



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

For more information about this project visit [www.redmond.gov/landuseapps](http://www.redmond.gov/landuseapps)

## PROJECT INFORMATION

**PROJECT NAME:** Cascadia Montessori School Expansion

**SEPA FILE NUMBER:** SEPA-2019-01173

**PROJECT DESCRIPTION:**  
SEPA for the expansion to Cascadia Montessori

**PROJECT LOCATION:** 4239 162nd Ave NE

**SITE ADDRESS:** 4239 162ND AVE NE  
REDMOND, WA 98052

**APPLICANT:** Philip Keeton

**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:** Ben Sticka

**PHONE NUMBER:** 425-556-2470

**EMAIL:** [bsticka@redmond.gov](mailto:bsticka@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 01/04/2021.**


### **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 01/19/2021**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at [www.redmond.gov](http://www.redmond.gov) or at City Hall. You should be prepared to make specific factual objections.

**DATE OF DNS ISSUANCE:** December 18, 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:

**Ben Sticka**

Date of Review:

**December 8, 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain.</p> <p>To accommodate future growth, alternates have been added including a portable or future classroom located at the existing basketball court west of the existing Building A, or a community space in the same area, as well as an expansion of Building B. The maximum expansion would not exceed the range of 130 students. Refer to A1.02 in Plan Set.</p>	<p>BTS</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>Phase 1 Traffic Study updated 12/1/2020 by Transportation Engineering Northwest            Site Survey updated 9/25/2020 by Lanktree Land Surveying            Wetland Delineation Report update 12/1/2020 by The Watershed Company            Arborist Report updated Dec. 2020 by Davey Resource Group.</p>	<p>BTS</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>No applications pending for this property other than proposals associated with this report.</p>	<p>BTS</p>
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>Permits needed for this proposal:            Conditional Use Permit, City of Redmond            Site Plan Entitlement, City of Redmond            Building Permit, City of Redmond</p>	<p>BTS</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>Proposal is an addition to (approx. 610sf 1-story) and remodel of existing Building C, designed as a residence (approx. 3000sf), and a change of occupancy from R to E. Modifications are proposed to an existing school campus that currently has 3 separate buildings (approx. 6660sf total) on a 2.3 acre site. The proposal would allow up to a maximum enrollment of 130 students. Refer to A1.02 in Plan Set.</p>	<p>BTS</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>4239 162nd Ave NE Redmond, WA 98052</p> <p>Property is located in the Overlake Neighborhood.</p>	<p>BTS</p>
<p><b>B. ENVIRONMENTAL ELEMENTS</b></p> <p><b>1. Earth</b></p> <p>a. General description of the site</p> <p><input type="checkbox"/> Flat</p> <p><input checked="" 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>30% on east portion of site (portion relating to proposed work) 80% at protected west portion of site (unaffected by proposed work)</p>	<p>BTS - RZC 21.64 Critical Areas; Clearing and Grading Regulations</p> <p>BTS - RZC 21.64 Critical Areas; Clearing and Grading Regulations</p>

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<p>c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.</p> <p>The project site soil is an Alderwood gravelly sandy loam. Wetland soils include a gley matrix and hydrogen sulfide odor.</p>	<p>BTS - RZC 21.64 Critical Areas; Clearing and Grading Regulations</p>
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p>There are no surface indications or history of unstable soils in the immediate vicinity.</p>	<p>BTS - RZC 21.64 Critical Areas; Clearing and Grading Regulations</p>
<p>e. Describe the purpose, type, total area, location and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.</p> <p>Cutting, filling, and grading to be limited to excavation for footings of building addition, and for any required utility work and clearing at proposed parking stalls. Total area of affected ground surface is approximately 3612sf, approximate quantity of earth to be moved is 100cy.</p>	<p>BTS - RZC 21.64 Critical Areas; Clearing and Grading Regulations</p>
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Erosion is low risk at the proposed site- the areas receiving work are low slope (&lt;10%) and are currently paved or surrounded by paving (thus containing possible erosion). The proposed work is on the east portion of the site with drainage flowing east, thus not affecting the stream on the west edge of the site. The project will provide a TESC Plan to manage potential run-off.</p>	<p>BTS - RZC 21.64 Critical Areas; Clearing and Grading Regulations</p>
<p>g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>Approx. 27% (approx. 26,200 SF existing + 1861 new impervious / 103,849 total site area)</p>	<p>BTS - RZC 21.64 Critical Areas; Clearing and Grading Regulations</p>

