), and 214 net new trips occurring during the weekday PM peak hour (144 entering, 70 exiting). Please refer to the *Seritage Overlake Plaza Master Plan Traffic Study* (January 8, 2018) on file with the City of Redmond for more detailed information.

Year 2023 Traffic Operations Analysis. A year 2023 LOS and queue analysis was conducted at 17 study intersections and at the proposed Seritage site access driveways to determine what roadway improvements are needed to support project access and to mitigate any project impacts. The 2023 analysis was conducted for the following scenarios:

1. 2023 Baseline (Without Project)
2. 2023 With Project - Full Buildout
3. 2023 With Project - Full Buildout, with a signal at Lumiere/24th
4. 2023 With Project - Phase 1

The results of the 2023 analysis are contained in the *Seritage Overlake Plaza Master Plan Traffic Study* (January 8, 2018) and were used to confirm the project's participation in the construction of the ultimate 2030 roadway network and to confirm the on-site improvements and off-site mitigation requirements that are described in the traffic study.

In summary, 8 of the 17 study intersections included in the Seritage Overlake Plaza Master Plan Traffic Study were included as study intersections in the 2007 ONP SEIS (the remaining 9 intersections are either new intersections created by new roadways not specifically identified in the ONP SEIS or are existing intersections that were not included in the scope of the ONP SEIS). The overall results showed that the intersections common to both studies are expected to operate at the same or better LOS in the PM peak hour in 2023 with the Seritage Master Plan (without mitigation) when compared to the 2030 Action Alternative results from the 2007 ONP SEIS, with exception to 148th Ave NE/NE 20th Street. To mitigate impacts at 148th Ave NE/NE 20th Street, the Seritage Overlake Plaza Master Plan project will be required to provide mitigation (northbound right-turn lane) for development exceeding 335 net new AM peak hour trips. This improvement is a portion of a larger improvement project already planned by the City of Redmond and City of Bellevue to address congestion at 148th/20th.

In addition to 148th Ave NE/NE 20th Street improvements, other mitigation measures that will be provided by the Seritage Overlake Plaza Master Plan include:

- 148th Ave NE/NE Alhazen Street: The City of Bellevue and City of Redmond have a planned improvement at this intersection that includes an additional northbound through lane. As mitigation, Seritage will widen 148th Ave NE to accommodate the additional northbound through lane by converting the northbound right-turn lane to a through lane and eliminating the island south of Alhazen and the curb bulb north of Alhazen.
- 148th Ave NE/NE 24th Street. The City of Bellevue and City of Redmond have planned improvements at this intersection including an additional northbound through lane and eastbound/westbound dual left turn lanes (these dual left turn lanes are included in the 2007 ONP SEIS). Seritage will dedicate right-of-way and set the ultimate curbs on 148th and NE 24th Street to accommodate these future improvements.
- Lumiere Ave NE/NE 24th Street. For any development beyond Phase 1, Seritage will conduct observations and an analysis to determine if the southbound left-turn lane queue storage on 148th Ave NE at NE Alhazen Street will be exceeded. If the queue exceeds storage and if desired by the City, Seritage will stripe an interim westbound left turn lane on NE 24th Street at Lumiere Avenue while maintaining eastbound left turns to the Safeway property at the traffic signal at 151st Avenue NE. In addition, future signalization is planned by the City at Lumiere Ave NE/NE 24th Street to accommodate a future pedestrian crossing on NE 24th Street. Before constructing any development beyond Phase 1, Seritage will conduct a study to determine if estimated pedestrian volumes trigger the need for the signal.
- Frontage improvements and right-of-way dedications on NE 20th Street, 148th Ave NE, and NE 24th Street including constructing curbs at their ultimate locations to accommodate future improvements planned by the City of Redmond and City of Bellevue.
- Construction of new public street connections (including right-of-way dedications), some of which were contemplated in the 2007 ONP SEIS Action Alternative. These new public streets include:
    - NE Alhazen Street between 148th Ave NE and Da Vinci Ave NE
    - Lumiere Ave NE between NE 20th St and NE 24th St
    - A portion of Da Vinci Ave (approximate half-street improvements) between NE 20th St and NE 24th St (Note: future alignment of Da Vinci Ave north of Alhazen St to be determined by the City of Redmond at a later date).
- New pedestrian and bicycle facilities within project limits including:
    - Reconstructed sidewalks on NE 20th St, 148th Ave NE, and NE 24th St
    - New sidewalks on Lumiere Ave and NE Alhazen St
    - Urban pathway along Da Vinci Ave, NE Alhazen St, and through Gateway Park
    - Bike path along the south side of NE 24th Street
    - Bike lanes on both sides of NE Alhazen Street
    - Bike lane on the west side of Da Vinci Ave

Please refer to the *Seritage Overlake Plaza Master Plan Traffic Study* (January 8, 2018) on file with the City of Redmond for more detailed information.

Analysis of City of Bellevue Intersections

The *Seritage Overlake Plaza Master Plan Traffic Study* (January 8, 2018) analyzed project specific impacts at the following 7 locations entirely in the City of Bellevue or on the City of Bellevue/City of Redmond Border:

1 intersection entirely within the City of Bellevue:
- 156th Avenue NE and Bellevue-Redmond Road

6 intersections on City of Bellevue/City of Redmond Border:
- 148th Avenue NE and EB 520 Off-Ramp
- 148th Avenue NE and EB 520 Ramps
- 148th Avenue NE and NE 24th Street
- 148th Avenue NE and NE 22nd Street
- 148th Avenue NE and NE 20th Street
- Bellevue-Redmond Road and NE 24th Street

The Seritage Overlake Plaza Master Plan will provide improvements at 3 of the City of Bellevue/City of Redmond border intersections including:
- 148th Avenue NE and NE 24th Street
- 148th Avenue NE and NE 22nd Street
- 148th Avenue NE and NE 20th Street

The improvements at these intersections are as described earlier in this section and include a northbound right turn lane at 148th Ave NE/NE 20th Street, and constructing the ultimate curb locations, signal modifications, right-of-way dedication, and road widening at 148th Ave NE/NE 24th Street and 148th Ave NE/NE 22nd Street (aka NE Alhazen Street). All of these improvements will be constructed pursuant to coordinated planning efforts by both the City of Bellevue and City of Redmond over the last 20 years.

Based on the comparison of land use impacts discussed previously in this SEIS Addendum, project specific impacts at other City of Bellevue intersections not included in the *Seritage Overlake Plaza Master Plan Traffic Study* (January 8, 2018) would fall well within the level of impact disclosed in the 2007 ONP FSEIS. Specifically, the proposed net increase in non-residential building space (208,417 square feet) and 500 multifamily units on the Seritage site is within the 4.5 million square feet of new non-residential building space and 5,764 new residential units over the entire ONP area, and is also within the 845,467 square feet of new non-residential building space and 4,516 new multifamily units assumed for Overlake Village in the 2007 ONP FSEIS. In summary, the proposed Seritage Overlake Plaza Master Plan represents a fraction of the overall land use anticipated in Overlake; therefore, no unmitigated significant traffic impacts beyond those identified in the *2007 ONP FSEIS* are anticipated.

