



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

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

PROJECT INFORMATION

PROJECT NAME: Together Center Redevelopment

SEPA FILE NUMBER: SEPA-2020-00741

PROJECT DESCRIPTION:

Demolish existing building and construct two six-story mixed-use buildings with 280 dwelling units, nonprofit office, and associated below grade parking.

PROJECT LOCATION: N/A

SITE ADDRESS: 16345 NE 87TH ST
REDMOND, WA 98052

APPLICANT: Gwen McConn
John Fisher
Reid Dickinson

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: Cameron Zapata

PHONE NUMBER: 425-556-2411

EMAIL: czapata@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 11/05/2020.**


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 11/19/2020**, 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: October 22, 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: Cameron Zapata

Date of Review: October 6, 2020

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p>	<p>CZ</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>Critical Areas Report, Critical Areas Aquifer Recharge Report, Tree Preservation Plan, Tree Health Assessment Report, SEPA Checklist, Geotechnical Report, Stormwater Report, Phase I Environmental Site Assessment, Critical Areas Aquifer Recharge Report is included in the Geotechnical Report.</p>	<p>CZ</p>
<p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p>	<p>CZ</p>
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>CCR, Building Permits</p>	<p>CZ</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>2 MIXED USE RESIDENTIAL BUILDINGS AT 16225, 16315 & 16345 NE 87TH ST, REDMOND WA. PROJECT PROPOSES 2 RESIDENTIAL BUILDINGS WITH PARKING BELOW GRADE. BUILDING A; 6-STORY MIXED-USE RESIDENTIAL W/200 RESIDENTIAL UNITS & COMMERCIAL SPACE. BUILDING B; 6-STORY MIXED-USE RESIDENTIAL W/INCLUDES 80 RESIDENTIAL UNITS & COMMERCIAL SPACE.</p>	<p>CZ</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: 16225, 16315 & 16345 NE 87TH STREET REDMOND, WASHINGTON 98052. PARCEL NUMBER: 0225059099. PLEASE REFERENCE DRAWING SET FOR LEGAL DESCRIPTION.</p> <p>THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT FOR TITLE INSURANCE NUMBER 1926968-NCS DATED JULY 30, 2019</p> <p>B. ENVIRONMENTAL ELEMENTS</p> <p>1. Earth</p> <p>a. General description of the site</p> <p><input checked="" type="checkbox"/> Flat</p> <p><input type="checkbox"/> Rolling</p> <p><input type="checkbox"/> Hilly</p> <p><input type="checkbox"/> Steep slopes</p> <p><input type="checkbox"/> Mountainous</p> <p><input type="checkbox"/> Other</p> <p>b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.</p> <p>The site is generally flat and is currently developed with several buildings and surface parking lots. The steepest slopes on the site are approximately 30% in the landscaped areas.</p>	<p>CZ</p> <p>RZC 21.64 Critical Areas, Clearing and Grading Regulations-CZ</p> <p>RZC 21.64 Critical Areas, Clearing and Grading Regulations-CZ</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>According to the Geotechnical Report prepared by Earth Solutions NW, LLC site soils generally consist of loose to dense sands and gravels with variable silt content.</p> <p>alluvial silty sand (USCS:SM) over sand/gravel with silt, (USCS:SP/GP)</p>	<p>RZC 21.64 Critical Areas, Clearing and Grading Regulations-CZ</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>The site is located in a Seismic Hazard Area.</p>	<p>RZC 21.64 Critical Areas, Clearing and Grading Regulations-CZ</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>Site will be excavated to construct the below grade structure and generally graded to facilitate drainage. Mass excavated area will be approx. 105,500 SF, approx 62,000 CY of exported soils, and 10,000 CY of imported fill. Exported material will be disposed of at an authorized location and import will come from an authorized quarry to be determined.</p>	<p>RZC 21.64 Critical Areas, Clearing and Grading Regulations-CZ</p>
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Though erosion is possible, best management practices (BMPs) for erosion and sediment control will be implemented to mitigate erosion during construction. The site will comply with the city of Redmond, NPDES, and Construction Stormwater General Permit Requirements. At project completion, the site will be permanently stabilized.</p>	<p>RZC 21.64 Critical Areas, Clearing and Grading Regulations-CZ</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>Approx. 100 percent of the site will be covered with impervious surfaces after project completion.</p>	<p>RZC 21.64 Critical Areas, Clearing and Grading Regulations-CZ</p>

