



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

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

PROJECT INFORMATION

PROJECT NAME: The Osprey

SEPA FILE NUMBER: SEPA-2020-00783

PROJECT DESCRIPTION:

SEPA threshold determination for a six-story 85-unit multi-family building with a 75-stall parking garage.

PROJECT LOCATION: 7440 159th PL NE

SITE ADDRESS: 7430 159TH PL NE
REDMOND, WA 98052

APPLICANT: Carl Vander Hoek

LEAD AGENCY: City of Redmond

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws.

Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This information is available to the public on request.**

CITY CONTACT INFORMATION

PROJECT PLANNER NAME: Elise Keim

PHONE NUMBER: 425-556-2480

EMAIL: Ekeim@redmond.gov

IMPORTANT DATES

COMMENT PERIOD

Depending upon the proposal, a comment period may not be required. An "**X**" is placed next to the applicable comment period provision.

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

'X' This DNS is issued under WAC 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the Project Planner, via phone, fax (425)556-2400, email or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 09/29/2020.**

APPEAL PERIOD

You may appeal this determination to the City of Redmond Office of the City Clerk, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 10/14/2020**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections.

DATE OF DNS ISSUANCE: September 15, 2020

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

RESPONSIBLE OFFICIAL: Carol V. Helland
Planning Director

SIGNATURE: _____

RESPONSIBLE OFFICIAL: Dave Juarez
Public Works Director

SIGNATURE: _____

Address: 15670 NE 85th Street Redmond, WA 98052

CITY OF REDMOND

ENVIRONMENTAL CHECKLIST

PROJECT ACTION

(Revised March 2018)

Purpose of the Checklist:

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

Instructions for Applicants:

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

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

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. When you submit this checklist the City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Review Planner:

Elise Keim

Date of Review:

7/24/2019

Checklist updated and reviewed 8/4/2020

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>A. BACKGROUND</p> <p>1. Name of proposed project, if applicable: The Osprey</p> <p>2. Name of applicant: Clevly Development Consulting / G.W. Williams Co.</p> <p>3. Address and phone number of applicant and contact person: Clevly Development Consulting, 411 10th Ave, Kirkland, WA 98033 Carl Vander Hoek, 425-681-6842</p> <p>4. Date checklist prepared: 6/12/2019. Updated 7/6/2020</p> <p>5. Agency requesting checklist: City of Redmond</p> <p>6. Give an accurate, brief description of the proposal's scope and nature:</p> <ul style="list-style-type: none"> i. Acreage of the site: .63 ii. Number of dwelling units/ buildings to be constructed: 85 iii. Square footage of dwelling units/ buildings being added: 148,725 iv. Square footage of pavement being added: +- 7,800sf v. Use or principal activity: Residential vi. Other information: _____ <p>7. Proposed timing or schedule (including phasing, if applicable): The applicant will begin construction upon receiving all necessary approvals and permits. Anticipated start of construction Spring 2020. The project will be constructed in a single phase.</p>	<p>EKK</p> <p>EKK</p> <p>EKK</p> <p>EKK</p> <p>EKK</p> <p>EKK</p> <p>RZC 21.70.090.A.2 Project not exempt</p> <p>EKK</p> <p>EKK</p> <p>EKK</p> <p>EKK</p> <p>EKK</p>

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<p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain. N/A</p>	<p>EKK</p>
<p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal.</p> <p>Due Diligence Report Traffic Scoping Memo Phase 1 & 2 ESA NPDES General Stormwater Permit Critical Aquifer Recharge Area Report Critical Areas Report Geotechnical Report Recertification Memo Geologically Hazardous Areas Report</p>	<p>EKK</p>
<p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain. N/A</p>	<p>EKK</p>
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>Standard City of Redmond Entitlement and Building Permits. PREP Site Plan approval, Design Review, CCR and construction permits (building, clearing and grading, demo, shoring and excavation, mechanical, electrical, storm water, etc) together with corresponding SEPA review. NPDES</p>	<p>EKK</p>
<p>12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.</p> <p>Mixed-Use multifamily residential building building with 85 apartments, leasing office, amenities, parking garage for 75 vehicles and service spaces. The project will be 5 stories of type IIIA construction above 2 levels of parking of Type IA construction (1 level of subterranean garage.)</p>	<p>EKK</p>