Potential Mitigation Measures

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

Mitigation measure statement included in Section 3.6 of the 2007 ONP SEIS is as follows:

Construction

For both the No Action and Action Alternatives, traffic maintenance and traffic control plans

would be developed before constructing any major transportation improvement project. The City of Bellevue, WSDOT, and local agency standards would be implemented and followed during design and construction where applicable. Construction activities, lane restrictions, and detours would be coordinated with appropriate agencies and public service providers. Information regarding construction activities would be provided to businesses, residents, community groups, and community service providers. Project-specific construction mitigation measures could be developed during the project design to further reduce construction activity impacts. As development and road projects progress, plans would be developed to ensure limited interruption in utility services as well.

Operation

This section describes the measures that the City of Redmond could implement to minimize impacts during project operation.

Roadways

All intersection improvements are proposed as mitigation and were assumed to be in place by the year 2030. These intersection improvements were evaluated as part of the project alternatives. In addition to the specific roadway improvements included in the Action Alternative, the following general measures could also be implemented to minimize future transportation impacts:

- Annually monitor congestion in Overlake and surrounding neighborhoods and consider implementing in phases additional capacity improvements as travel demand increases with growing development.
- Implement traffic monitoring and signal system optimization on key roadways.
- Coordinate with WSDOT on potential SR 520 and I-405 access point improvements.
- Phase in zoning to correspond with transportation system capacity.

Transit

The following transit mitigation measures could also be implemented for the Action Alternative:

- Continue ongoing efforts to coordinate with King County Metro and Sound Transit to expand and improve transit service, including cooperating on implementing the Redmond Transit System Plan (TSP) in the TMP.
- Update the Redmond TSP to include the transit programs recommended in the Action Alternative.
- Work with King County Metro and Sound Transit to focus transit service enhancements in those areas where an incremental increase in service might eliminate the need for a roadway project.
- Work with King County Metro and Sound Transit to develop and implement transit improvements before East Link LRT is implemented, particularly the BRT concept between the Downtown Redmond and Downtown Bellevue through Overlake.
- Work with King County Metro and Sound Transit to integrate surface transit improvements with proposed LRT stations to increase LRT ridership.
- Coordinate with Sound Transit to study and develop the East Link Project.

Non-Motorized Transportation

The following mitigation measures could also be implemented to aid non-motorized

transportation:

- Incorporate non-motorized safety improvements in all locations where planned capacity improvements are implemented.
- Improve the environment along congested roadways by building buffers, enhancing streetscapes, and developing ground-level retail and restaurant businesses.
- Seek opportunities to reduce pedestrian delay at signals, provided that acceptable traffic operations can be maintained.
- Provide a high-quality pedestrian environment near LRT station areas and to other neighborhoods to encourage walking.
- Work to achieve BLOS C or better on all arterial corridors in Overlake.

Overlake Plaza SEIS Addendum

No unmitigated significant traffic impacts beyond those identified in the *2007 ONP SEIS* are anticipated. Project roadway/pedestrian/bike measures associated with the Overlake Plaza Master Plan project are summarized earlier in this section and contained in the January 8, 2018 *Seritage Overlake Plaza Master Plan Traffic Study* on file with the City of Redmond.

Significant Unavoidable Adverse Impacts

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

Increases in traffic volumes and corresponding increases in congestion (including intersections projected to operate at LOS F) would occur in Overlake in both the No Action and Action Alternatives. These increases would be due in part to regional factors, including economic growth and land use changes in areas outside of Redmond. However, changes in individual behaviors, such as choosing to live closer to work or to travel by means other than driving alone, has the potential to reduce the level of unavoidable adverse impacts.

Overlake Plaza SEIS Addendum

No significant unavoidable adverse transportation-related impacts beyond those identified in the *2007 ONP SEIS* are anticipated.

2.7 Light and Glare

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

Section 3.7 of the 2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS (*2007 ONP SEIS)* describes existing light and glare conditions in the Overlake Neighborhood Plan area, including the high levels of light and glare from areas with a high level of office and commercial uses such as the Overlake Village area. Areas adjacent to high traffic roadways such as 148th Avenue NE experience impacts from ambient light from streets, buildings and parking lots during non-daylight hours. During daylight hours, there is a potential for reflected sunlight off-mirrored-glass on office buildings to shine onto adjacent areas. Section 3.7 indicates that an increase in development within Overlake Village includes consideration of allowing increased building height (up to 12 stories) which would increase the amount of light and glare in the area. Section 3.7 of the *2007 ONP SEIS* in indicates some increases in ambient light and glare from new development in Overlake Village and the Employment Area, and increased traffic would be unavoidable under either the No Action or Action Alternatives; other than compliance with applicable light and glare regulations, no mitigation is identified.

Overlake Plaza SEIS Addendum – Project Specific Impacts

As described in the *2007 ONP SEIS*, the Overlake Plaza site is in an area with high levels of light and glare, including light and glare from motor vehicles. The proposed Overlake Plaza Master Plan project would generate light and glare typical of an urban mixed-use community, including street lights, building exterior and interior lighting, and light associated with motor vehicles. Compared to existing buildings on the site, the proposed would be taller and would contain more transparent surfaces (windows). The level of lighting under the Overlake Plaza Master Plan project would generally be similar to other buildings in the vicinity and similar to that identified in the *2007 ONP SEIS*.

The potential for reflective glare from proposed buildings would be as described in the *2007 ONP SEIS*. With compliance with applicable City of Redmond standards, including RZC 21,62.030 Overlake Village Zones Supplemental Design Standards, significant impacts are not anticipated.

Light and glare associated with vehicles on the site would increase as described in the *2007 ONP SEIS*. Given that vehicles traveling on the existing surface parking lot on the site are not currently screened from surrounding areas, the potential for light and glare from vehicles traveling within the proposed below grade structured parking areas would be similar to or less than under current conditions. Vehicles associated with new site uses traveling to and from the site would contribute to the current high level of light and glare associated with the area roadway network.

Potential Mitigation Measures

<u>2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS</u>

No additional mitigation measures proposed or required.

Overlake Plaza SEIS Addendum

No additional mitigation beyond that provided in the *2007 ONP SEIS* is necessary.

Significant Unavoidable Adverse Impacts

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

Some increases in ambient light and glare from new buildings in Overlake Village and in Employment Area and increased traffic volumes would be unavoidable.

Overlake Plaza SEIS Addendum

No significant unavoidable adverse light and glare-related impacts beyond those identified in the *2007 ONP SEIS* are anticipated.

2.8 Air Quality

Policy Context

Air Quality

Air quality is generally assessed in terms of whether concentrations of air pollutants are higher or lower than ambient air quality standards set to protect human health and welfare. Ambient air quality standards are set for what are referred to as "criteria" pollutants (e.g., carbon monoxide - CO, particulate matter, nitrogen dioxide - NO2, and sulfur dioxide - SO2). Three agencies have jurisdiction over the ambient air quality in the proposed project area: the U.S. Environmental Protection Agency (EPA), the Washington State Department of Ecology (Ecology), and the Puget Sound Clean Air Agency (PSCAA). These agencies establish regulations that govern both the concentrations of pollutants in the outdoor air and rates of contaminant emissions from air pollution sources. Although their regulations are similar in stringency, each agency has established its own standards. Unless the state or local jurisdiction has adopted more stringent standards, EPA standards apply. These standards have been set at levels that EPA and Ecology have determined will protect human health with a margin of safety, including the health of sensitive individuals like the elderly, the chronically ill, and the very young.