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<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>BMPs per Washington State Department of Ecology Stormwater Manual for Western Washington will be implemented as needed to control erosion. BMPs may include, but are not limited to - Silt Fence, covering stockpiled soils, Wheel Wash (where applicable), Catch Basin Inlet Protection, & Sedimentation Tanks.</p> <p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>Yes, due to the below-grade parking level.</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>Please reference the GHG Emissions Worksheet included in this submittal.</p> <p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe.</p> <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>During construction the contractor has been controlling idle time for trucks and equipment to limit emissions. This will include truck deliveries and limiting their engine idle during loading and unloading as well as excavation equipment and trucking. This will reduce the overall emissions of the project with these controls in place.</p>	<p>Wet weather plans to be submitted during wet weather season. RZC 21.64 Critical Areas, Clearing and Grading Regulations-CZ</p> <p>RZC 21.64 Critical Areas, Clearing and Grading Regulations-CZ</p> <p>Air Operations Permits, Puget Sound Air Quality Agency -CZ</p> <p>Air Operations Permits, Puget Sound Air Quality Agency -CZ</p> <p>Air Operations Permits, Puget Sound Air Quality Agency -CZ</p>

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<p>3. Water</p> <p>a. Surface</p> <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, lakes, ponds, wetlands)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe type, location and provide names. If appropriate, state what stream or river it flows into. Provide a sketch if not shown on site plans.</p> <p>N/A</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>None, site does not include surface water or wetlands.</p> <p>4. Will the proposal require surface water withdrawals or diversions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the proposal require permanent dewatering or temporary dewatering? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, give general description, purpose, and approximate quantities if known.</p> <p>Temporary dewatering will be required during construction. Please reference updated Geotechnical Report and TCD Feasibility Study included in this submittal.</p>	<p>RZC 21.64 Critical Areas, RMC 13.06 Stormwater Management Code, Stormwater Technical Notebook -CZ</p> <p>RZC 21.64 Critical Areas, RMC 13.06 Stormwater Management Code, Stormwater Technical Notebook -CZ</p> <p>RZC 21.64 Critical Areas, RMC 13.06 Stormwater Management Code, Stormwater Technical Notebook -CZ</p> <p>RZC 21.64 Critical Areas, RMC 13.06 Stormwater Management Code, Stormwater Technical Notebook -CZ</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> <div style="background-color: yellow; height: 80px; width: 100%;"></div>	<p>RZC 21.64 Critical Areas, RMC 13.06 Stormwater Management Code, Stormwater Technical Notebook -CZ</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> <div style="background-color: yellow; height: 80px; width: 100%;"></div>	<p>RZC 21.64 Critical Areas, RMC 13.06 Stormwater Management Code, Stormwater Technical Notebook -CZ</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> <div style="background-color: yellow; height: 80px; width: 100%;"></div>	<p>RZC 21.64 Critical Areas, RMC 13.06 Stormwater Management Code, Stormwater Technical Notebook -CZ</p>
<p>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <div style="background-color: yellow; height: 80px; width: 100%; padding: 5px;">N/A</div>	<p>RZC 21.64 Critical Areas, RMC 13.06 Stormwater Management Code, Stormwater Technical Notebook -CZ</p>
<p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts.</p> <div style="background-color: yellow; height: 80px; width: 100%; padding: 5px;">N/A</div>	<p>RZC 21.64 Critical Areas, RMC 13.06 Stormwater Management Code, Stormwater Technical Notebook -CZ</p>

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<p>b. Ground</p> <p>1. Will groundwater be withdrawn from a well for drinking water or other purpose? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals, agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>c. Water Runoff (including storm water):</p> <p>1. Describe the source(s) of runoff (including storm water) and method of collection, transport/conveyance, and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p>	<p>RZC 21.64 Critical Areas, RMC 13.06 Stormwater Management Code, Stormwater Technical Notebook -CZ</p> <p>RZC 21.64 Critical Areas, RMC 13.06 Stormwater Management Code, Stormwater Technical Notebook -CZ</p> <p>RZC 21.64 Critical Areas, RMC 13.06 Stormwater Management Code, Stormwater Technical Notebook -CZ</p>