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<p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.</p> <p>Project address: 7440 159th Place N.E., Redmond, WA 98052</p> <p>Legal Description: Lots 16 and 17, Block 1, West Redmond Addition, according to the plat thereof, recorded in volume 58 of Plats, Page(s) 12 and 13, in King County, Washington; Except that portion conveyed to the City of Redmond by deed recorded under recording number 9107110168</p> <p>Survey, vicinity map, and site plan included in drawing sets.</p>	<p style="text-align: center; color: red; font-weight: bold;">EKK</p>
<p>B. ENVIRONMENTAL ELEMENTS</p> <p>1. Earth</p> <p>a. General description of the site</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Rolling <input type="checkbox"/> Hilly <input type="checkbox"/> Steep slopes <input type="checkbox"/> Mountainous <input type="checkbox"/> Other <p>b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.</p> <p>Approximately 2% of fall from east to west.</p>	<p style="text-align: center; color: red; font-weight: bold;">EKK</p> <p style="text-align: center; color: red; font-weight: bold;">EKK</p>

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<p>c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.</p> <p>Fill consisting of sand and gravel over alluvium consisting of gravelly, poorly graded sand with a trace of silt.</p> <p>Final geotechnical report included in plans</p>	<p>EKK</p>
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p>N/A</p>	<p>EKK</p>
<p>e. Describe the purpose, type, total area, location and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.</p> <p>Building Excavation approximately 8,000 CY</p>	<p>EKK</p> <p>Level of excavation not SEPA exempt</p>
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>No</p>	<p>EKK</p>
<p>g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>Approximately 95%</p>	<p>EKK</p>

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<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>A Construction Stormwater Pollution Prevention Plan (CSWPPP) will be prepared. Proposed BMPs will include siltation barriers, armored construction entrance, inlet protection and covering exposed soils. Dewatering is not anticipated to be required during construction.</p>	<p>EKK</p>
<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>Yes</p>	<p>EKK</p>
<p>2. Air</p>	
<p>a. What types of emissions to the air (i.e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.</p> <p>During construction typical dust and exhaust from construction equipment will occur. Upon completion exhaust from vehicles will occur. Strategies to mitigate will include proper vehicle maintenance and dust mitigation.</p>	<p>EKK</p>
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe.</p> <p>Typical emissions from street traffic.</p>	<p>EKK</p>
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>The project will conform to applicable regulations and standards of agencies regulating air quality in Redmond. These include the EPA, DOE and Puget Sound Clean Air Agency. Specifically, demolition dust would be handled in accordance with PSCAA regulations.</p> <p>Once complete, electric vehicle charging stations will be provided; bicycle parking, bus and future light rail stops within walking distance to the site should encourage residents to utilize various forms of transport to limit emissions.</p>	<p>EKK</p>

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<p>3. Water</p> <p>a. Surface</p> <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, lakes, ponds, wetlands)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe type, location and provide names. If appropriate, state what stream or river it flows into. Provide a sketch if not shown on site plans.</p> <p>The Sammamish River is located approximatly 250 feet to the west of the site. The river originates in Lake Sammamish located south of Redmond City Limits and discharges into Lake Washington to the north and west.</p> <p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc.</p> <p>N/A</p> <p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p>No fill or dredge material would be placed in or removed from any surface water body. Import fill to the site will be from commercially operated sources.</p> <p>4. Will the proposal require surface water withdrawals or diversions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the proposal require permanent dewatering or temporary dewatering? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give general description, purpose, and approximate quantities if known.</p> <p>Temporary construction dewatering is not anticipated with our planned construction schedule, but have provided a geotechnical memo explaining a pumping rate of less than 500 gpm for elevator pits in the event of schedule slippage or extreme wet weather event.</p>	<p>EKK</p> <p>Property outside shoreline jurisdiction</p> <p>EKK</p> <p>EKK</p> <p>EKK</p>

