



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

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

PROJECT INFORMATION

PROJECT NAME: LMC Marymoor South Park

SEPA FILE NUMBER: SEPA-2021-00138

PROJECT DESCRIPTION:

Construction of two 5-story multifamily structures with 284 dwelling units, including 13 live-work units above a partially below grade podium garage.

PROJECT LOCATION: 17371 NE 67th Street

SITE ADDRESS: 17371 NE 67TH CT BLDG A
REDMOND, WA 98052

APPLICANT: Brad Machat

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 04/05/2021.**


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 04/19/2021**, 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: March 22, 2021

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.


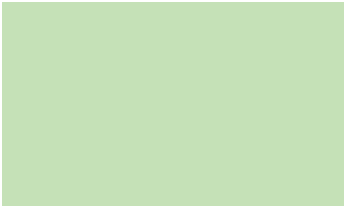
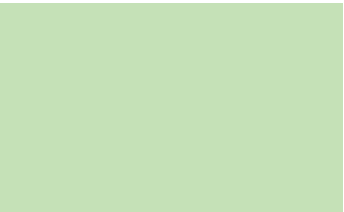
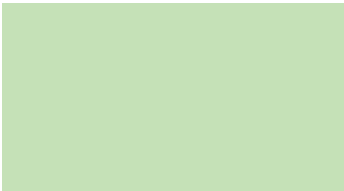
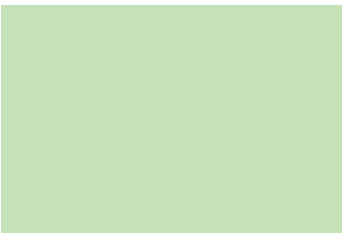
You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your 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.

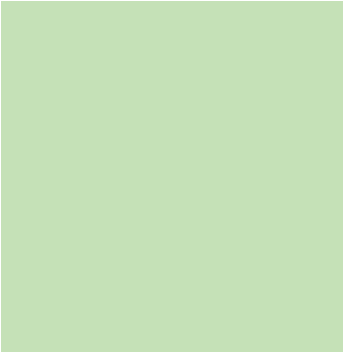
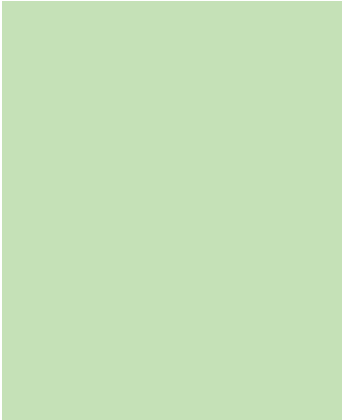

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City can assist you.




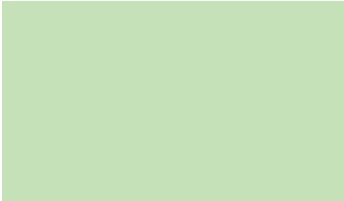

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. When you submit this checklist the City may ask you to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

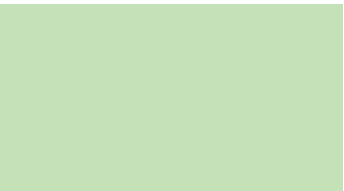
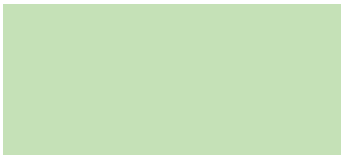
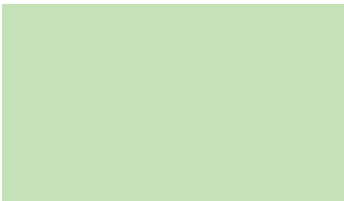
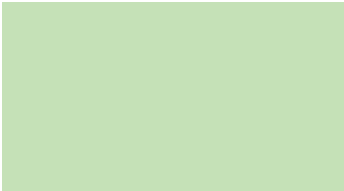