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<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p style="background-color: yellow;">No waste materials will be intentionally discharged to ground or surface waters. Best management practices will be implemented to protect ground and surface waters throughout the project.</p> <p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p style="background-color: yellow;">No. The proposed project will discharge stormwater to the city of Redmond storm mains in the adjacent rights-of-way that discharge to the Sammamish River. The existing project site discharges stormwater to a storm main in the adjacent right-of-way that discharges to the Sammamish River.</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p> <p style="background-color: yellow;">The project will comply with local codes for surface, ground, and runoff water. The project will comply with local codes for surface, ground, and runoff water. A stormwater detention tank and flow restrictor will prevent post developed flows from exceeding that of the existing conditions.</p> <p>4. Plants</p> <p>a. Select types of vegetation found on the site:</p> <p>Deciduous Tree: Alder <input type="checkbox"/> Maple <input checked="" type="checkbox"/> Aspen <input type="checkbox"/> Other <input checked="" type="checkbox"/></p> <p>Evergreen Tree: Cedar <input checked="" type="checkbox"/> Fir <input type="checkbox"/> Pine <input type="checkbox"/> Other <input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input checked="" type="checkbox"/> Grass</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or Grain</p> <p><input type="checkbox"/> Orchards, Vineyards, or Other Permanent Crops</p> <p>Wet soil plants: Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/></p> <p style="padding-left: 100px;">Skunk Cabbage <input type="checkbox"/> Other <input type="checkbox"/></p> <p>Water plants: Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/></p> <p style="padding-left: 100px;">Other <input type="checkbox"/></p>	<p style="color: red;">RZC 21.64 Critical Areas, RMC 13.06 Stormwater Management Code, Stormwater Technical Notebook -CZ</p> <p style="color: red;">RZC 21.64 Critical Areas, RMC 13.06 Stormwater Management Code, Stormwater Technical Notebook -CZ</p> <p style="color: red;">RZC 21.64 Critical Areas, RMC 13.06 Stormwater Management Code, Stormwater Technical Notebook -CZ</p>

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<p>Other types of vegetation (please list)</p> <p>Various broadleafed weeds.</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>The shrubs, grass, and weeds will be removed entirely. Some of the existing trees will be removed, and some retained. The retained trees are Norway Maples, Deodar Cedar, Honey-locusts and London Planetrees.</p> <p>c. Provide the number of significant and landmark trees located on the site and estimate the number proposed to be removed and saved in the table below.</p> <table border="1" data-bbox="235 934 1036 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>n/a</td> <td>n/a</td> <td>n/a</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>49</td> <td>47</td> <td>2</td> <td>4%</td> </tr> <tr> <td>Percentage (%)</td> <td></td> <td>96%</td> <td>4%</td> <td></td> </tr> </tbody> </table> <p><i>Note: Since a SEPA Determination is issued early on in the project's review process; the information above is a preliminary estimate only and could change during the development review process.</i></p> <p>* DBH – Diameter at breast height</p> <p>d. List threatened or endangered species known to be on or near the site.</p> <p>None observed, per the Existing Conditions Summary produced by Talasaea Consultants, dated 11 February 2020.</p>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	0	n/a	n/a	n/a	Significant (6" – 30" dbh*)	49	47	2	4%	Percentage (%)		96%	4%		<p>RZC 21.64 Critical Areas, RZC 21.72 Tree Preservation, RZC 21.32 Landscaping-CZ</p> <p>RZC 21.64 Critical Areas, RZC 21.72 Tree Preservation, RZC 21.32 Landscaping-CZ</p> <p>RZC 21.64 Critical Areas, RZC 21.72 Tree Preservation, RZC 21.32 Landscaping-CZ</p> <p>RZC 21.64 Critical Areas, RZC 21.72 Tree Preservation, RZC 21.32 Landscaping-CZ</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>Proposed landscaping includes street trees, replacement trees, shrubs, and groundcover. Some of the existing trees on the site will be retained. There will be a mix of native drought tolerant and adaptive drought tolerant plants.</p> <p>f. List all noxious weeds and invasive species known to be on or near the site.</p> <p>Various broadleafed weeds.</p>	<p>RZC 21.64 Critical Areas, RZC 21.72 Tree Preservation, RZC 21.32 Landscaping-CZ</p> <p>RZC 21.64 Critical Areas, RZC 21.72 Tree Preservation, RZC 21.32 Landscaping-CZ</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>b. List any threatened or endangered species known to be on or near the site.</p> <p>None observed on or near the site, per the Existing Summary Conditions Summary produced by Talasaea Consultants, dated 11 February 2020.</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>Yes, the site falls within the path of of the Pacific Flyway that extends over all of Western Washington.</p>	<p>RZC 21.64 Critical Areas, Endangered Species Act Sections 4, 7, 10, NMFS and USFWS-CZ</p> <p>RZC 21.64 Critical Areas, Endangered Species Act Sections 4, 7, 10, NMFS and USFWS-CZ</p> <p>RZC 21.64 Critical Areas, Endangered Species Act Sections 4, 7, 10, NMFS and USFWS-CZ</p>