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<p>5. Does the proposal lie within a 100-year floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, note location on the site plan.</p> <p>N/A</p>	<p>EKK</p>
<p>6. Does the proposal involve any discharge of waste materials to surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe the type of waste and anticipated volume of discharge.</p> <p>N/A</p>	<p>EKK</p>
<p>7. Is your property located within the Bear/Evans Creek Watershed (see attached map)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, answer questions 8 & 9. If no, go to the next section.</p> <p>N/A</p>	<p>EKK</p>
<p>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <p>An infiltration trench for discharge of pre-treated site stormwater runoff is planned between the eastside of the building and the east property line.</p>	<p>Property not within Bear/Evans Creek Watershed</p> <p>EKK</p>
<p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts.</p> <p>No.</p>	<p>Property not within Bear/Evans Creek Watershed</p> <p>EKK</p>

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<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>No. During construction the contractor will implement a spill protection plan and have the appropriate spill kit in accordance with City of Redmond.</p>	<p>EKK</p>
<p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>Existing drainage from parking lot appears to sheet flow to the municipal drains in 159th Place NE. This project will replace the building and parking lot with a new building, driveway, and pedestrian amenities. Drainage to the municipal system will be reduced by this project.</p>	<p>EKK</p>
<p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p> <p>Existing drainage from parking lot appears to sheet flow to the municipal drains in 159th Place NE. This project will replace the building and parking lot with a new building, driveway, and pedestrian amenities. Drainage to the municipal system will be reduced by this project. Green Roof and Storm Drain Infiltration Trenches will be utilized to reduce runoff and drainage pattern impacts.</p>	<p>EKK</p>
<p>4. Plants</p> <p>a. Select types of vegetation found on the site:</p> <p>Deciduous Tree: Alder <input type="checkbox"/> Maple <input type="checkbox"/> Aspen <input type="checkbox"/> Other <input type="checkbox"/></p> <p>Evergreen Tree: Cedar <input type="checkbox"/> Fir <input type="checkbox"/> Pine <input type="checkbox"/> Other <input type="checkbox"/></p> <p><input type="checkbox"/> Shrubs</p> <p><input type="checkbox"/> Grass</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or Grain</p> <p><input type="checkbox"/> Orchards, Vineyards, or Other Permanent Crops</p> <p>Wet soil plants: Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/></p> <p style="padding-left: 100px;">Skunk Cabbage <input type="checkbox"/> Other <input type="checkbox"/></p> <p>Water plants: Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/></p> <p style="padding-left: 100px;">Other <input type="checkbox"/></p>	

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<p>Other types of vegetation (please list)</p> <p>Does not apply. There is not vegetation on site. Site is covered by buildings and pavement.</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>None. Site is developed as an automotive repair shop with no vegetation present on the Site.</p> <p>c. Provide the number of significant and landmark trees located on the site and estimate the number proposed to be removed and saved in the table below.</p>	<p>EKK</p> <p>EKK</p>																				
<table border="1" data-bbox="235 934 1039 1386"> <thead> <tr> <th>Tree Type</th> <th>Total (#)</th> <th>Removed (#)</th> <th>Saved (#)</th> <th>Percentage saved (%)</th> </tr> </thead> <tbody> <tr> <td>Landmark (>30" dbh*)</td> <td>0</td> <td>0</td> <td>0</td> <td>100</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>0</td> <td>0</td> <td>0</td> <td>100</td> </tr> <tr> <td>Percentage (%)</td> <td>100</td> <td>0</td> <td>100</td> <td>100</td> </tr> </tbody> </table> <p><i>Note: Since a SEPA Determination is issued early on in the project's review process; the information above is a preliminary estimate only and could change during the development review process.</i></p> <p>* DBH – Diameter at breast height</p>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	0	0	0	100	Significant (6" – 30" dbh*)	0	0	0	100	Percentage (%)	100	0	100	100	<p>No landmark or significant trees on site</p> <p>EKK</p>
Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)																	
Landmark (>30" dbh*)	0	0	0	100																	
Significant (6" – 30" dbh*)	0	0	0	100																	
Percentage (%)	100	0	100	100																	
<p>d. List threatened or endangered species known to be on or near the site.</p> <p>None known.</p>	<p>EKK</p>																				