Review Planner: _____

Date of Review: _____

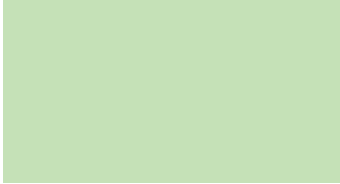



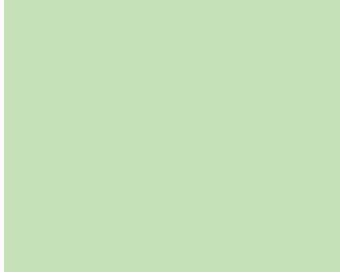
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain. There are no proposed future additions.</p>	
<p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal. A Geo-technical and hydrology report has been prepared. Traffic and Parking impact has also been provided. A Cultural Resources Assessment has been prepared. A Criteria Areas Report has also been prepared.</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. No known pending applications affecting the property.</p>	
<p>11. List any government approvals or permits that will be needed for your proposal, if known. Site Plan Entitlement , Master Plan Development, Developer Agreement, Building Permit, Mechanical Permit, Electrical Permit Plumbing Permit, Smoke Control Permit and all major utility work at public right of way with the City of Redmond.</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. Proposal is to construct two mixed use building over a shared concrete podium with 284 multifamily units, including 13 live/work units and 258 parking stalls. Construction to be 5 levels of Type-VA over 1 level of semi-below grade Type-IA. Project is proposed to be completed in one phase.</p>	

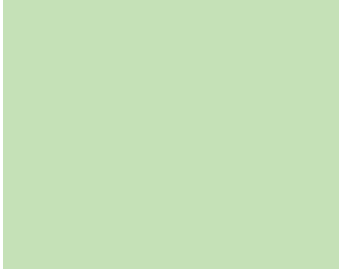
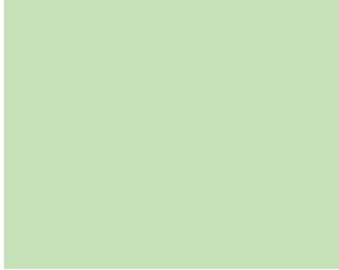

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<p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a 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>17345 & 17455 NE 67TH CT REDMOND, WA 98052</p> <p>PN# 5195500190 & 5195500200</p> <p>Refer to Architectural & Civil Drawings for proposed site plans. Survey Drawings for additional info on legal description, vicinity and topographic information.</p>	
<p>B. ENVIRONMENTAL ELEMENTS</p> <p>1. Earth</p> <p>a. General description of the site</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Rolling <input type="checkbox"/> Hilly <input type="checkbox"/> Steep slopes <input type="checkbox"/> Mountainous <input type="checkbox"/> Other <p>b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.</p> <p>Existing site is for the most part flat. Existing topography contains minimal slopes at embankments along the southern property line. Proposed regrading and street improvements will limit on site sloping to approximately 5% grade.</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>Deposited in the upper Bear Creek drainage.</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>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>Excavation will occur to accommodate a "half-level" of below grade parking and foundations to approx 4' below existing grade. Approx 11,700 cubic yard will be removed. No fill proposed.</p>	
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>No erosion is likely to occur. To ensure this, best practices will be used during excavation and appropriate de-watering practices will be implemented. Appropriate temp. erosion and sediment control measures shall be done on site. Wet weather appropriate</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>Onsite 84% Right of Way (ROW) 92%</p>	

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<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>Temporary erosion and storm water controls will be used Washington State DOE and City of Redmond requirements. Appropriate measures for the wet season.</p>	
<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>yes</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>Minimal emissions to the air will occur during construction, operation and maintenance. These emissions include dust and construction equipment exhaust during construction.</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>Adjacent properties do not have any known sources of emissions or odors.</p>	
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>Standard construction practices will be used to reduce or control emissions.</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 style="background-color: yellow;">No surface water is present in the vicinity.</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 style="background-color: yellow;">No work is proposed within 200ft of surface water.</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 style="background-color: yellow;">No dredging or filling from surface water is proposed.</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 style="background-color: yellow;">Temporary dewatering may be needed, but it is planned to dewater at less than 500 gallons per minute and to re-infiltrate the water inside of the excavation.</p>	<div style="background-color: #c8e6c9; height: 100px; width: 100%;"></div> <div style="background-color: #c8e6c9; height: 100px; width: 100%;"></div> <div style="background-color: #c8e6c9; height: 100px; width: 100%;"></div> <div style="background-color: #c8e6c9; height: 100px; width: 100%;"></div>