Ecology and PSCAA maintain a network of air quality monitoring stations throughout the Puget Sound area. In general, these stations are located where there may be air quality problems, and so are usually in or near urban areas or close to specific large air pollution sources. Other stations located in more remote areas provide indications of regional or background air pollution levels. Based on monitoring information for criteria air pollutants collected over a period of years, Ecology and EPA designate regions as being "attainment" or "nonattainment" areas for particular pollutants. Attainment status is, therefore, a measure of whether air quality in an area complies with the federal health-based ambient air quality standards for criteria pollutants. Once a nonattainment area achieves compliance with the National Ambient Air Quality Standards (NAAQSs), the area is considered an air quality "maintenance" area. The project study area is considered an air quality maintenance area for CO, and there has not been a violation of the CO standards in the area in many years.

Greenhouse Gas Emissions

There are no specific emission reduction requirements or targets applicable to the project area, nor are there any generally accepted emission level "impact" thresholds with which to assess potential localized or global impacts related to GHG emissions. Instead, there are State and local policies and programs intended to consider and reduce GHG emissions over time.

Western Regional Climate Action Initiative

On February 26, 2007, the Governors of Arizona, California, New Mexico, Oregon, and Washington signed the Western Climate Initiative (WCI) to develop regional strategies to address climate change. WCI is identifying, evaluating, and implementing collective and cooperative ways to reduce greenhouse gases in the region. Subsequent to this original agreement, the Governors of Utah and Montana, as well as the Premiers of British Columbia and Manitoba joined the Initiative. The WCI objectives include setting an overall regional reduction goal for GHG emissions, developing a design to achieve the goal and participating in The Climate

Registry, a multi-state registry to enable tracking, management, and crediting for entities that reduce their GHG emissions.

On September 23, 2008, the WCI released their final design recommendations for a regional cap-and-trade program. This program would cover GHG emissions from electricity generation, industrial and commercial fossil fuel combustion, industrial process emissions, gas and diesel consumption for transportation, and residential fuel use. The first phase of the program began January 1, 2012, and regulates electricity emissions and some industrial emission sources.

State of Washington

In February of 2007, Executive Order No. 07-02 established goals for Washington regarding reductions in climate pollution, increases in jobs, and reductions in expenditures on imported fuel (Washington, Office of the Governor, 2007). The goals for reducing GHG emissions were as follow: to reach 1990 levels by 2020 and to reduce emissions 25 percent below 1990 levels by 2035 and 50 percent below 1990 levels by 2050. This order was intended to address climate change, grow the clean energy economy, and move Washington toward energy independence. The Washington Legislature in 2007 passed SB 6001, which among other things, adopted the Executive Order No. 07-02 goals into statute.

In 2008, the Washington Legislature built on SB 6001 by passing the Greenhouse Gas Emissions Bill (E2SHB 2815). While SB 6001 set targets to reduce emissions, the E2SHB 2815 made those state-wide requirements (RCW 70.235.020) and directed the state to submit a comprehensive greenhouse gas reduction plan to the Legislature by December 1, 2008. As part of the plan, the Department of Ecology was mandated to develop a system for reporting and monitoring greenhouse gas emissions within the state and a design for a regional multi-sector, market-based system to reduce statewide greenhouse gas emissions, consistent with the requirements in RCW 70.235.020.

In 2008, Ecology issued a memorandum stating that climate change and greenhouse gas emissions should be included in all State Environmental Policy Act (SEPA) analyses and committed to providing further clarification and analysis tools. (Manning, 2008) In 2009, Executive Order 09-05 ordered Washington State agencies to reduce climate-changing GHG emissions, to increase transportation and fuel-conservation options for Washington residents, and protect the State's water supplies and coastal areas. This Executive Order directs state agencies to develop a regional emissions reduction program; develop emission reduction strategies and industry emissions benchmarks to make sure 2020 reduction targets are met; work on low-carbon fuel standards or alternative requirements to reduce carbon emissions from the transportation sector; address rising sea levels and the risks to water supplies; and increase transit options (e.g., buses, light rail, and ride-share programs) and give Washington residents more choices for reducing the effect of transportation emissions.

On December 1, 2010, Ecology adopted Chapter 173-441 WAC – *Reporting of Emission of Greenhouse Gases*. This rule aligns the State's greenhouse gas reporting requirements with EPA regulations, and requires facilities and transportation fuel suppliers that directly emit 10,000 metric tons carbon dioxide equivalents ($MTCO_2e$) or more per year, to report their GHG emissions to Ecology. Requirements for reporting began on January 1, 2012.

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

Air Quality

Section 3.8 of the 2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS (*2007 ONP SEIS)* describes methodology, existing conditions, impacts, and mitigation measures for air quality, including potential impacts associated with construction and operation of the No Action and Action Alternatives.

Construction

Section 3.8 indicates that construction of any of the proposed transportation improvements included in the alternatives could result in temporary minor, localized impacts to air quality due to emissions from construction-related sources and activities. Some phases of construction (e.g., asphalt paving) would also cause odors detectable to some people in the area. Construction contractors would have to comply with PSCAA regulations requiring that all reasonable precautions be taken to minimize fugitive dust emissions, as well as emissions from diesel equipment to the extent practicable in order to reduce potential health risks.

Construction equipment and material hauling can affect traffic flow in a project area. Given that there is heavy traffic during some periods of the day, scheduling haul traffic during off peak times (e.g., between 9 AM and 4 PM) would have the least effect on other traffic and would minimize indirect increases in traffic related emissions.

In general, construction activities complying with applicable rules and regulations would not be expected to significantly affect air quality under either of the alternatives.

Operation

Section 3.8 indicates that with the proposed transportation system changes and improvements under both alternatives, model-predicted CO concentrations remain the same or increase slightly in 2030 near the modeled intersections, but remain well below the respective 1-hour and 8-hour ambient air quality standards. Maximum concentrations decrease in 2030 compared to predicted concentrations in the existing and opening year scenarios despite increases in traffic volumes and higher delays. This decrease is due to cleaner fuels and less polluting vehicles.

Based on a project-level review of the potential air quality implications of the ONP, the proposed Action Alternative likely conforms at a project level with the air quality conformity requirements under state and federal air quality laws. As such, the project would not cause a new violation of an air quality standard, nor would it prolong the time required to attain a standard.

Mitigation identified in the *2007 ONP SEIS* includes compliance with all relevant federal, state, and local air quality laws, as well as the preparation of a construction management plan.

The air quality impact analysis indicates that neither alternative results in any significant adverse air quality impacts in the study area due to construction or operation of the alternatives.

Greenhouse Gas Emissions

The *2007 ONP SEIS* did not directly address greenhouse gas emissions (GHG).

Overlake Plaza EIS Addendum – Project Specific Impacts

Air Quality

Proposed development under the Overlake Plaza Master Plan would be within the development assumptions for Overlake Village analyzed in the *2007 ONP SEIS*, and potential impacts associated with development of the Overlake Plaza Master Plan would be similar to those identified in the *2007 ONP SEIS*.

Greenhouse Gas Emissions

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

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

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

The Worksheet estimate is based on building use and size. In total, the estimated lifespan emissions estimate for the project is approximately 1,343,518 MTCO2e[11] . The Greenhouse Gas Emissions Worksheet used to estimate the project emissions is contained in Appendix B of this EIS Addendum. The GHG estimates do not quantify or take into consideration the sustainable features or efforts to reduce climate change impacts that could be incorporated into the project.

Potential Mitigation Measures[12]

2007 Overlake Neighborhood Plan and Implementation Project Final SEIS

- Although significant construction impacts are not anticipated, construction contractors would be required to comply with all relevant federal, state, and local air quality laws, and would be required to prepare a plan for minimizing dust and odors.