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<p>e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p style="background-color: yellow;">Landscape planting will consist of native and adaptive plants, along with select species that are drought tolerant in order to blend the proposed planting with the surrounding context of the Heron Rookery and adjacent development.</p> <p>f. List all noxious weeds and invasive species known to be on or near the site.</p> <p style="background-color: yellow;">None known, though Himalayan blackberry is a common invasive species in urban areas.</p>	<p style="background-color: #e0ffe0; color: red; text-align: center;">Drought tolerant for GBP Incentive</p> <p style="background-color: #e0ffe0; color: red; text-align: center;">EKK</p> <p style="background-color: #e0ffe0; color: red; text-align: center;">EKK</p>
<p>5. Animals</p>	
<p>a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.</p> <p>Birds: Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input type="checkbox"/> Songbirds <input checked="" type="checkbox"/> Other <input type="checkbox"/></p> <p>Mammals: Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/></p> <p>Fish: Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring <input type="checkbox"/> Shellfish <input type="checkbox"/> Other <input type="checkbox"/></p>	<p style="background-color: #e0ffe0; color: red;">Although near Heron Rookery park, city is not aware of any nesting Herons at this time. Herons have a high disturbance tolerance. Building required to be set back at least 14' from Heron Rookery park</p> <p style="background-color: #e0ffe0; color: red; text-align: center;">EKK</p>
<p>b. List any threatened or endangered species known to be on or near the site.</p> <p style="background-color: yellow;">None known.</p>	<p style="background-color: #e0ffe0; color: red; text-align: center;">EKK</p>
<p>c. Is the site part of a migration route? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain.</p> <p style="background-color: yellow;">Pacific Flyway - but given the lack of any vegetation on the Site, this Site does not provide habitat for any migrating birds. Large Douglas fir trees occur on the adjacent property that are far more suitable for migrating birds as habitat.</p>	<p style="background-color: #e0ffe0; color: red; text-align: center;">EKK</p>

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<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>The proposed landscaped features should support various types of small wildlife.</p> <p>e. List any invasive animal species known to be on or near the site.</p> <p>None known.</p>	<p>GBP incentive requires 51% native plants</p> <p>EKK</p> <p>EKK</p>
<p>6. Energy and Natural Resources</p>	
<p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.</p> <p>Electric and gas for heating, hot water, etc. Electric for lighting, general power and HVAC. Mechanical systems have not been designed at this phase of the design.</p>	<p>EKK</p>
<p>b. Would your project affect the potential use of solar energy by adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe.</p> <p>N/A</p>	<p>EKK</p>
<p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.</p> <p>High performance glazing, electrical and mechanical systems are proposed throughout the project. These systems have not been designed at this phase of design.</p>	<p>EKK</p>

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<p>7. Environmental Health</p> <p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p>N/A</p> <p>1. Describe any known or possible contamination at the site from present or past practices.</p> <p>Based on past and present site use, there is a possibility that localized areas of impacted or contaminated soil related to historic automotive repair activities may be discovered in the future associated with building demolition or soil excavation.</p> <p>2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.</p> <p>None known.</p> <p>3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. (for example: flammable liquids, combustible liquids, flammable gases, combustible or flammable fibers, flammable solids, unstable materials, corrosives, oxidizing materials, organic peroxides, nitromethane, ammonium nitrate, highly toxic material, poisonous gas, smokeless powder, black sporting powder, ammunition, explosives, cryogenics, medical gas, radioactive material, biological material or high piled storage (over 12' in most cases).</p> <p>Construction necessitates the use of limited amounts of flammable fuel, solvents, and flammable gases.</p>	<p>EKK</p> <p>EKK</p> <p>EKK</p> <p>EKK</p>