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<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p style="background-color: yellow;">No native habitat occurs on the site in the existing condition. However, trees do occur along the perimeter of the site that provide some minor amount of wildlife habitat. This project will be preserving (or replacing, as appropriate) the street trees, as well as installing the required onsite landscaping requirements that will provide additional habitat for the small birds.</p> <p>e. List any invasive animal species known to be on or near the site.</p> <p style="background-color: yellow;">None observed on or near the site, per the Existing Summary Conditions Summary produced by Talasaea Consultants, dated 11 February 2020.</p>	<p style="background-color: #90EE90;">RZC 21.64 Critical Areas, Endangered Species Act Sections 4, 7, 10, NMFS and USFWS-CZ</p> <p style="background-color: #90EE90;">RZC 21.64 Critical Areas, Endangered Species Act Sections 4, 7, 10, NMFS and USFWS-CZ</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 style="background-color: yellow;">Electric heating in the units and public spaces minus the corridors. Natural gas for HVAC for corridors, BBQs and fire place. Solar PV if we do that for C406.</p> <p>b. Would your project affect the potential use of solar energy by adjacent properties? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe.</p> <p style="background-color: yellow;">No issues to the North because of the street, but possibly to the South of properties depending on height.</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 style="background-color: yellow;">Reduced lighting (majority LED), electric heat pump water heaters (reduce carbon footprint), and solar PV.</p>	<p style="background-color: #90EE90;">RZC 21.17 Adequate Public Facilities-CZ</p> <p style="background-color: #90EE90;">RZC 21.17 Adequate Public Facilities-CZ</p> <p style="background-color: #90EE90;">RZC 21.17 Adequate Public Facilities-CZ</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe.</p> <p>Small spills may occur during potential on-site fueling of construction machinery during redevelopment activities should secondary containment fail.</p> <p>1. Describe any known or possible contamination at the site from present or past practices.</p> <p>Prior to current land use, the subject site was undeveloped. No known soil or groundwater contamination from present or past practices was identified to exist at the site during a Phase I Environmental Site Assessment (ESNW LLC, dated 9/5/2019)</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>Medical/dental office chemical storage is expected to be properly removed and/or disposed prior to redevelopment activities. No known underground storage tanks or pipelines were identified to exist at the site during a Phase I ESA.</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>Potential fuel storage (held in secondary containment) for on-site construction machinery.</p>	<p>RMC 6.36 Noise Standards, Model Toxics Control Act -CZ</p> <p>RMC 6.36 Noise Standards, Model Toxics Control Act -CZ</p> <p>RMC 6.36 Noise Standards, RZC 21.26 Hazardous Liquid Pipeline, Model Toxics Control Act -CZ</p> <p>RMC 6.36 Noise Standards, RZC 21.26 Hazardous Liquid Pipeline, Model Toxics Control Act -CZ</p>