- The air quality impact analysis indicates that no significant adverse air quality impacts would occur due to traffic and no operational impact mitigation measures are warranted or proposed.

[11] $MTCO_2e$ is defined as Metric Ton Carbon Dioxide Equivalent; equates to 2204.62 pounds of CO_2. This is a standard measure of amount of CO_2 emissions reduced or sequestered. Carbon is not the same as Carbon Dioxide. Sequestering 3.67 tons of CO_2 is equivalent to sequester one ton of carbon.

[12] At this time, the City of Redmond is documenting the estimated amount of greenhouse gas emissions from new development but mitigation measures have not been identified.

Overlake Plaza SEIS Addendum

No additional mitigation beyond that provided in the *2007 ONP SEIS* is necessary.

Significant Unavoidable Adverse Impacts

2007 Overlake Neighborhood Plan and Implementation Project Final SEIS

No unavoidable adverse air quality impacts have been identified and none are anticipated.

Overlake Plaza SEIS Addendum

No significant unavoidable adverse impacts to air quality beyond those identified in the *2007 ONP SEIS* are anticipated.

2.9 Noise

Policy Context

Section 6.36 of the Redmond Municipal Code (RMC) contains provisions for noise levels associated with construction and operations in the City of Redmond. Section 6.36 provides maximum permissible noise levels associated with noise sources and various types of noise receivers (residential, commercial, and manufacturing), including different permissible levels for daytime and nighttime (10 pm to 7 am). Section 6.36.050(5) indicates that "sounds from temporary construction may exceed the maximum permissible noise levels between the hours of 7:00 am and 10:00 pm unless it impacts residential zones.

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

Section 3.9 of the 2007 Overlake Neighborhood Plan and Implementation Project Final SEIS (*2007 ONP SEIS)* provides a generalized discussion on how the human ear responds to noise and the scale used to describe sound (decibel). Section 3.9 references long-term and shout-term sound level measurements conducted in and adjacent to the Overlake neighborhood in 1998 which reflect traffic being the primary source of noise in the portions of Bellevue and Redmond in the vicinity of Overlake.

The *2007 ONP SEIS* indicates that construction associated with development in and near the Overlake Neighborhood would temporarily increase noise levels at construction sites and along roadways used by construction traffic. Given the existing level of traffic noise in the area, the increase in traffic associated with Overlake Neighborhood development is expected to have little effect on traffic noise levels.

Mitigation identified in the *2007 ONP SEIS* includes adherence to noise provisions of the Redmond noise code and provision for noise barriers/speed reduction/low noise paving for certain roadway improvement projects in residential areas.

Overlake Plaza SEIS Addendum – Project Specific Impacts

Construction

Demolition of existing buildings and asphalt, and construction of new infrastructure, buildings and open space through project buildout in approximately 2023 would be accompanied by temporary increases in noise due to use of heavy equipment and hauling of construction materials; construction activities would move around the site with construction at any portion of the site being temporary. The level of noise impacts depend on the background sound levels, type of equipment used, type of adjacent uses, and presence of intervening uses. Given the commercial/office nature of adjacent uses, presence of roadway separators between the site and certain adjacent uses, and project adherence with applicable construction provisions of RMC Section 6.36, significant construction noise impacts are not anticipated.

Operations

Noise associated with operations of the Overlake Plaza Master Plan project would include multifamily residential, retail, restaurant, market, office and open space uses. Noise expected from new residents, employees and visitors on the site would be typical of an urban environment and significant impacts are not anticipated.

Increased traffic on local roadways and on the site would result from the new uses on the site. Traffic on local roadways would be related to residents, employees and visitors traveling to and from the site, as well as delivery and service vehicles entering, leaving and traveling within the site. Similar to that described in the *2007 ONP SEIS*, given the existing level of traffic noise in the area, the increase in traffic associated with the Overlake Plaza Master Plan project is expected to have little effect on traffic noise and significant noise impacts are not anticipated.

Potential Mitigation Measures

2007 Overlake Neighborhood Plan and Implementation Project Final SEIS

- The Redmond and Bellevue noise ordinances require consideration of potential noise mitigation from road improvement projects in residential areas when traffic noise from the project may exceed 67-dBA or if traffic noise could increase by 5 dBA or more. In such situations, project-specific noise impacts evaluations should be performed, and noise mitigation measures may be required. Possible mitigation measures include noise barriers, speed reductions, truck routes, and building construction techniques and materials to reduce noise levels.

- The Redmond noise ordinance includes provisions that apply to multi-family developments proposed within 100 feet of an arterial or state highway that has an existing or projected traffic volume of 20,000 or more average daily tripe. Applicants are required to include sound attenuation measures in the site design and/or the design and construction plans of the structure(s).

Overlake Plaza SEIS Addendum

No additional mitigation beyond that provided in the *2007 ONP SEIS* is necessary.

Significant Unavoidable Adverse Impacts

2007 Overlake Neighborhood Plan and Implementation Project Final SEIS

Even though existing sound levels in some parts of the study area are already beyond generally acceptable levels according to most criteria, the alternative future actions would have little effect on traffic noise levels near most arterials.

Overlake Plaza SEIS Addendum

No significant unavoidable adverse noise impacts beyond those identified in *the 2007 ONP SEIS* are anticipated.

2.10 Water Quality - Streams

Policy Context

The purpose of *Redmond Municipal Code (RMC) Chapter 15.24 (Clearing, Grading, and Stormwater Management)* is to safeguard life, property, public health, and general welfare; minimize water quality degradation; prevent excessive sedimentation of surface waters; and prevent the creation of public nuisances such as fouling of surface or groundwater. Clearing, grading and stormwater management construction activities require permits under this chapter. It should also be noted that a regional stormwater detention vault was constructed by the City of Redmond in the southern portion of the Overlake Plaza Master Plan project site, and development projects within the Overlake South Basin are required to provide a fee in lieu of providing on-site detention.

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

Section 3.10 of the 2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS (*2007 ONP SEIS)* provides a generalized discussion on existing streams within or tributary to the Overlake neighborhood. Two primary drainage basins are identified, including the Overlake North Basin and Overlake South Basin. The Overlake North Basin drains to the Sammamish River via an existing WSDOT storm drain that follows SR 520; documented conveyance issues are identified. The Overlake South Basin is tributary to Kelsey Creek via a series of urban storm drain lines; no documented conveyance issues are identified.

Section 3.10 of the *2007 ONP SEIS* indicates that impacts associated with stormwater runoff would be controlled by adherence to applicable provisions of *RMC Chapter 15.24 (Clearing, Grading, and Stormwater Management),* adherence with applicable provisions of the *Washington State Department of Ecology's (DOE) Stormwater Management Manual for Western Washington*, and implementation of Low Impact Design (LID) features, and significant water quality impacts are not anticipated.

Overlake Plaza EIS Addendum – Project Specific Impacts

Construction of the Overlake Plaza Master Plan project would be conducted consistent with applicable provisions of RMC Chapter 15.24 and the DOE Stormwater Management Manual for Western Washington, and significant water quality impacts during construction would not be anticipated.

Subsequent to issuance of the *2007 ONP SEIS*, the City of Redmond constructed the underground Overlake Regional Detention Facility in the southeast corner of the site to detain stormwater flows in the Overlake South Basin. The Overlake Plaza Master Plan project site is located within the Overlake South Basin and would contribute a fee per the City formula based on the square footage of new or replaced impervious surfaces[13]. In addition to fee payment, the Overlake Plaza Master Plan project would also provide a stormwater collection system

[13] *The existing site is primarily in impervious surfaces (buildings and surface parking), and the amount of impervious surfaces on the site under the Overlake Plaza Master Plan project would be similar to or less than under current conditions. Fee payment would primarily relate to replaced impervious surfaces.*

(including new lines on the site and a new line on NE 24th Street to connect with the existing line in Da Vinci Avenue), water quality treatment, and LID features to the extent feasible.