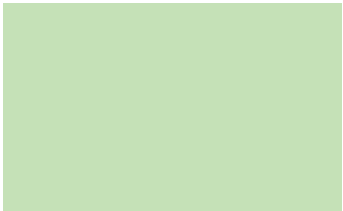


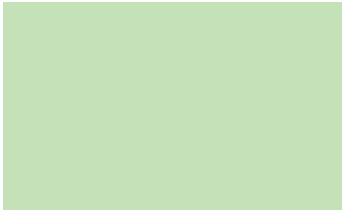
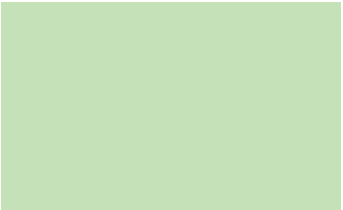
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<p>5. Does the proposal lie within a 100-year floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, note location on the site plan.</p> <p>Property is not within the 100-year floodplain.</p>	
<p>6. Does the proposal involve any discharge of waste materials to surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe the type of waste and anticipated volume of discharge.</p> <p>There is no proposed discharge of waste materials to surface water.</p>	
<p>7. Is your property located within the Bear/Evans Creek Watershed (see attached map)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, answer questions 8 & 9. If no, go to the next section.</p> <p>Property is not located within Bear/Evans Creek Watershed</p>	
<p>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <p>The current proposal includes infiltration trenches to collect clean water run off and introduce it to back to the aquifer. A full civil plan will be developed and submitted for review through the CCR process.</p>	
<p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts.</p> <p>No, all plumbing within proposed project will be properly routed to water treatment facilities.</p>	



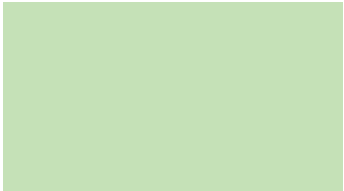
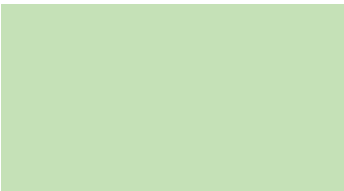
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<p>b. Ground</p> <p>1. Will groundwater be withdrawn from a well for drinking water or other purpose? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>No drinking wells are proposed. Temporary dewatering of groundwater is mitigated by limiting depth of excavation. Stormwater is directed through an infiltration facilities. Quantities are not know at this time. Full CCR review will be completed.</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 proposed discharge of waste materials into ground.</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>Stormwater will be diverted into a water infiltration facilities.</p>	  





To Be Completed By Applicant	Evaluation for Agency Use Only
<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>None is anticipated</p> <p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>No, site is relatively flat and proposed development does not alter drainage patterns in the vicinity.</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p> <p>Mitigation of the runoff will be provided per City of Redmond requirement.</p>	
<p>4. Plants</p> <p>a. Select types of vegetation found on the site:</p> <p>Deciduous Tree: Alder <input type="checkbox"/> Maple <input type="checkbox"/> Aspen <input type="checkbox"/> Other <input checked="" type="checkbox"/></p> <p>Evergreen Tree: Cedar <input checked="" type="checkbox"/> Fir <input checked="" 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>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>Other <input type="checkbox"/></p>	