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<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>The project will provide a Temporary Erosion Sedimentation Control (TESC) Plan. The overall scope of the project is small and only affects the east portion of the site.</p>	<p>BTS - RZC 21.64 Critical Areas; Clearing and Grading Regulations</p>
<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>The approximate quantity of earth to be moved is 100 cubic yards.</p>	<p>BTS - RZC 21.64 Critical Areas; Clearing and Grading Regulations</p>
<p><b>2. Air</b></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>Dust and dirt particles, as well as exhaust from typical construction vehicles may be present during the project construction. Only vehicle exhaust similar to what travels on public roads are anticipated after the project is completed.</p>	<p>BTS - Air Operations Permits; Puget Sound Air Quality Agency</p>
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe.</p> <p>There are no known emissions or odors that will affect the proposed school. Off-site sources of emissions or odors are limited to vehicular traffic on 144th Street E.</p>	<p>BTS - Air Operations Permits; Puget Sound Air Quality Agency</p>
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>Construction activities will comply with Northwest Clear Air Agency regulations, including reasonable controls such as applying water to suppress dust during dry weather, and vehicle washing and street cleaning to prevent dirt, mud and other debris deposits on public roadways.</p>	<p>BTS - Air Operations Permits; Puget Sound Air Quality Agency</p>

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<p><b>3. Water</b></p> <p>a. Surface</p> <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, lakes, ponds, wetlands)? <input 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>Per the wetland delineation report updated 12/01/2020, Tosh Stream is located on the westerly edge of the property. This stream will be unaffected by the proposed construction. Proposed construction will be over 300 ft. away from the stream, there is a ridge separation such that drainage flow at the proposed work is east - away from the stream. Proposed alternates are more than 200 ft. away from the stream.</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>The proposed work will be over 300 feet away from the stream. The proposed alternates will be over 200 feet away from stream.</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 anticipated at this time, proposed are of work is over 300 feet away from wetlands, proposed alternates are over 200 feet away from stream.</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>None anticipated at this time, proposed are of work is over 300 feet away from wetlands, the proposed alternates are over 200 feet away from stream.</p>	<p>BTS - RZC 21.64.010.E.2 &amp; RMC 13.06, Stormwater Management Technical Notebook</p> <p>BTS - RZC 21.64.010.E.2 &amp; RMC 13.06, Stormwater Management Technical Notebook</p> <p>BTS - RZC 21.64.010.E.2 &amp; RMC 13.06, Stormwater Management Code &amp; Technical Notebook</p> <p>BTS - RZC 21.64.010.E.2 &amp; RMC 13.06, Stormwater Management Code &amp; Technical Notebook</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>The site is not located within a 100-year floodplain.</p>	<p>BTS - RZC                  21.64.010.E.2 &amp; RMC                  13.06, Stormwater                  Management Code &amp;                  Technical Notebook</p>
<p>6. Does the proposal involve any discharge of waste materials to surface waters? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                  If yes, describe the type of waste and anticipated volume of discharge.</p> <p>The project proposes to add 4 parking stalls adjacent to existing parking stalls and 2 parallel stalls along driveway and 2 parking stalls in the center of the circle drive. The existing run-off flow will be maintained to the same catch basis as the adjacent stalls. The amount of run-off is under the threshold for water quality.</p>	<p>BTS - RZC                  21.64.010.E.2 &amp; RMC                  13.06, Stormwater                  Management Code &amp;                  Technical Notebook</p>
<p>7. Is your property located within the Bear/Evans Creek Watershed (see attached map)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                  If yes, answer questions 8 &amp; 9. If no, go to the next section.</p> <p>The property is not located within the Bear/Evans Creek Watershed.</p>	<p>BTS - Watershed                  Management Plan 2013                  &amp; RMC 13.06,                  Stormwater                  Management Code &amp;                  Stormwater Technical                  Notebook</p>
<p>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <p>No, the property is not located within the Bear/Evans Creek Watershed.</p>	<p>BTS - Watershed                  Management Plan 2013                  &amp; RMC 13.06,                  Stormwater                  Management Code &amp;                  Stormwater Technical                  Notebook</p>
<p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts.</p> <p>No, the property is not located within the Bear/Evans Creek Watershed.</p>	<p>BTS - Watershed                  Management Plan 2013                  &amp; RMC 13.06,                  Stormwater                  Management Code &amp;                  Stormwater Technical                  Notebook</p>