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<p>4. Describe special emergency services that might be required.</p> <p>Standard City of Redmond emergency access and service is proposed for the site. During construction, special services may be needed if injuries occur. No other special services are anticipated.</p>	<p>EKK</p>
<p>5. Proposed measures to reduce or control environmental health hazards, if any.</p> <p>The contractor is required to produce safety plans and conduct training on all anticipated health hazards during construction.</p>	<p>EKK</p>
<p>b. Noise</p>	
<p>1. What types of noise exist in the area which may affect your project (for example: traffic equipment, operation, other)?</p> <p>The site is in a central, downtown Redmond location. Site noise is primarily traffic, construction, pedestrian, and aircraft generated and is consistent with a downtown location.</p>	<p>Noise study required for units closest to Leary Way due to volume of vehicle trips on that stretch of roadway.</p> <p>EKK</p>
<p>2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p> <p>The project will meet all code required noise limits. Construction activities and construction vehicle noise generally occurring between the hours of 7 am and 5 pm. Long term impacts will be associated with vehicle traffic to and from the site.</p>	<p>RMC 6.36 compliance with construction noise standards</p> <p>EKK</p>

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<p>3. Proposed measures to reduce or control noise impacts, if any.</p> <p>The project will meet all code required noise limits.</p>	<p>RMC 6.36 compliance with construction noise standards</p> <p>EKK</p>
<p>8. Land and Shoreline Use</p> <p>a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.</p> <p>Current use is an auto repair shop. Adjacent properties are multifamily residential building of a similar nature to the proposed project as well as the Heron Rookery Park and Dudley Carter Park. No significant impact is anticipated by the proposed project.</p> <p>b. Has the site been used as working farmlands or working forest lands? Is so, describe. How much agricultural or forest land of long term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?</p> <p>No.</p> <p>1). Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?</p> <p>No.</p>	<p>EKK</p> <p>EKK</p> <p>EKK</p>

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<p>c. Describe any structures on site.</p> <p>Existing 1 story, 12,000 sf auto repair shop.</p>	<p>EKK</p>
<p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, what?</p> <p>Existing 1 story, 12,000 sf auto repair shop.</p>	<p>EKK</p>
<p>e. What is the current zoning classification of the site?</p> <p>City of Redmond Downtown Zone: River Bend Zone. (RVBD)</p>	<p>EKK</p>
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Downtown Mixed Use - Residential.</p>	<p>EKK</p>
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>Site is not within Shoreline Jurisdiction. Shoreline jurisdiction stops west of 159th Place NE.</p>	<p>EKK</p>
<p>h. Has any part of the site been classified as a critical area by the city or county? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, specify. (If unsure, check with City)</p> <p>Entire site is within a mapped Seismic Hazard Area and a Critical Aquifer Recharge Area 1.</p>	<p>EKK</p>

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<p>i. Approximately how many people would reside or work in the completed project?</p> <p>Approximately 80-120 residents. Approximately 5 employees.</p>	<p>EKK</p>
<p>j. Approximately how many people would the completed project displace?</p> <p>None.</p>	<p>EKK</p>
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>There are no measures proposed since project does not displace residents.</p>	<p>EKK</p>
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>The project will meet all City of Redmond land use and zoning code requirements.</p>	<p>EKK</p>
<p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:</p> <p>There are no known nearby agricultural and forest lands of long-term commercial significance.</p>	<p>EKK</p>
<p>n. What percentage of the building will be used for:</p> <p>Warehousing <u>0</u></p> <p>Manufacturing <u>0</u></p> <p>Office <u>1%</u></p> <p>Retail <u>0%</u></p>	

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<p>Service (specify) <u>Trash/Storage 1%</u></p> <p>Other (specify) <u>Parking: 33%, Utilities: 2%, Public Space: 3%</u></p> <p>Residential <u>60 %</u></p>	<p>EKK</p>
<p>0. What is the proposed I.B.C. construction type?</p> <p><u>The project will be 5 stories of type IIIA construction above 2 levels of parking of Type IA construction (1 level of subterranean garage)</u></p>	<p>EKK</p>
<p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?</p> <p><u>148,725 gsf</u></p>	<p>EKK</p>
<p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)?</p> <p><u>None.</u></p>	<p>EKK</p>
<p>9. Housing</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p><u>The project proposes 85 market rate middle income units. The project will meet the minimum required number of affordable housing units.</u></p>	<p>RZC 21.20 requires 10% of units be affordable at 80% AMI</p> <p>9 affordable units will be required</p> <p>EKK</p>