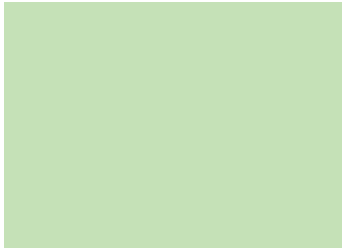

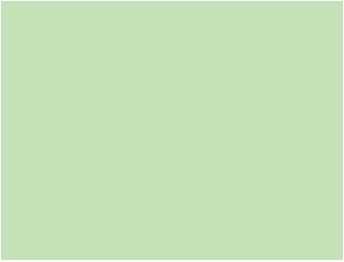
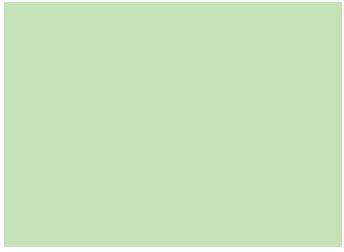
To Be Completed By Applicant	Evaluation for Agency Use Only																				
<p>Other types of vegetation (please list)</p> <p>Misc. native and ornamental shrubs.</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>Removal of parking lot landscape trees to accommodate excavation and construction. Removal of existing tree rows along the East and West property lines to accommodate City of Redmond required Type-III streets. Replacement canopy to be proposed through SPE process.</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="237 934 1039 1386"> <thead> <tr> <th>Tree Type</th> <th>Total (#)</th> <th>Removed (#)</th> <th>Saved (#)</th> <th>Percentage saved (%)</th> </tr> </thead> <tbody> <tr> <td>Landmark (>30" dbh*)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>90</td> <td>90</td> <td>0</td> <td>0</td> </tr> <tr> <td>Percentage (%)</td> <td>100</td> <td>100</td> <td>0</td> <td>0</td> </tr> </tbody> </table> <p><i>Note: Since a SEPA Determination is issued early on in the project's review process; the information above is a preliminary estimate only and could change during the development review process.</i></p> <p>* DBH – Diameter at breast height</p> <p>d. List threatened or endangered species known to be on or near the site.</p> <p>None known.</p>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)					Significant (6" – 30" dbh*)	90	90	0	0	Percentage (%)	100	100	0	0	<div style="background-color: #c8e6c9; height: 80px; width: 100%;"></div> <div style="background-color: #c8e6c9; height: 120px; width: 100%;"></div> <div style="background-color: #c8e6c9; height: 220px; width: 100%;"></div> <div style="background-color: #c8e6c9; height: 100px; width: 100%;"></div>
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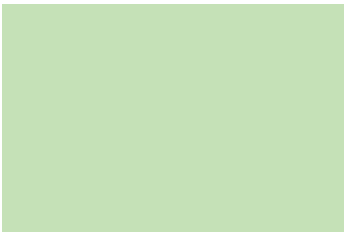

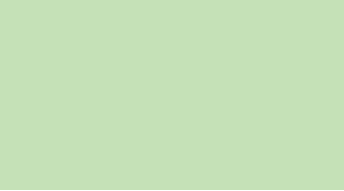

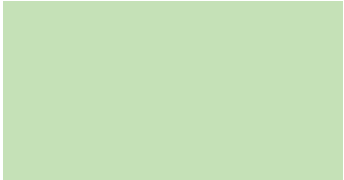

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<p>e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p style="background-color: #ffffcc; padding: 5px;">Landscaping is proposed at the ground level and along the sidewalk planter strip. Native plants are proposed.</p> <p>f. List all noxious weeds and invasive species known to be on or near the site.</p> <p style="background-color: #ffffcc; padding: 5px;">None known</p>	<div style="background-color: #c8e6c9; height: 100%; width: 100%;"></div>
<p>5. Animals</p> <p>a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.</p> <p>Birds: Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input type="checkbox"/> Songbirds <input type="checkbox"/> Other <input type="checkbox"/></p> <p>Mammals: Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/></p> <p>Fish: Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring <input type="checkbox"/> Shellfish <input type="checkbox"/> Other <input type="checkbox"/></p> <p>b. List any threatened or endangered species known to be on or near the site.</p> <p style="background-color: #ffffcc; padding: 5px;">None known</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: #ffffcc; padding: 5px;"></p>	<div style="background-color: #c8e6c9; height: 100%; width: 100%;"></div>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>None needed. Site is located in existing developed area.</p>	
<p>e. List any invasive animal species known to be on or near the site.</p> <p>None known</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>The proposed project will use electricity for heating and lighting while natural gas will be used for fireplaces and select cooking equipment. The proposed project will also include solar per requirements of the 2018 WSEC.</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>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.</p> <p>The proposed project will meet Washington State Energy code requirements</p>	