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<p>4. Describe special emergency services that might be required.</p> <p>Potential for response to fuel spills from possible onsite construction machinery fueling activities should secondary containment and onsite spill kits not be adequate for the spill size. Potential medical support should on-site workers possibly become injured (beyond capabilities of onsite first aid) due to preexisting health issues or work-related accidents.</p> <p>5. Proposed measures to reduce or control environmental health hazards, if any.</p> <p>Secondary containment of any onsite chemical storage. Dust/erosion control management with use of water trucks and proper installation of BMPs as part of the SWPPP and any other applicable stormwater management and erosion control requirements by local jurisdictions.</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>Temporary noise from on-site construction machinery throughout the duration of redevelopment activities.</p> <p>2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p> <p>Construction machinery noise (throughout the duration of redevelopment activities), limited hours approved by City of Redmond regulations.</p>	<p>RMC 6.36 Noise Standards, RZC 21.26 Hazardous Liquid Pipeline, Model Toxics Control Act -CZ</p> <p>RMC 6.36 Noise Standards, RZC 21.26 Hazardous Liquid Pipeline, Model Toxics Control Act -CZ</p> <p>RMC 6.36 Noise Standards -CZ</p> <p>RMC 6.36 Noise Standards -CZ</p>

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<p>3. Proposed measures to reduce or control noise impacts, if any.</p> <p>Limiting construction activities to hours approved by City of Redmond regulations.</p>	<p>RMC 6.36 Noise Standards -CZ</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 SITE: MULTI-USE COMMERCIAL</p> <p>ADJACENT PROPERTIES: MULTI-USE COMMERCIAL</p> <p>AFFECT: N/A</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>None observed, per the Existing Summary Conditions Summary produced by Talasaea Consultants, dated 11 February 2020.</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 working farm or forest land surrounding the site per Existing Conditions Summary produced by Talasaea Consultants, dated 11 February 2020.</p>	<p>RZC Article I Zoning Based Regulations, Article II Citywide Regulations -CZ</p> <p>RZC Article I Zoning Based Regulations, Article II Citywide Regulations -CZ</p> <p>RZC Article I Zoning Based Regulations, Article II Citywide Regulations -CZ</p>

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<p>c. Describe any structures on site.</p> <p>BLDG A: 17,720 SF COMMERCIAL</p> <p>BLDG B: 13,067 SF COMMERCIAL</p> <p>BLDG C: 5,425 SF COMMERCIAL</p>	<p>RZC Article I Zoning Based Regulations, Article II Citywide Regulations -CZ</p>
<p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, what?</p> <p>ALL CURRENT STRUCTURES WILL BE DEMOLISHED.</p>	<p>RZC Article I Zoning Based Regulations, Article II Citywide Regulations -CZ</p>
<p>e. What is the current zoning classification of the site?</p> <p>TSQ (21.10.080)</p>	<p>RZC Article I Zoning Based Regulations, Article II Citywide Regulations -CZ</p>
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Downtown Mixed Use</p>	<p>RZC Article I Zoning Based Regulations, Article II Citywide Regulations -CZ</p>
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>Not in a shoreline environment.</p>	<p>RZC Article I Zoning Based Regulations, Article II Citywide Regulations -CZ</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>CARA I - Critical Aquifer Recharge Area & Seismic hazard Area. Please reference updated Geotech Report for seismic hazard discussion.</p>	<p>RZC Article I Zoning Based Regulations, Article II Citywide Regulations -CZ</p>