Potential Mitigation Measures

2007 Overlake Neighborhood Plan and Implementation Project Final SEIS

- Stormwater facilities for flow control and water quality treatment meeting the specifications of the City of Redmond *2007 Clearing, Grading, and Stormwater Management technical Notebook* are proposed to be installed as regional facilities to serve 100 percent of the public right of way as well as 70 percent of private parcels in the Overlake South Basin, consistent with redevelopment goals. Additional mitigation would include the use of policies and development incentives for incorporating LID concepts for on-site treatment of runoff and additional reductions in runoff volumes.

Overlake Plaza SEIS Addendum

The Overlake Plaza Master Plan project site is located within the Overlake South Basin and would contribute a fee per the City formula. Other than fee payment, no additional mitigation beyond that provided in the *2007 ONP SEIS* is necessary.

Significant Unavoidable Adverse Impacts

2007 Overlake Neighborhood Plan and Implementation Project Final SEIS

With implementation of required stormwater facilities, no significant adverse impacts are expected. There could be some unavoidable impacts from projects that are exempted from the regulations. In the short term, there is likely to be an increase in erosion impacts due to the construction associated with redevelopment activities.

Overlake Plaza SEIS Addendum

No significant unavoidable adverse water quality impacts beyond those identified in *the 2007 ONP SEIS* are anticipated.

2.11 Water Quality – Lake Sammamish

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

Section 3.11 of the 2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS (*2007 ONP SEIS)* provides a discussion on Lake Sammamish water quality and fisheries habitat conditions. Discussion on existing and proposed plans to protect and enhance Lake Sammamish water quality conditions is provided.

Section 3.11 assumes that projects occurring outside the Lake Sammamish drainage have no potential to impact Lake Sammamish, and stormwater from the Overlake North and Overlake South basins do not drain to Lake Sammamish. The only portion of the Overlake Neighborhood Plan area that drains to Lake Sammamish is the area within Transportation Analysis Zones (TAZ) 375 and 379 (north of Bel-Red Road and east of 156th Avenue NE), and only development in these areas would have the potential to impact water quality in Lake Sammamish.

Overlake Plaza EIS Addendum – Project Specific Impacts

The Overlake Plaza Master Plan project site is located within the Overlake South basin and proposed development would have no potential to impact water quality of Lake Sammamish.

Potential Mitigation Measures

<u>2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS</u>

No mitigation is required, as no adverse impacts are expected.

<u>Overlake Plaza SEIS Addendum</u>

No additional mitigation beyond that provided in the *2007 ONP SEIS* is necessary.

Significant Unavoidable Adverse Impacts

<u>2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS</u>

Assuming water quality protection measures are implemented in accordance with the *2007 Clearing, Grading, and Stormwater Management Technical Manual* and ONP Comprehensive Plan policies, no significant adverse impacts would be expected from future land use and transportation projects.

<u>Overlake Plaza SEIS Addendum</u>

No significant unavoidable adverse water quality impacts beyond those identified in the *2007 ONP SEIS* are anticipated.

2.12 Wetlands

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

Section 3.12 of the 2007 Overlake Neighborhood Plan and Implementation Project Final SEIS (*2007 ONP SEIS)* provides discussion on documented and undocumented wetlands in the Overlake Neighborhood Plan area. City of Redmond's critical area maps indicate no documented wetlands within Overlake Village or the Employment Area; a number of wetlands had been documented in the Residential Area. Section 3.12 of the *2007 ONP SEIS* indicates that there is a likelihood that wetlands smaller one-half acre exist throughout the Overlake Neighborhood Plan area, primarily low areas in backyards and parks, and seeps along banks associated with streams and drainages. Assuming all development is consistent with Redmond's Critical Areas ordinance, significant wetlands impacts are not anticipated.

Overlake Plaza EIS Addendum

The proposed Overlake Plaza Master Plan project site is currently developed with buildings, surface parking and landscape planters, with no potential for undocumented wetlands. Development of the proposal would have no potential to impact wetlands.

Potential Mitigation Measures

<u>2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS</u>

- Special project-specific design consideration and construction techniques may be required. Each project or building proposal should include a site specific review – projects must be in compliance with existing Redmond regulations, including the updated *Critical Areas Ordinance*.

<u>Overlake Plaza SEIS Addendum</u>

No additional mitigation beyond that provided in the *2007 ONP SEIS* is necessary.

Significant Unavoidable Adverse Impacts

<u>2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS</u>

Based on local, state, and federal requirements for mitigation impacts to wetlands, there will be little permanent, unavoidable adverse impacts to wetlands.

<u>Overlake Plaza SEIS Addendum</u>

No significant unavoidable adverse wetland impacts beyond those identified in the *2007 ONP SEIS* are anticipated.

2.13 Public Facilities

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

Section 3.12 of the *2007 ONP SEIS* describes existing conditions impacts and mitigation measures for public facilities, including water supply, sewer facilities, parks/recreation/open space, electricity, and schools.

Water Supply

Section 3.12 of the 2007 Overlake Neighborhood Plan and Implementation Project Final SEIS (*2007 ONP SEIS)* describes the existing water supply system and potential for impacts with development under the Overlake Neighborhood Plan. Section 3.12 indicates that additional water storage capacity will be necessary to accommodate planned future development in the Overlake Neighborhood Plan area, that the City of Redmond is committed to providing additional water storage capacity within the Overlake/Viewpoint water service area, and that significant impacts are not anticipated.

Sewer Facilities

Section 3.12 of the *2007 ONP SEIS* describes the existing water supply system and potential for impacts with development under the Overlake Neighborhood Plan. Section 3.12 indicates that the Overlake South basin has experienced stress to system capacity, and trunk line replacement was occurring in this basin to increase capacity. Significant impacts resulting from new development in Overlake was not anticipated.

Parks/Recreation/Open Space

Section 3.12 of the *2007 ONP SEIS* describes existing park, open space and recreation features in the Overlake Neighborhood Planning area, with no existing features identified as being located on or in the immediate vicinity of the Overlake Plaza Master Plan site. Section 3.12 indicates that smaller plazas or open spaces would provide opportunities for residents, employees, and visitors in the vicinity of shopping, including a retail plaza in the vicinity of the Sears property. Section 3.12 also indicates that in the vicinity of the Sears site, a regional stormwater management facility integrated into open space would provide a green space for visitors.

Electrical Facilities

Section 3.12 indicates that electrical service to the Overlake area is provided by Puget Sound Energy (PSE) and that much of the Overlake Village area is served by the Interlaken substation. Section 3.12 indicates that PSE is committed to make certain capacity and distribution improvements throughout the Overlake neighborhood area to adequately meet projected growth.

Public Schools

Section 3.12 of the *2007 ONP SEIS* indicates that public school service for the Overlake area is provided by the Lake Washington School District (LWSD). Section 3.12 estimates that up to 421 additional new public students (beyond those assumed under the No Action Alternative) would be generated by new multifamily residential uses in the Overlake Neighborhood Plan area, the majority of which would be elementary school students. Payment of school impact fees by new development is anticipated to mitigate school demand impacts associated with new development and significant impacts are not anticipated.