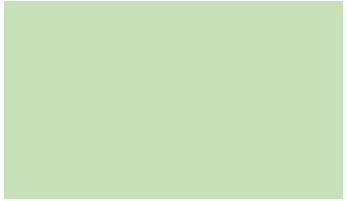


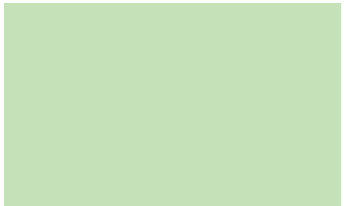
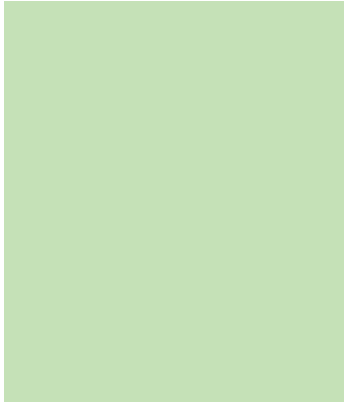
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>7. Environmental Health</p> <p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe.</p> <p>There will be an emergency stand by generator with a fuel tank underground located close to the ground water high water level. There will also be a fuel fill pipe to this tank. They will be include in a hazardous materials mitigation plan.</p> <p>1. Describe any known or possible contamination at the site from present or past practices.</p> <p>Surface petroleum stains from parked cars. Minor detection of petroleum hydrocarbons less than regulatory clean up levels under MTCA.</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>An EPA/USAOCE study of Site 1104 in the early 2000's determined the extent of contamination was "very limited and posed no threat." A 2019 environmental study of the subject site found concentrations of total petroleum hydrocarbons and halogenated volatile organic compounds were not detected in groundwater samples.</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>Minor amounts of diesel fuel for construction equipment might be used during the proposed projects development.</p>	   





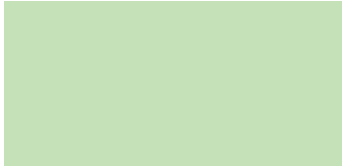
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>4. Describe special emergency services that might be required.</p> <p>The development of the proposed project will implement best practices to minimize need for emergency services and to provide a quick response if any potential issues arise.</p>	
<p>5. Proposed measures to reduce or control environmental health hazards, if any.</p> <p>A hazardous materials mitigation plan will be provided during the civil review process in accordance with RMC 13.07.075.</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>Adjacent traffic noise from 176th Ave NE & distant noise from SR-520 may affect the proposed project.</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>During construction of the proposed project, noise will be generated from 7am to 5pm. Long term noise will be generated by automobile traffic to and from the site.</p>	 

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<p>3. Proposed measures to reduce or control noise impacts, if any.</p> <p>Proposed measures to reduce or control noise impact related to the proposed project include locating parking within the structure where possible. Additionally, the proposed project will comply with City of Redmond noise ordinances.</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>The current use of the properties is single story and a two story office buildings. Adjacent properties include a mix of similar uses. The property and adjacent parcels are zoned to replace existing warehouse & manufacturing with mixed use residential building as part of the city or Redmond's comprehensive plan.</p> <p>b. Has the site been used as working farmlands or working forest lands? Is so, describe. How much agricultural or forest land of long term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?</p> <p>No, the 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, property is not adjacent to any farm or forest land.</p>	  

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<p>c. Describe any structures on site.</p> <p>Building-A consists of a two-story, masonry commercial office building with minor warehouse space, totaling 36,000 SF, and built in 1985.</p> <p>Building-B consists of a single-story, masonry commercial office building with minor warehouse space, totaling 15,000 SF, and built in 1985.</p>	
<p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, what?</p> <p>All structures are proposed for demolition</p>	
<p>e. What is the current zoning classification of the site?</p> <p>Marymoor Design District 5 (MDD5)</p>	
<p>f. What is the current comprehensive plan designation of the site?</p> <p>SE Redmond - Marymoor Subarea - Mixed use with residential and commercial permitted outright.</p>	
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>No shoreline master program applicable to site.</p>	
<p>h. Has any part of the site been classified as a critical area by the city or county? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, specify. (If unsure, check with City)</p> <p>Critical Aquifer Recharge Area I and II.</p>	



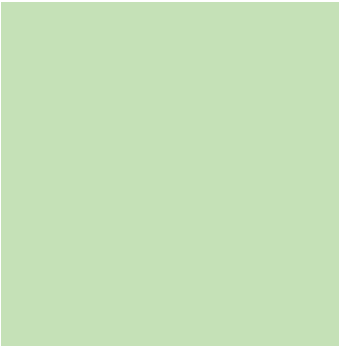
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<p>i. Approximately how many people would reside or work in the completed project?</p> <p>400 residents and 20 workers</p>	
<p>j. Approximately how many people would the completed project displace?</p> <p>None - no residential use on site currently.</p>	
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>There is no current housing provided in the existing structures. no displacement would occur.</p>	
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>The project will pursue tech committee approval from the City of Redmond through the PREP process, along with Building Permit approval.</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>Proposal is not adjacent agricultural and/or forest land.</p>	
<p>n. What percentage of the building will be used for:</p> <p>Warehousing <u>0</u></p> <p>Manufacturing <u>0</u></p> <p>Office <u>0</u></p> <p>Retail <u>0</u></p>	