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<p>b. Ground</p> <p>1. Will groundwater be withdrawn from a well for drinking water or other purpose? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>Groundwater will not be withdrawn for drinking water or other purposes.</p> <p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals, agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>No waste material will be discharged into the ground from septic tanks or other sources.</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>The building additions are proposed at existing impervious areas. Roof drainage from the addition will be collected and connected to the drainage system of Building C. Storm water run-off from the added parking stalls will be collected at the same catch basin that serves the rest of the paved area. There are no proposed changes to the underground collection or conveyance. The proposed work will meet relevant code requirements of the drainage codes.</p>	<p>BTS - RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook</p> <p>BTS - RMC 13.06.054, RMC 15.24.095 &amp; RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook</p> <p>BTS - RMC 13.06.054, RMC 15.24.095 &amp; RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook</p>

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<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p style="background-color: yellow;">No, waste materials are not anticipated to enter ground or surface waters.</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, other than an added impervious area of less than 3612 sf.</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;">There will be Temporary Erosion Control in place during construction.</p> <p><b>4. Plants</b></p> <p>a. Select types of vegetation found on the site:</p> <p>Deciduous Tree: Alder <input checked="" type="checkbox"/> Maple <input checked="" type="checkbox"/> Aspen <input type="checkbox"/> Other <input type="checkbox"/></p> <p>Evergreen Tree: Cedar <input checked="" type="checkbox"/> Fir <input checked="" type="checkbox"/> Pine <input checked="" type="checkbox"/> Other <input 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 checked="" type="checkbox"/> Bullrush <input type="checkbox"/></p> <p style="padding-left: 100px;">Skunk Cabbage <input type="checkbox"/> Other <input checked="" type="checkbox"/></p> <p>Water plants: Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/></p> <p style="padding-left: 100px;">Other <input type="checkbox"/></p>	<p style="background-color: #e0ffe0;">BTS - RMC 13.06.054, RMC 15.24.095 &amp; RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook</p> <p style="background-color: #e0ffe0;">BTS - RMC 13.06.054, RMC 15.24.095 &amp; RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook</p> <p style="background-color: #e0ffe0;">BTS - RMC 13.06.054, RMC 15.24.095 &amp; RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook</p>