Overlake Plaza SEIS Addendum – Project Specific Impacts

Water Supply

The Overlake Plaza Master Plan project site is located within the 520 pressure zone of the City of Redmond water system. Existing City of Redmond water mains are located in 148th Avenue NE, NE 20th Street and NE 24th Street. The Overlake Plaza Master Plan project would remove existing water mains on the site and provide new connections to the existing mains in NE 20th Street and NE 24th Street. Development of the proposed water system would be in accordance with City of Redmond standards and significant impacts are not anticipated.

Sewer Facilities

The Overlake Plaza Master Plan site lies within the Overlake South sewer basin. Sewer improvements on the Overlake Plaza Master Plan site would include a series of side sewers connected to internal sewer mains that would connect to the existing sewer in NE 20th Street. In addition, the Overlake Plaza Master Plan project would contribute toward reimbursement for sewer system improvements made by a developer under the Overlake South Reimbursement Agreement. All sewer improvements would be designed in accordance with City of Redmond standards and significant impacts are not anticipated.

Parks/Recreation/Open Space

The proposed Overlake Plaza Master Plan project is intended to be a mixed-use urban neighborhood organized around a system of parks, open space and walkways/trails. The proposal includes up to 2.1 acres of new parks, including Da Vinci Park developed over the underground stormwater management facility in the southern portion of the site, and Gateway Park located in the northwest portion of the site near the corner of 148th Avenue NE and NE 24th Street. Da Vinci Park is envisioned as a multi-purpose recreation park including play areas, passive recreation area, and public gathering space. Gateway Park is intended to act as an urban plaza, providing space for seating, gathering and public art.

Electrical Facilities

The proposed Overlake Plaza Master Plan project would provide connection to the existing PSE system in the Overlake Village, including the system served by the Interlaken substation. The Overlake Plaza Master Plan project identifies potential sustainability features including use of efficient lighting and use of day lighting strategies for the reduction of electricity use. All electricity connections and improvements would be designed in accordance with City of Redmond standards and PSE guidelines, and significant impacts are not anticipated.

Public Schools

The Overlake Plaza Master Plan project would provide up to 500 multifamily residential units. The Lake Washington School District Six-Year Capital Facilities Plan (2015-2012) provides student generation rates per multifamily housing unit of 0.062 elementary student, 0.016 middle school student, and 0.014 high school student. Per Lake Washington School District student generation rates, operation of the Overlake Plaza Master Plan project would generate 31 elementary school students, 8 middle school students, and 7 high school students. As noted in the *2007 ONP SEIS*, any potential for school impacts is mitigated through the payment of school impact fees. The Overlake Plaza Master Plan project would pay school impact fees consistent with City of Redmond requirements and significant impacts to schools are not anticipated.

Potential Mitigation Measures

No impacts to public facilities beyond those identified in the *2007 ONP SEIS* are identified for the Overlake Plaza Master Plan project. Where conditions have changed subsequent to issuance of the *2007 ONP SEIS* (i.e. presence of Overlake South Reimbursement Agreement for sewer) or where additional specificity regarding general mitigation identified in the *2007 ONP SEIS* is available (i.e. specifics regarding parks on the site), such information is provided.

Water Supply

<u>2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS</u>

- The construction of additional water storage capacity within the Overlake/Viewpoint water service area is likely to be necessary. A water storage tank is ideally located at the highest elevation in its service area in order to use gravity for distribution; the area in the vicinity of 156th Avenue NE and NE 28th Street is the highest elevation in the Overlake Neighborhood. A tank would be approximately 1.4 acres in size. An update to the Water System Plan will evaluate this need in more detail.

<u>Overlake Plaza SEIS Addendum</u>

No additional mitigation beyond that provided in the *2007 ONP SEIS* is necessary.

Sewer Facilities

<u>2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS</u>

- An update to the General Sewer Plan is scheduled for 2007. This update will incorporate and analyze the impacts of development in Overlake at the level of intensity proposed in the Action Alternative and identify any necessary improvements to sewer facilities.

<u>Overlake Plaza SEIS Addendum</u>

In addition to the mitigation identified in the *2007 ONP SEIS*, the Overlake Plaza Master Plan project would contribute toward reimbursement for sewer system improvements made by a developer under the Overlake South Reimbursement Agreement.

Parks/Recreation/Open Space

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

- No mitigation for policies contained in the Action Alternative is required as the updated ONP would not create significant adverse impacts and directly support achieving the vision for the area.

Overlake Plaza SEIS Addendum

Consistent with the general mitigation identified in the *2007 ONP SEIS,* the proposal includes up to 2.1 acres of new parks, including Da Vinci Park over the underground stormwater management facility in the southern portion of the site, and Gateway Park located in the northwest portion of the site near the corner of 148th Avenue NE and NE 24th Street.

Electrical Facilities

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

- No mitigation identified or required.

Overlake Plaza SEIS Addendum

No additional mitigation beyond that provided in the *2007 ONP SEIS* is necessary.

Public Schools

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

- In August 2006, the City of Redmond established by City ordinance a requirement for school impact fees for residential development. These fees became effective for development applications submitted after September 25, 2006, and would apply to any residential development in the Overlake Neighborhood. These fees are utilized by LWSD to offset cost associated with a growing student population, including providing capacity improvements at schools. This ordinance would not be affected by either the No Action or Action Alternative.

Overlake Plaza SEIS Addendum

No additional mitigation beyond that provided in the *2007 ONP SEIS* is necessary.

Significant Unavoidable Adverse Impacts

Water Supply

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

There are no unavoidable adverse impacts anticipated

Overlake Plaza SEIS Addendum

No significant unavoidable adverse impacts to public facilities beyond those identified in the *2007 ONP SEIS* are anticipated.

Sewer Facilities

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

There are no unavoidable adverse impacts anticipated

Overlake Plaza SEIS Addendum

No significant unavoidable adverse impacts to public facilities beyond those identified in the *2007 ONP SEIS* are anticipated.

Parks and Recreation

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

There are no unavoidable adverse impacts anticipated

Overlake Plaza SEIS Addendum

No significant unavoidable adverse impacts to public facilities beyond those identified in the *2007 ONP SEIS* are anticipated.

Electricity

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

There are no unavoidable adverse impacts anticipated

Overlake Plaza SEIS Addendum

No significant unavoidable adverse impacts to public facilities beyond those identified in the *2007 ONP SEIS* are anticipated.

Schools

2007 Overlake Neighborhood Plan Update and Implementation Project Final SEIS

There are no unavoidable adverse impacts anticipated

Overlake Plaza SEIS Addendum

No significant unavoidable adverse impacts to public facilities beyond those identified in the *2007 ONP SEIS* are anticipated.