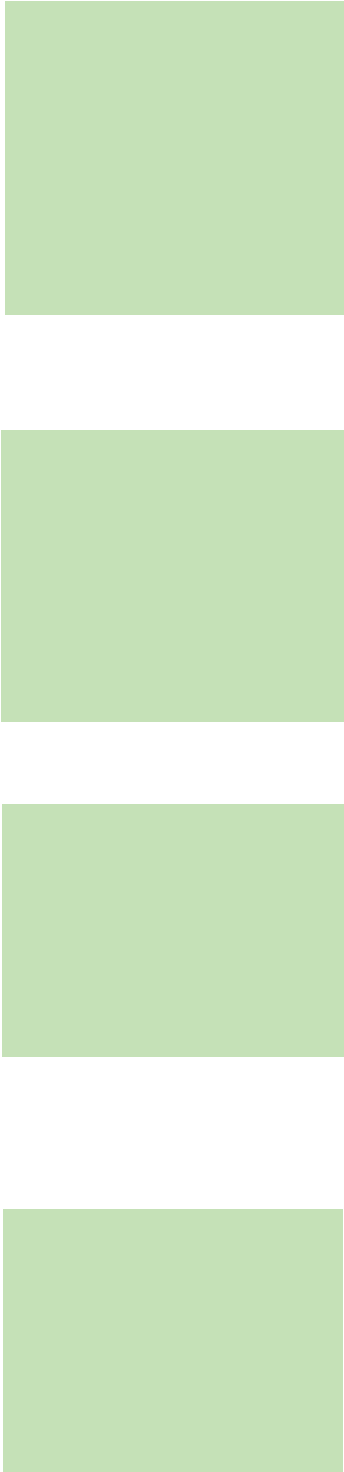
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>Service (specify) <u>0</u></p> <p>Other (specify) <u>Live/Work .01%</u></p> <p>Residential <u>99.99%</u></p>	
<p>0. What is the proposed I.B.C. construction type?</p> <p><u>Type-VA construction for the upper 5 levels. Type-IA for the semi-below grade level of parking.</u></p>	
<p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?</p> <p><u>361,075 SF</u></p>	
<p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)?</p> <p><u>None proposed</u></p>	
<p>9. Housing</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p><u>284 residential units will be provided. (90% of them to be market rate and 10% to be affordable housing per zoning requirements)</u></p>	



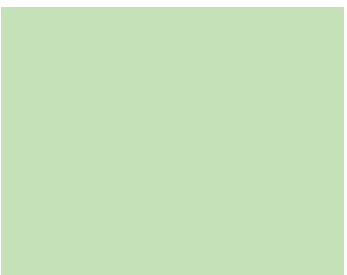
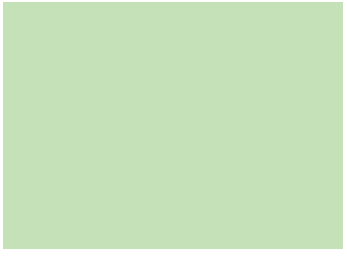
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>No proposed elimination of housing.</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>None</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>80' from average grade. Primary building materials proposed are masonry, metal panel, and fiber cement siding.</p>	
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>No major view impacts to existing buildings will occur because of the proposed project.</p>	
<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>The proposed project is designed to reduce the perceived mass through the use of recesses and material articulation. The proposed project will comply with the City of Redmond design guidelines.</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 style="background-color: #ffffcc; padding: 5px;">No significant light or glare will occur because of the proposed project. Reflections from unit windows may occur in the early morning and late evening.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p style="background-color: #ffffcc; padding: 5px;">No light or glare from the proposed project will not be a safety hazard or interfere with views.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p style="background-color: #ffffcc; padding: 5px;">None expected</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p style="background-color: #ffffcc; padding: 5px;">Exterior lighting will be selected in order to reduce light pollution and provide proper shades for directional control</p>	<div style="background-color: #c8e6c9; height: 80px; margin-bottom: 10px;"></div> <div style="background-color: #c8e6c9; height: 80px; margin-bottom: 10px;"></div> <div style="background-color: #c8e6c9; height: 80px; margin-bottom: 10px;"></div> <div style="background-color: #c8e6c9; height: 80px;"></div>
<p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p style="background-color: #ffffcc; padding: 5px;">Marymoor Park and East Lake Sammamish Trail</p>	<div style="background-color: #c8e6c9; height: 100px;"></div>