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<p>Other types of vegetation (please list)</p> <p>Other wet soil plants include lady fern, giant horsetail, sword fern, piggy back plant, salmonberry, and Himalayan blackberry.</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>Approximately 950 sf of managed landscaping (ground cover, shrubs, small ornamental tree) at the location of the proposed added parking stalls.</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="235 924 1031 1375"> <thead> <tr> <th>Tree Type</th> <th>Total (#)</th> <th>Removed (#)</th> <th>Saved (#)</th> <th>Percentage saved (%)</th> </tr> </thead> <tbody> <tr> <td>Landmark (&gt;30" dbh*)</td> <td>19</td> <td>0</td> <td>17*</td> <td>89.5</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>86</td> <td>2</td> <td>79**</td> <td>91.9</td> </tr> <tr> <td>Percentage (%)</td> <td>105</td> <td>2</td> <td>96</td> <td>91.4</td> </tr> </tbody> </table> <p>* - Two (2) trees from the "Landmark Total" count will remain, yet per city regulations there are considered impacted and not included in the "Landmark Saved" count.                      ** - Five (5) trees from the "Significant Total" count will remain, yet per city regulations are considered impacted and not included in the "Significant Saved" count.</p> <p>Refer to Arborist Report for more information.</p>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	19	0	17*	89.5	Significant (6" – 30" dbh*)	86	2	79**	91.9	Percentage (%)	105	2	96	91.4	<p>BTS - RZC 21.72 Tree Preservation, RZC 21.32 Landscaping</p> <p>BTS - RZC 21.72 Tree Preservation, RZC 21.32 Landscaping</p> <p>BTS - RZC 21.72 Tree Preservation, RZC 21.32 Landscaping</p>
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Landmark (>30" dbh*)	19	0	17*	89.5																	
Significant (6" – 30" dbh*)	86	2	79**	91.9																	
Percentage (%)	105	2	96	91.4																	
<p>d. List threatened or endangered species known to be on or near the site.</p> <p>No known threatened or endangered species known on or near the site.</p>	<p>BTS - RZC 21.64 Critical Areas</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;">No new proposed landscaping, the proposal includes minimal landscape removal during construction to preserve the site's mature landscaping.</p> <p>f. List all noxious weeds and invasive species known to be on or near the site.</p> <p style="background-color: yellow;">Himalayan Blackberry is known on site.</p>	<p style="background-color: #e0ffe0;">BTS - RZC 21.72 Tree Preservation, RZC 21.32 Landscaping</p> <p style="background-color: #e0ffe0;">BTS - RZC 21.72 Tree Preservation, RZC 21.32 Landscaping</p>
<p><b>5. Animals</b></p> <p>a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.</p> <p>Birds: Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input type="checkbox"/> Songbirds <input checked="" type="checkbox"/>          Other <input type="checkbox"/></p> <p>Mammals: Deer <input checked="" 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"/> Per wetlands report updated 12/01/2020 there is a potential for salmonid, but none known on site.</p> <p>b. List any threatened or endangered species known to be on or near the site.</p> <p style="background-color: yellow;">No threatened or endangered species known to be on or near the site. See wetlands report updated 12/01/2020 in regards to potential for salmonids.</p> <p>c. Is the site part of a migration route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p> <p style="background-color: yellow;">The site is not known to be part of a migration route. See wetlands report updated 12/01/2020 in regards to potential for salmonids.</p>	<p style="background-color: #e0ffe0;">BTS - RZC 21.64 Critical Areas, Endangered Species Act Sections 4, 7 &amp; 10 Regulations, NMFS and USFWS</p> <p style="background-color: #e0ffe0;">BTS - RZC 21.64 Critical Areas, Endangered Species Act Sections 4, 7 &amp; 10 Regulations, NMFS and USFWS</p> <p style="background-color: #e0ffe0;">BTS - RZC 21.64 Critical Areas, Endangered Species Act Sections 4, 7 &amp; 10 Regulations, NMFS and USFWS</p>

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<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>A minimal portion of the site will be affected by the construction. The site has extensive landscaping that will remain available as habitat opportunities on site as well as educational value to the students.</p> <p>e. List any invasive animal species known to be on or near the site.</p> <p>No known invasive animal species on or near the site.</p>	<p>BTS - RZC 21.64 Critical Areas, Endangered Species Act Sections 4, 7 &amp; 10 Regulations, NMFS and USFWS</p> <p>BTS - RZC 21.64 Critical Areas, Endangered Species Act Sections 4, 7 &amp; 10 Regulations, NMFS and USFWS</p>
<p><b>6. Energy and Natural Resources</b></p> <p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.</p> <p>Electricity will be used for the heatpump, lighting and plug loads. Natural gas may be used for the water heater and/or heating if heatpump not used.</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>This project does not affect the potential use of solar energy by adjacent properties. The new addition roof height will be at the same height or lower than existing, and additions will not be near edges of the property.</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>Energy conservation features will be in accordance with the current Washington Non-Residential Energy Code.</p>	<p>BTS - RZC 21.17, Adequate Public Facilities</p> <p>BTS - RZC 21.17, Adequate Public Facilities</p> <p>BTS - RZC 21.17, Adequate Public Facilities</p>

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<p><b>7. Environmental Health</b></p> <p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p style="background-color: yellow;">There are no known environmental health hazards that could occur as a result of this proposal.</p> <p>1. Describe any known or possible contamination at the site from present or past practices.</p> <p style="background-color: yellow;">No known possible contamination at the site from present or past practices.</p> <p>2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.</p> <p style="background-color: yellow;">There are no known existing hazardous chemicals/conditions that could affect project development and design.</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 style="background-color: yellow;">The school does not use or store toxic or hazardous chemicals as part of its operation.</p>	<p style="background-color: #e0ffe0;">BTS - RMC 6.36 Noise Standards, Model Toxics Control Act</p> <p style="background-color: #e0ffe0;">BTS - RMC 6.36 Noise Standards, Model Toxics Control Act</p> <p style="background-color: #e0ffe0;">BTS - RMC 21.26 Hazardous Liquid Pipelines, Model Toxics Control Act</p> <p style="background-color: #e0ffe0;">BTS - RMC 21.26 Hazardous Liquid Pipelines, Model Toxics Control Act</p>