APPENDICES

Appendix A

DISTRIBUTION **AND NOTIFICATION** LIST**S**

Distribution List—Agencies

Name: SEPA Agency Email List

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Tom Hinman-citizen	tom@thinmanassoc.com
wendy klahr	wendy.klahr@daherlg.com

Distribution List—500 foot

Parcel number	Taxpayer name	Parcel address	Jurisdiction	Zip code
2063500010	BANK OF AMERICA	2400 148TH AVE NE	REDMOND	98052
2063500015	PANOS PROPERTIES LLC	14808 NE 24TH ST	REDMOND	98052
2063500025	LEGACY REDMOND 24TH LLC	14804 NE 24TH ST	REDMOND	98052
2063500040	PANOS PROPERTIES LLC	14810 NE 24TH ST	REDMOND	98052
2063500050	KEYBANK OF WASHINGTON	15110 NE 24TH ST	REDMOND	98052
2063500060	PS BUSINESS PARKS LP	15112 NE 24TH ST	REDMOND	98052
2063500070	PS BUSINESS PARKS LP	#Error	REDMOND	
2225059085	OVERLAKE AT 520 LLC	14640 NE 24TH ST	BELLEVUE	98007
2225059217	CAR WASH ENTERPRISES INC	2421 148TH AVE NE	BELLEVUE	98007
2225059332	C/O RYAN	14620 NE 24TH ST	BELLEVUE	98007
2625059010	HIGHLAND COVENANT CHURCH	15022 NE BELLEVUE-REDMOND RD	BELLEVUE	98007
2625059031	CALLAGHAN INVESTMENTS LLC	1960 148TH AVE NE	REDMOND	98007
2625059032	WASHINGTON FEDERAL S&L ASSN	14801 NE BELLEVUE-REDMOND RD	BELLEVUE	98007
2625059039	BELLEVUE SCHOOL DIST 405	15005 NE BELLEVUE-REDMOND RD	BELLEVUE	98007
2625059062	SOKPO C TASHI	1900 148TH AVE NE	BELLEVUE	98007
2625059067	CHEN PROPERTIES LLC	1632 152ND AVE NE	BELLEVUE	98007
2625059105	BELL-PARK LLC	15061 NE BELLEVUE-REDMOND RD	BELLEVUE	98007
2625059107	BELLEVUE CITY OF/FINANCE	14822 NE BELLEVUE-REDMOND RD		98007
2625059109	HOANG JOSEPH	15045 NE BELLEVUE-REDMOND RD	BELLEVUE	98007
2625059132	SOKPO C TASHI	1834 148TH AVE NE	BELLEVUE	98007
2625059196	REAL ESTATE-PROPERTY TAX @	2200 148TH AVE NE	REDMOND	98007
2625059208	SUMMIT PROPERTIES LLC	14923 NE 20TH ST	BELLEVUE	98007
2625059217	20TH CENTER LLC	14917 NE 20TH ST	BELLEVUE	98007
2625059274	FW WA-OVERLAKE FASHION PLAZ	#Error	REDMOND	
2625059275	FW WA-OVERLAKE FASHION PLAZ	2390 148TH AVE NE	REDMOND	98007
2625059276	FW WA-OVERLAKE FASHION PLAZ	15001 NE 24TH ST	REDMOND	98007
2725059038	ROIC WASHINGTON LLC	14725 NE 20TH ST	BELLEVUE	98007
2725059039	ROIC WASHINGTON LLC	14625 NE 20TH ST	BELLEVUE	98007
2725059155	EMANUEL II LLC	14650 NE BELLEVUE-REDMOND RD	BELLEVUE	98007
2725059201	FRED MEYER STORES INC	2041 148TH AVE NE	BELLEVUE	98007
2725059205	DSL OVERLAKE LLC	2139 148TH AVE NE	BELLEVUE	98007
2725059229	GOLDEN SPRINGS REAL ESTATE	14625 NE 24TH ST	BELLEVUE	98007
2725059230	RASH & ASSOCIATES #47	2233 148TH AVE NE	BELLEVUE	98007
2725059231	SLEEP COUNTY USA INC	2337 148TH AVE NE	BELLEVUE	98007
2725059235	BELLEVUE OLYMPIC PROPERTIES	2301 148TH AVE NE	BELLEVUE	98007
2725059287	AJF LLC	14638 NE BELLEVUE-REDMOND RD	BELLEVUE	98007
3927200010	LEVIBUX Q LLC	2249 152ND AVE NE	REDMOND	98007
3927200020	COLLECTION CENTER ASSOCIATI	2241 152ND AVE NE	REDMOND	98007
3927200030	AYUSH HERBS INC	2239 152ND AVE NE	REDMOND	98007
3927200040	SOUTHBRIDGE PROPERTIES LLC	2205 152ND AVE NE	REDMOND	98007
3927200050	CAMPBELL IS +CHERRIDETH	2227 152ND AVE NE	REDMOND	98007
3927200060	NEW DUKAN LLC	2217 152ND AVE NE	REDMOND	98007
3927200070	QUALSTAR CREDIT UNION	2121 152ND AVE NE	REDMOND	98007
3927200080	YAM JOHN I C/O INTERLAKE ME	2103 152ND AVE NE	REDMOND	98007
3927200090	QUALSTAR CREDIT UNION	2133 152ND AVE NE	REDMOND	98007
3927200100	QUALSTAR CREDIT UNION	2115 152ND AVE NE	REDMOND	98007
3927200110	CORNERSTONE CHRISTIAN FELLO	2053 152ND AVE NE	REDMOND	98007
3927200120	LOYAL ENDEAVOR LLC	2045 152ND AVE NE	REDMOND	98007
3927200130	IBG ENTERPROSES LLC	2039 152ND AVE NE	REDMOND	98007
3927200140	1958 NELSON LLC	2027 152ND AVE NE	REDMOND	98007
3927200150	ROOM IN FRAME LLC	2021 152ND AVE NE	REDMOND	98007
3927200160	ROOM IN FRAME LLC	2025 152ND AVE NE	REDMOND	98007
3927200170	VEM ENTERPRISES L L C	2011 152ND AVE NE	REDMOND	98007
3927200180	G.V. LLC	2011 152ND AVE NE	REDMOND	98007
3927200190	KCCLE OWNERS ASSOCIATION	2001 152ND AVE NE	REDMOND	98007
3927200200	O'NEIL JOHN	15025 NE 24TH ST	REDMOND	98007
3927200201	GREATER HILANDS LLC	15025 NE 24TH ST	REDMOND	98007
3927200210	BANK OF AMERICA	15075 NE 24TH ST	REDMOND	98007
3927200220	BEYE BROTHERS LLC	15115 NE 24TH ST	REDMOND	98007
3927200230	GREATER HIGHLANDS LLC	15171 NE 24TH ST	REDMOND	98007

Appendix ***B***

GREENHOUSE GAS EMISSION WORKSHEET

Overlake Plaza

Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e) Embodied	Energy	Transportation	**Lifespan Emissions (MTCO2e)**
Single-Family Home	0		98	672	792	**0**
Multi-Family Unit in Large Building	500		33	357	766	**577847**
Multi-Family Unit in Small Building	0		54	681	766	**0**
Mobile Home	0		41	475	709	**0**
Education		0.0	39	646	361	**0**
Food Sales		23.0	39	1,541	282	**42830**
Food Service		62.7	39	1,994	561	**162632**
Health Care Inpatient		0.0	39	1,938	582	**0**
Health Care Outpatient		0.0	39	737	571	**0**
Lodging		122.0	39	777	117	**113842**
Retail (Other Than Mall)		100.1	39	577	247	**86362**
Office		266.8	39	723	588	**360005**
Public Assembly		0.0	39	733	150	**0**
Public Order and Safety		0.0	39	899	374	**0**
Religious Worship		0.0	39	339	129	**0**
Service		0.0	39	599	266	**0**
Warehouse and Storage		0.0	39	352	181	**0**
Other		0.0	39	1,278	257	**0**
Vacant		0.0	39	162	47	**0**

Section II: Pavement

Pavement		0.00				**0**

Total Project Emissions: **1343518**

Version 1.7 12/26/07

Appendix ***C***

2007 ONP SEIS TABLE 3-13, 3-21, and 3-22

Table 3-13:
Existing (2005) PM Peak Average Intersection Levels of Service and Concurrency Levels of Service in the Overlake TMD