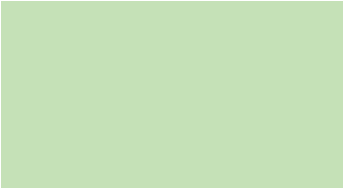
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p style="background-color: #ffffcc; padding: 5px;">No recreational uses are located on site.</p> <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <p style="background-color: #ffffcc; padding: 5px;">The project will include a landscaped roof terrace for shared use by the building occupants. Bike storage will be provided to promote the use of non-automobile transportation. A community garden is proposed.</p>	<div style="background-color: #c8e6c9; height: 100px; width: 100%;"></div> <div style="background-color: #c8e6c9; height: 100px; width: 100%;"></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> <p style="background-color: #ffffcc; padding: 5px;">None currently known. A cultural resources report will be submitted.</p>	<div style="background-color: #c8e6c9; height: 400px; width: 100%;"></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>None currently known. A cultural resources report will be submitted.</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>A cultural assessment was prepared per City of Redmond PREP process requirements. Assessment methods included background research (local environmental and cultural information, and historical maps) and pedestrian survey. Area tribes were contacted regarding project specific concerns and information. Comments received were included in the assessment. The report was submitted to the City of Redmond and DAHP for review and comment.</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>Due to the higher probability for the project to contain buried archaeological sites, archaeological monitoring was recommended during ground disturbing activities. Monitoring would follow an archaeological monitoring and inadvertent discovery plan which would provide protocols for avoiding and minimizes project effects to any inadvertently discovered cultural resources. To date, no cultural resources permits are required.</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 site is bordered by NE 67th CT to the north. The project will create two new Type-III streets on the east and west edges of the property. (174th Ave NE and 173rd Ave NE) All garage access is proposed from 174th Ave NE. This will limit the impact of vehicular traffic interference with bike and pedestrian flow.</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>Transit service to and from the project vicinity is provided by King County Metro Transit and Sound Transit. The nearest public transit stops are located on the north side of Redmond Way at NE 70th Street and on the east side of 180th Ave NE at NE 70th Street. In addition, the Bear Creek Park & Ride is located on approximately 1 mile north of the project site on 180th Ave NE.</p> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <p>The project proposes to provide 258 stalls. Approx. 130 surface stalls proposed for removal.</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>Yes, the proposed development will be improving adjacent roads and creating new vehicle, bicycle and pedestrian paths, both public and private, per the city of Remond's Marymoor Design District Master Plan and street improvement requirements.</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>The completed 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>621</u> If known, indicate when peak volumes would occur: <u>7:00</u> - <u>9:00</u> a.m. and <u>4:00</u> - <u>6:00</u> p.m. How many of these trips occur in the a.m. peak hours? <u>77</u> How many of these trips occur in the p.m. peak hours? <u>97</u> What percentage of the volume would be trucks (such as commercial and non-passenger vehicles)? <u>2%</u> What data or transportation models were used to make these estimates?</p> <p>Based on data documented in ITE Trip Generation.</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 is not expected to 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>The proposal will provide off-street vehicular parking for all uses and bike parking will also be provided in multiple locations throughout the project to help promote bicycle use. The applicant will be also be improving adjacent roads and creating new vehicle, bicycle and pedestrian paths, both public and private, per City of Redmond requirements.</p>	

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<p>15. Public Services</p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe.</p> <p style="background-color: #ffffcc; padding: 5px;">Yes, there will be an increased need that is typical of apartment projects.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p style="background-color: #ffffcc; padding: 5px;">Impact Fees and increase tax base.</p> <p>16. Utilities</p> <p>a. Select utilities currently available at the site:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Refuse Service <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic System <input checked="" type="checkbox"/> Other 	<div style="background-color: #c8e6c9; height: 130px; margin-bottom: 10px;"></div> <div style="background-color: #c8e6c9; height: 120px; margin-bottom: 10px;"></div> <div style="background-color: #c8e6c9; height: 230px;"></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>Electric - PSE Natural gas - PSE Water/Sewer/Refuse - City of Redmond Phone/Cable - Comcast / Century Link / Wave</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.

Signature: Blair Stone Digitally signed by Blair Stone

Name of Signee: Blair Stone

Position and Agency/Organization: Principal / Encore Architects

Relationship of Signer to Project: Project Manager / Architect

Date Submitted: 08/19/20