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<p>4. Describe special emergency services that might be required.</p> <p>No special emergency services required beyond standard police, fire and medical services.</p>	<p>BTS - RMC 21.26 Hazardous Liquid Pipelines, Model Toxics Control Act</p>
<p>5. Proposed measures to reduce or control environmental health hazards, if any.</p> <p>No anticipated need for measures to reduce or control environmental health hazards.</p>	<p>BTS - RMC 21.26 Hazardous Liquid Pipelines, Model Toxics Control Act</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>Minimal noise exists in the area, traffic is light in this area and machine noise is generally limited to occasional maintenance (yard care, etc.).</p>	<p>BTS - RMC 6.36, Noise Standards</p>
<p>2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p> <p>Short Term: Typical building and construction impacts during business hours, including truck traffic, power tools and hand tools. Construction hours will be consistent with permitting authorities parameters.</p> <p>Long Term: Typical noise related with elementary schools including, student voices, regular vehicle traffic. Noise will generally occur during normal school hours, though there is some use of the school later into the afternoon/evening.</p>	<p>BTS - RMC 6.36, Noise Standards</p>



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<p>3. Proposed measures to reduce or control noise impacts, if any.</p> <p>As this is a continuation and expansion of the existing use, added number of students are not anticipated to appreciably change the noise levels. No new measures are proposed.</p>	<p>BTS - RMC 6.36, Noise Standards</p>
<p><b>8. Land and Shoreline Use</b></p> <p>a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.</p> <p>Currently the use is a liberal arts pre-K and elementary school, and will remain the same. Adjacent properties are single family residential. The proposal does not affect current land uses on nearby or adjacent properties.</p> <p>b. Has the site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?</p> <p>No, this site has not been used as working farmlands or working forest lands.</p> <p>1). Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?</p> <p>No, the proposal will not affect or be affected by surrounding working farm or forest land business operations.</p>	<p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p> <p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p> <p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>



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<p>i. Approximately how many people would reside or work in the completed project?</p> <p>Approx. 21 (14.5 FTE) people will work in the school.</p>	<p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>j. Approximately how many people would the completed project displace?</p> <p>No people will be displaced by the completed project.</p>	<p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>None, no people will be displaced by the completed project.</p>	<p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>The proposed addition is compatible with the existing school and use as well as compatible with the surrounding single-family residential use.</p>	<p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:</p> <p>None, there are no nearby agricultural and forest lands of long-term commercial significance.</p>	<p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>n. What percentage of the building will be used for:</p> <p>Warehousing <input type="text"/></p> <p>Manufacturing <input type="text"/></p> <p>Office <input type="text"/></p> <p>Retail <input type="text"/></p>	

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<p>Service (specify) _____</p> <p>Other (specify) _____ 100% school</p> <p>Residential _____</p>	<p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>0. What is the proposed I.B.C. construction type?</p> <p>Proposed IBC construction type is type 5B construction. Refer to G1.01 in Plan Set.</p>	<p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?</p> <p>There is 610sf of proposed addition to Building C, the existing 3000sf of Building C is to be remodeled.</p>	<p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)?</p> <p>Approximately 4000sf are available for future expansion on site through the use of portables or permanent structure. Refer to A1.02 for expansion locations.</p>	<p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p><b>9. Housing</b></p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>No housing units will be provided.</p>	<p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</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>One building (Building C) originally designed as a single family residence (middle income) will be converted for use as a school.</p>	<p>BTS - RZC 21.08 Residential Regulations, RZC 21.20 Affordable Housing</p>
<p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>There are no measures to reduce or control housing impacts.</p>	<p>BTS - RZC 21.08 Residential Regulations, RZC 21.20 Affordable Housing</p>
<p><b>10. Aesthetics</b></p>	
<p>a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior building material(s) proposed?</p> <p>Height of proposed addition is ~15'-0" (to match existing adjacent roof height). Height of tallest existing roof is ~21'-0". Exterior Material - Wood lap siding and cement fiber board accents.</p>	<p>BTS - RZC 21.08.180 Residential Development &amp; Architectural, Site and Landscaping Design Regulations</p>
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>No views in the immediate vicinity will be altered or obstructed.</p>	<p>BTS - RZC 21.42 Public View Corridors</p>
<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>The scale of the proposed additions are designed to reflect the scale of the existing buildings and plan to use colors matching other buildings on site, with small color accents added to all buildings on site. The design is such that the addition is generally not visible from the street, and the east facade will be unchanged.</p>	<p>BTS - RZC 21.08.180 Residential Development &amp; Architectural, Site and Landscaping Design Regulations</p>