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<p>Service (specify) 1% service & amenities _</p> <p>Other (specify) 19% Parking & lobbies</p> <p>Residential 70%</p>	<p>RZC Article I Zoning Based Regulations, Article II Citywide Regulations -CZ</p>
<p>0. What is the proposed I.B.C. construction type?</p> <p>5 levels of VA construction over 1 level of IA construction and one level of IA subterranean parking level.</p>	<p>RZC Article I Zoning Based Regulations, Article II Citywide Regulations -CZ</p>
<p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?</p> <p>431,623 SF</p>	<p>RZC Article I Zoning Based Regulations, Article II Citywide Regulations -CZ</p>
<p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)?</p> <p>131,825 SF</p>	<p>RZC Article I Zoning Based Regulations, Article II Citywide Regulations -CZ</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>280 UNITS - AFFORDABLE/LOW-INCOME HOUSING</p>	<p>RZC 21.08 Residential Regulations, RZC 21.20 Affordable Housing -CZ</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>NO CURRENT RESIDENTIAL UNITS AT THIS LOCATION</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>No current housing located at this location.</p>	<p>RZC 21.08 Residential Regulations, RZC 21.20 Affordable Housing -CZ</p> <p>RZC 21.08 Residential Regulations, RZC 21.20 Affordable Housing -CZ</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>60' 8" Building Height. The primary exterior will be composed of brick, wood, concrete, glass, metal, textured fiber cement panels and decorative metal screens.</p>	<p>RZC Article III Design Standards -CZ</p>
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>Views from existing buildings south of the property looking north. Views from adjacent business on west side of the project looking east.</p>	<p>RZC Article III Design Standards -CZ</p>
<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>Material articulation will be used to break up large facades. The use of horizontal and vertical modulation provides strong articulation of the forms. The top floor has been held back to reduce the mass of the building. Large openings with controlled window patterns.</p>	<p>RZC Article III Design Standards -CZ</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>A revised lighting plan has been provided; please reference Sheets IL.01 & IL.02 for details. Lighting has been designed in accordance with COR's Illumination Design Manual. Luminaire fixtures are in accordance with COR's standard specifications & details, & direction provided by city staff. Luminaire fixtures are LED, full cutoff & controlled by a photocell.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>No, no light or glare should propose a safety hazard.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>No off-site light sources should affect our redevelopment.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>No measures needed.</p>	<p>RZC 21.34 Lighting Standards-CZ</p> <p>RZC 21.34 Lighting Standards-CZ</p> <p>RZC 21.34 Lighting Standards-CZ</p> <p>RZC 21.34 Lighting Standards-CZ</p>
<p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>Movie Theatre, Skate park, and walking/bike trails.</p>	<p>RZC 21.36 Open Space, RMC 3.10 Impact Fees-CZ</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> <div style="background-color: yellow; height: 100px; width: 100%;"></div> <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <div style="background-color: yellow; padding: 5px;"> <p>Current pedestrian path near south side of property has been retained and a north south connection has been enlarged to provide a plaza between the two buildings.</p> </div>	<div style="background-color: #e0ffe0; padding: 5px; margin-bottom: 10px;"> <p>RZC 21.36 Open Space, RMC 3.10 Impact Fees-CZ</p> </div> <div style="background-color: #e0ffe0; padding: 5px;"> <p>RZC 21.36 Open Space, RMC 3.10 Impact Fees-CZ</p> </div>
<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> <div style="background-color: yellow; padding: 5px;"> <p>All the buildings on the site were constructed in 1984, so are 36 years old (3 buildings but they are considered one by the accessor site because they were all built at the same time as part of the same complex). As they're not the historic they were not addressed in the monitoring plan. There are no known eligible or listed properties on the property nor on adjacent parcels according to the WISAARD database.</p> </div>	<div style="background-color: #e0ffe0; padding: 5px;"> <p>RZC 21.30 Historic and Archaeological Resources, Section 106 Review, DAHP-CZ</p> </div>