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<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>None</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>The project will meet the minimum required number of affordable housing units.</p>	<p>EKK</p> <p>EKK</p>
<p>10. Aesthetics</p> <p>a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior building material(s) proposed?</p> <p>90 feet to the roof ridge line. Proposed materials are concrete, wood, glass, stone masonry, wood composite, fiber board, aluminium.</p> <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>The project will impact views of the Heron Rookery Park, the surrounding River Bend neighborhood, Dudley Carter Park, and the Sammamish River.</p> <p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>The project will meet all City of Redmond zoning codes stipulated in RZC Title 21. In addition the project has to pass 3 rounds of PREP reviews and the Design Review Board.</p>	<p>EKK</p> <p>These views are not adopted view corridors requiring preservation</p> <p>EKK</p> <p>EKK</p>

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<p>11. Light and Glare</p> <p>a. What type of light or glare will the proposal produce? What time of day or night would it mainly occur?</p> <p>The project will produce light from the residential units during evening hours typical of a multifamily residential building. There might be some reflected glare from sunlight during the morning and afternoon hours. Light generated by street amenity, and pathway lights will be shielded to minimize adverse impacts.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>No.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>Reflected light from the apartment building to the north may have slight impact. Existing street lighting from adjacent streets to the west and south may have an impact as well.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>Apartments will be provided with window blinds to reduce light and glare impacts.</p>	<p>EKK</p> <p>EKK</p> <p>EKK</p> <p>EKK</p>
<p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>City parks, open space, pedestrian sidewalks, and multi-use trails. Including Luke McRedmond Park, Heron Rookery Park, Dudley Carter Park, Marymoor Park and the Sammamish River Trail.</p>	<p>EKK</p>

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<p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p>Does not apply. Project does not impact or reduce recreation.</p> <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <p>Does not apply. Project does not impact or reduce recreation.</p>	<p>EKK</p> <p>EKK</p>
<p>13. Historic and Cultural Preservation</p> <p>a. Are there any buildings structures or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, generally describe.</p> <p>Dudley Carter House/Haida House Studio located at Dudley Carter Park across 159th Place NE to the west (7747-159th Place NE) is on the Redmond Heritage Resource Register. The Haida House Studio is a post-and-beam building that was built by Carter about 1980 at his home in Bellevue using traditional Haida techniques, without the use of nails or bolts and was intended to reflect the construction of a traditional Native American longhouse.</p> <p>No buildings, structures or sites are located on or near the Osprey Project Area that are over 45 years old. The nearby Dudley Carter/Haida House was constructed in 1980 at another location in Bellevue, in 1989 the structure was moved to its present location approximately 0.25 miles to the west of the project area.</p>	<p>The auto body shop is from 1968. Archaeologist to upload a historic property inventory to DAHP for their confirmation whether the structure is/isn't of historic significance and whether any mitigation is necessary.</p> <p>EKK</p>

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<p>b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.</p> <p>No known features to date. A Cultural Resources Report has been conducted and included in permit materials. The Cultural Resource investigation did not identify any landmarks, features, or other evidence of Indian or historic use or occupation. No archaeological sites are known to exist on or near the Osprey Project location. See note above for information on Dudley Carter House/Haida House Studio (located across 159th PI NE to the west) listed on the Redmond Heritage Resource Register.</p>	<p>We will need a letter of concurrency from DAHP</p> <p>EKK</p>
<p>c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the Department of Archaeological and Historic Preservation, archaeological surveys, historic maps, GIS data, etc.</p> <p>The archaeological investigation details methods used to identify archaeological materials and features. Location tribes were contacted for consultation on the project. See the cultural resource report for methodologies, tribal consultation letters and historic maps.</p> <p>If any evidence of archaeological artifacts are present, the city will be notified immediately and excavation will be halted. The owner has an archaeologist on call should any evidence or artifacts be unearthed. They will be called to the site to investigate and provide recommendations on how to preserve any artifacts that are found, and appropriate mitigation as construction progresses in accordance with state and city regulations.</p>	<p>We will need a letter of concurrency from DAHP</p> <p>EKK</p>
<p>d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.</p> <p>See above.</p> <p>Project construction practices will be completed with the use of an inadvertent discovery plan which identifies typical artifacts found in the region and property and the order of people to contact should any discovery be made during construction.</p>	<p>We will need a letter of concurrency from DAHP A monitoring and inadvertent discovery plan is necessary</p> <p>EKK</p>