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<p><b>11. Light and Glare</b></p> <p>a. What type of light or glare will the proposal produce? What time of day or night would it mainly occur?</p> <p style="background-color: yellow;">No added light or glare is anticipated. Interior light may pass through windows but as this is for school use, night time use is limited. Exterior lighting/security lighting may be provided.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p style="background-color: yellow;">No, the addition (finished project) does not face the public street.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p style="background-color: yellow;">No known existing off-site sources of light or glare.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p style="background-color: yellow;">Exterior lighting will have a shield or directional component to direct light down or back onto the building to help reduce direct exposure of the fixture off site. Landscaping between the building and the street will reduce glare to the street.</p>	<p style="background-color: #90EE90;">BTS - RZC 21.34 Lighting</p> <p style="background-color: #90EE90;">BTS - RZC 21.34 Lighting</p> <p style="background-color: #90EE90;">BTS - RZC 21.34 Lighting</p> <p style="background-color: #90EE90;">BTS - RZC 21.34 Lighting</p>
<p><b>12. Recreation</b></p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p style="background-color: yellow;">Cascade View Neighborhood Park is approx. 3 blocks away.</p>	<p style="background-color: #90EE90;">BTS - RZC 21.36 Open Space, RMC 3.10 Impact Fees</p>

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<p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p>The proposal does not displace any existing recreational uses.</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>The existing school already includes a play field and playground areas, which are intended for use by the school students during school hours.</p>	<p>BTS - RZC 21.36 Open Space, RMC 3.10 Impact Fees</p> <p>BTS - RZC 21.36 Open Space, RMC 3.10 Impact Fees</p>
<p><b>13. Historic and Cultural Preservation</b></p> <p>a. Are there any buildings structures or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, generally describe.</p> <p>No known buildings or sites eligible or listed on preservations registered on or near the site. The Dept. of Archaeology and Historic Preservation (DAHP) WISAARD tool was used for this research. A professional archaeologist will be on site monitoring during ground disturbing activities.</p>	<p>BTS - RZC 21.30 Historic &amp; Archaeological Resources, Section 106 Review, DAHP</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 style="background-color: yellow;">No known landmarks, features, or other evidence of Indian or historic use or occupation on the site. A professional archaeologist will be on site monitoring during ground disturbing activities.</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 style="background-color: yellow;">No, no known landmarks, feature, or other evidence of Indian or historic use or occupation on the site. A professional archaeologist will be on site monitoring during ground disturbing activities.</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 style="background-color: yellow;">No, no known landmarks, features or other evidence of Indian or historic use or occupation on the site. A professional archaeologist will be on site monitoring during ground disturbing activities. A monitoring plan shall be provided to the DAHP and affected Indian tribes for review and concurrence with the proposed monitoring methods.</p>	<p style="color: red;">BTS - RZC 21.30 Historic &amp; Archaeological Resources, Section 106 Review, DAHP</p> <p style="color: red;">BTS - RZC 21.30 Historic &amp; Archaeological Resources, Section 106 Review, DAHP</p> <p style="color: red;">BTS - RZC 21.30 Historic &amp; Archaeological Resources, Section 106 Review, DAHP</p>