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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>See page 1 of 2 on ALTA/NSPS Land Survey under notes and comments.</p> <p>#14) at the time of the field survey, there was no visible evidence of site use as a cemetery or burial ground.</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 site is impervious currently so no subsurface archaeological survey could be conducted. No previously recorded resources are present on the site. Monitoring was recommended. A cultural resources desk review and monitoring plan was conducted by Tierra Right of Way and submitted to the City and DAHP for review. There are no structures more than 50 years old currently on the property.</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>No resources are known to be present, but a monitoring and inadvertent discovery plan is in place should something be identified during construction per previously submitted Cultural Resources Report.</p>	<p>RZC 21.30 Historic and Archaeological Resources, Section 106 Review, DAHP-CZ</p> <p>RZC 21.30 Historic and Archaeological Resources, Section 106 Review, DAHP-CZ</p> <p>RZC 21.30 Historic and Archaeological Resources, Section 106 Review, DAHP-CZ</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>The proposed project is located adjacent to 164th Avenue NE (SR 202) and NE 87th Street.</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>BUS STOPS AT BOTH THE NW & NE CORNERS OF 164TH AVE NE & NE 85TH STREET</p> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <p>REPLACING CURRENT SPOTS WITH APPROX 228 PARKING SPOTS (BELOW GRADE GARAGE UNDER BUILDING)</p> <p>REMOVING APPROX 120 UNCOVERED PAVED SPACES (AT GRADE)</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>Frontage improvements will be completed per City of Redmond street standards along NE 87th ST and along 164th Ave NE as well as the north-south Type IX pedestrian path. In addition to this a marked pedestrian mid-block crosswalk will be provided for access to businesses on the north side of 87th street per request from the City of Redmond.</p>	<p>RZC 21.52 Transportation Standards, RMC 3.10 Impact Fees-CZ</p> <p>RZC 21.52 Transportation Standards, RMC 3.10 Impact Fees-CZ</p> <p>RZC 21.52 Transportation Standards, RMC 3.10 Impact Fees-CZ</p> <p>RZC 21.52 Transportation Standards, RMC 3.10 Impact Fees-CZ</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>This project is not located within the immediate vicinity of water, rail, or air transportation.</p>	<p>RZC 21.52 Transportation Standards, RMC 3.10 Impact Fees-CZ</p>
<p>f. How many weekday vehicular trips (one way) per day would be generated by the completed project? 740 If known, indicate when peak volumes would occur: _____ - _____ a.m. and _____ 4:30 - 5:30 p.m. How many of these trips occur in the a.m. peak hours? 154 How many of these trips occur in the p.m. peak hours? 128 What percentage of the volume would be trucks (such as commercial and non-passenger vehicles)? _____ What data or transportation models were used to make these estimates?</p> <p>For the proposed residential use, trip generation was calculated based on trip rates using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition (2017) assuming the Affordable Housing (LU #223) land use. Due to the unique nature of the Together Center, the trip generation was collected at the existing facility.</p>	<p>RZC 21.52 Transportation Standards, RMC 3.10 Impact Fees-CZ</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>The proposal will not interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.</p>	<p>RZC 21.52 Transportation Standards, RMC 3.10 Impact Fees-CZ</p>
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>The SR 520 WB and EB ramp intersections are forecast to operate below standard with the project with 2 seconds of added delay contributed with the addition of the project at both intersections. Additionally, the traffic volume impact as a result of the project is minimal with estimated project share of approximately 1% at both intersections. Given the limited impact of the project at both intersections, the existing lanes of impacted movements, and the constraints surrounding the intersections, no mitigation is proposed at the intersections.</p>	<p>RZC 21.52 Transportation Standards, RMC 3.10 Impact Fees-CZ</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> <div style="background-color: yellow; height: 120px; width: 470px; margin: 10px 0;"></div> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <div style="background-color: yellow; padding: 5px; margin: 10px 0;"> <p>Applicant will be implementing a transportation management program intended to reduce automobile use and manage the parking demand. In addition, the applicant is providing approximately 220 bike parking spaces on-site.</p> </div> <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 type="checkbox"/> Other 	<div style="background-color: #d4f1d4; padding: 10px; margin: 10px 0;"> <p>RZC 21.17 Adequate Public Facilities, RMC 3.10 Impact Fees-CZ</p> </div> <div style="background-color: #d4f1d4; padding: 10px; margin: 10px 0;"> <p>RZC 21.17 Adequate Public Facilities, RMC 3.10 Impact Fees-CZ</p> </div> <div style="background-color: #d4f1d4; padding: 10px; margin: 10px 0;"> <p>RZC 21.17 Adequate Public Facilities-CZ</p> </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>Sanitary sewer, storm drainage, water, refuse, natural gas, electrical, telephone, communications</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:

Reid Dickinson

Digitally signed by Reid Dickinson
 DN: cn=Reid Dickinson, o=Inland Group, ou,
 email=reidd@inlandconstruction.com, c=US
 Date: 2020.02.20 09:46:51 -08'00'

Name of Signee: Reid Dickinson

Position and Agency/Organization: Inland Group

Relationship of Signer to Project: Owner Rep

Date Submitted : 09/04/20