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<p>14. Transportation</p> <p>a. Identify public streets and highways serving the site, or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>159th Place NE at the west property line. Leary Way at the south property line. Both are public streets. State Route 520 (multi-lane freeway) is approximately 1/4 of a mile to the south. Garage access on 159th Place NE.</p> <p>b. Is the site currently or affected geographic area currently served by public transit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe. If not, what is the approximate distance to the nearest transit stop?</p> <p>Several local and regional bus lines serve neighborhood. 8 bus stops are within 1/4 mile of the site (West Lake Sammamish Parkway, Redmond Way, 161st Ave NE, Redmond Town Center As well as future proposed Sound Transit Light Rail Station.</p> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <p>75 off-street structured parking spaces are proposed. 25 parking spaces currently serve the existing auto repair shop.</p> <p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or transportation facilities not including driveways? If so, generally describe (indicate whether public or private).</p> <p>The project will improve the public right of way and sidewalks and meet all current City of Redmond design standards along 159th Place NE and Leary Way. In addition the city has asked that we provide a shared pathway for bicycles and pedestrians along Leary Way between 159th Place NE and the Heron Rookery Path. This path way is along our south property line, running east/west.</p>	<p>EKK</p> <p>EKK</p> <p>EKK</p> <p>EKK</p>

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<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>No.</p>	<p>EKK</p>
<p>f. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>86</u> If known, indicate when peak volumes would occur: <u>7</u> - <u>9</u> a.m. and <u>4</u> - <u>6</u> p.m. How many of these trips occur in the a. m. peak hours? <u>1 new</u> How many of these trips occur in the p. m. peak hours? <u>0 new</u> What percentage of the volume would be trucks (such as commercial and non-passenger vehicles)? <u>less than 1%</u> What data or transportation models were used to make these estimates?</p> <p>Institute of Traffic Engineers, Trip Generation Manual 10th Edition; and ITE Trip Generation Handbook 3rd Edition 2017. See Transportation Scoping Memo for details.</p>	<p>EKK</p>
<p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.</p> <p>No.</p>	<p>EKK</p>
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>The project will have required bike parking and is located 150 feet away from the regions largest and most extensive multi-use bike path and network. All residents will be able to utilize bicycle and pedestrian facilities to reduce or eliminate automobile use. The site is also located within walking distance of the proposed future Sound Transit Light Rail Station for Downtown Redmond.</p>	<p>EKK</p>

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<p>15. Public Services</p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe.</p> <p style="background-color: yellow; padding: 5px;">The are no increases in public service that have not already been addressed by the current planning and zoning codes and guidelines for the City of Redmond. The density of the site's population would be increasing and would be a 24 hour occupancy instead of general business hours (from auto repair to Mixed-Use Multifamily).</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p style="background-color: yellow; padding: 5px;">The density of the development should allow for more efficient public service deployment. The proximity to the city's services means a greater number of people would be served in less time per call.</p> <p>16. Utilities</p> <p>a. Select utilities currently available at the site:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Refuse Service <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic System <input checked="" type="checkbox"/> Other 	<div style="background-color: #e0ffe0; text-align: center; padding: 20px; margin-bottom: 10px;">EKK</div> <div style="background-color: #e0ffe0; text-align: center; padding: 20px; margin-bottom: 10px;">EKK</div> <div style="background-color: #e0ffe0; text-align: center; padding: 20px;">EKK</div>

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<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</p> <p>All of the utilities noted above are provided by Puget Sound Energy, King County, the local sewer district, Waste Management of King County, City of Redmond, CenturyLink Communications, Comcast, and/or AT&T. The project will utilize conventional construction means and methods consistent with projects of this nature.</p>	<p>EKK</p>

C. SIGNATURE

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

Applicant Signature:

Carl L. Vander Hoek

Name of Signee:

Carl Vander Hoek

Position and Agency/Organization:

Owner's Rep/Cleverly Development Consulting

Relationship of Signer to Project:

Self

Date Submitted:

July 6, 2020