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<p><b>14. Transportation</b></p> <p>a. Identify public streets and highways serving the site, or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>The project will be accessed from 162nd Ave NE north of NE 40th St. Access is typically off NE 40th Street or off Bell-Red Road onto NE 46th Street, or from residences within the immediate neighborhood.</p> <p>b. Is the site currently or affected geographic area currently served by public transit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe. If not, what is the approximate distance to the nearest transit stop?</p> <p>The closest Bus Route 545 is approx. .7 miles away at state route 520.</p> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <p>Eight (8) additional parking spaces with the completed project for a total of 18. No parking spaces will be eliminated. Refer to Phase 1 Traffic Study.</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>No, the proposal will not require any new or improvements to existing roads, streets, pedestrian, bicycle or transportation facilities.</p>	<p>BTS - RZC 21.52 Transportation Standards, RMC 3.10, Impact Fees</p> <p>BTS - RZC 21.52 Transportation Standards, RMC 3.10, Impact Fees</p> <p>BTS - RZC 21.52 Transportation Standards, RMC 3.10, Impact Fees</p> <p>BTS - RZC 21.52 Transportation Standards, RMC 3.10, Impact Fees</p>

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<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p style="background-color: yellow;">No, the project will not use water, rail or air transportation.</p> <p>f. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>99</u> If known, indicate when peak volumes would occur: <u>8:00</u> - <u>9:00</u> a.m. and <u>3:00</u> - <u>3:30</u> p.m. How many of these trips occur in the a.m. peak hours? <u>51</u> How many of these trips occur in the p.m. peak hours? <u>34</u> What percentage of the volume would be trucks (such as commercial and non-passenger vehicles)? <u>1</u> What data or transportation models were used to make these estimates?</p> <p style="background-color: yellow;">Per Phase 1 Traffic Study updated 12/1/2020, the trip generation estimates were "based on trip rates published in the most recent version of the Institute of Transportation Engineers (ITE) Trip Generation manual for Land Use Code (LUC) 534 (Private School K-8)".</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 style="background-color: yellow;">No, 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>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p style="background-color: yellow;">The school manages staggered arrival and release times to control the number of vehicles at only one time. Refer to the Traffic Management Program (TMP).</p>	<p style="background-color: lightgreen; color: red;">BTS - RZC 21.52 Transportation Standards, RMC 3.10, Impact Fees</p> <p style="background-color: lightgreen; color: red;">BTS - RZC 21.52 Transportation Standards, RMC 3.10, Impact Fees</p> <p style="background-color: lightgreen; color: red;">BTS - RZC 21.52 Transportation Standards, RMC 3.10, Impact Fees</p> <p style="background-color: lightgreen; color: red;">BTS - RZC 21.52 Transportation Standards, RMC 3.10, Impact Fees</p>

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<p><b>15. Public Services</b></p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe.</p> <p style="background-color: yellow; padding: 5px;">Not anticipated, other than the proposal will increase the number of students on the site but there will be no change to activities or risk levels.</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 site currently is designed to accommodate fire truck access to the building. The remodeled building C will be equipped with fire detection and alarms, and a complete wet sprinkler fire protection system. Battery backup will provide an emergency power source for egress lighting.</p> <p><b>16. Utilities</b></p> <p>a. Select utilities currently available at the site:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Electricity</li> <li><input checked="" type="checkbox"/> Natural Gas</li> <li><input checked="" type="checkbox"/> Water</li> <li><input checked="" type="checkbox"/> Refuse Service</li> <li><input checked="" type="checkbox"/> Telephone</li> <li><input checked="" type="checkbox"/> Sanitary Sewer</li> <li><input type="checkbox"/> Septic System</li> <li><input type="checkbox"/> Other</li> </ul>	<p style="background-color: #e0ffe0; padding: 10px;"><b>BTS - RZC 21.17</b> <b>Adequate Public Facilities, RMC 3.10, Impact Fees</b></p> <p style="background-color: #e0ffe0; padding: 10px;"><b>BTS - RZC 21.17</b> <b>Adequate Public Facilities, RMC 3.10, Impact Fees</b></p> <p style="background-color: #e0ffe0; padding: 10px;"><b>BTS - RZC 21.17</b> <b>Adequate Public Facilities</b></p>

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<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</p> <p>The proposed addition will use the utilities already on site, no new utilities are proposed.</p>	<p><b>BTS - RZC 21.17 Adequate Public Facilities</b></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:**



Kevin Flanagan

**Name of Signee:**

Principal in Charge, NAC Architecture

**Position and Agency/Organization:**

Architect

**Relationship of Signer to Project:**

**Date Submitted:** 12/1/2020