Intersection		Intersection Delay (Seconds)	Delay Based LOS	Concurrency Analysis	
				V/C	LOS
140th Avenue NE	NE 24th Street	35.2	D	0.97	E
140th Avenue NE	NE 20th Street	59.1	E	0.94	E
140th Avenue NE	Bel-Red Road	50.6	D	0.87	D
148th Avenue NE	NE 51st Street	31.7	C	1.09	F
148th Avenue NE	NE 40th Street	28.1	C	0.96	E
148th Avenue NE	NE 36th Street	23.1	C	0.8	D
148th Avenue NE	NE 29th Place	66.7	E	1.32	F
148th Avenue NE	EB 520 Off-Ramp	46.3	D	1.01	F
148th Avenue NE	EB 520 Ramps	11.2	B	1.01	F
148th Avenue NE	NE 24th Street	101.2	F	1.31	F
148th Avenue NE	NE 22nd Street	13.5	B	N/A	N/A
148th Avenue NE	NE 20th Street	53.1	D	1.14	F
148th Avenue NE	Bel-Red Road	97.6	F	1.3	F
150th Avenue NE	NE 40th Street	21.9	C	0.59	A
152nd Avenue NE	NE 24th Street	25.0	C	0.48	A
156th Avenue NE	NE 51st Street	26.0	C	0.78	C
156th Avenue NE	NE 45th Street	11.1	B	N/A	N/A
156th Avenue NE	NE 40th Street	39.1	D	1.05	F
156th Avenue NE	NE 36th Street	78.3	E	1.2	F
156th Avenue NE	NE 31st Street	31.0	C	0.93	E
156th Avenue NE	NE 24th Street	21.6	C	0.91	E
156th Avenue NE	Bel-Red Road	30.5	C	0.98	E
159th Place NE	NE 40th Street	106.2	F	1.09	F
Bel-Red Road	NE 24th Street	28.2	C	0.77	C
W Lk Samm. Pkwy	WB 520 On-Ramp	43.3	D	N/A	N/A
W Lk Samm. Pkwy	EB SR 520 Off-Ramp	46.5	D	N/A	N/A
W Lk Samm. Pkwy	Marymoor Parkway	10.6	B	N/A	N/A
W Lk Samm. Pkwy	NE 51st Street	12.0	B	0.79	D
Bel-Red Road	W Lk Samm. Pkwy	45.6	D	1.02	F
Bel-Red Road	NE 40th Street	47.5	D	0.96	E
Bel-Red Road	NE 20th Street	34.0	D	0.76	C
WB SR 520 Ramps	NE 51Street	5.8	A	0.39	A
EB SR 520 Ramps	NE 51Street	10.9	B	0.51	A
EB SR 520 Ramps	NE 40th Street	19.8	B	0.53	A
WB SR 520 Ramps	NE 40th Street	56.2	E	0.71	C
District Average		N/A	N/A	0.92	E

Source: Mirai Transportation Planning and Engineering, 2006 and Bel-Red/Overlake Transportation Study Annual Reconciliation Report for 2005

Table 3-21:
2030 PM Peak Hour Intersection Levels of Service and Delay

Intersection		No Action Alternative		Action Alternative*	
		Intersection Delay (Seconds)	Delay Based LOS	Intersection Delay (Seconds)	Delay Based LOS
140th Avenue NE	NE 24th Street	68.2	E	59.3	E
140th Avenue NE	NE 20th Street	75.6	E	102.4	F
140th Avenue NE	Bel-Red Road	78.1	E	91.4	F
148th Avenue NE	NE 51st Street	141.3	F	142.9	F
148th Avenue NE	NE 40th Street	96.7	F	72.5	E
148th Avenue NE	NE 36th Street	119.0	F	77.0	E
148th Avenue NE	NE 29th Place	56.8	E	62.8	E
148th Avenue NE	EB 520 Off-Ramp	32.6	C	13.4	B
148th Avenue NE	EB 520 Ramps	16.3	B	16.0	B
148th Avenue NE	NE 24th Street	168.9	F	78.0	E
148th Avenue NE	NE 22nd Street	47.8	D	41.7	D
148th Avenue NE	NE 20th Street	107.9	F	64.6	E
148th Avenue NE	Bel-Red Road	120.8	F	72.5	E
150th Avenue NE	NE 40th Street	21.0	C	30.1	C
152nd Avenue NE	NE 24th Street	70.0	E	27.5	C
156th Avenue NE	NE 51st Street	69.0	E	49.8	D
156th Avenue NE	NE 45th Street	13.5	B	14.1	B
156th Avenue NE	NE 40th Street	68.3	E	84.9	F
156th Avenue NE	NE 36th Street	82.2	F	93.8	F
156th Avenue NE	NE 31st Street	46.5	D	46.4	D
156th Avenue NE	Bel-Red Road	49.4	D	74.9	E
156th Avenue NE	NE 24th Street	55.2	E	71.3	E
159th Place NE	NE 40th Street	17.3	B	20.3	C
W Lake Sammamish Pkwy	WB SR 520 On-Ramp	170.1	F	175.1	F
W Lake Sammamish Pkwy	EB SR 520 Off-Ramp	173.4	F	146.3	F
W Lake Sammamish Pkwy	Marymoor Parkway	23.5	C	37.9	D
W Lake Sammamish Pkwy	NE 51st Street	148.2	F	34.6	C
Bel-Red Road	W Lake Sammamish Pkwy	83.2	F	20.6	C
Bel-Red Road	NE 40th Street	108.1	F	72.7	E
Bel-Red Road	NE 24th Street	50.0	D	72.3	E
Bel-Red Road	NE 20th Street	28.8	C	36.3	D
WB SR 520 Ramps	NE 51stStreet	9.0	A	8.8	A
EB SR 520 Ramps	NE 51st Street	19.5	B	14.7	B
EB SR 520 Ramps	NE 40th Street	29.4	C	21.1	C
WB SR 520 Ramps	NE 40th Street	46.1	D	72.0	E

*The shaded cells indicate the intersections where the Action Alternative shows reduced delays compared with the No Action Alternative.

Table 3-22:
Existing, 2030 No Action and Action Alternative Levels of Service at Intersections Outside the Overlake Study Area

Intersection		Existing (2005)		No Action		Action Alternative	
		Delay (seconds)	LOS	Delay (seconds)	LOS	Delay (seconds)	LOS
148th Avenue NE	NE Redmond Way	76.6	E	198.1	F	135.4	F
148th Avenue NE	Old Redmond Road	12.3	B	277.2	F	176.2	F
148th Avenue NE	NE 8th Street	52.8	D	122.9	F	117.5	F
148th Avenue SE	SE 24th Street	31.7	C	123.9	F	119.9	F
156th Avenue NE	NE Northup Way	54.3	D	123.8	F	124.5	F
156th Avenue NE	NE 8th Street	41.8	D	62.9	E	64.1	E
156th Avenue SE	SE Eastgate Way	40.6	D	56.1	E	58.8	E
164th Avenue NE	NE 24th Street	11.2	B	18.4	B	16.8	B
West Lake Sammamish Pkwy	NE 40th Street	12.1	B	16.2	B	19.8	B
West Lake Sammamish Pkwy	NE 24th Street*	24.4	C	27.5	D	30.6	D

*Unsignalized intersection – Delay and LOS are reported for the worst operating leg.