



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

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

PROJECT INFORMATION

PROJECT NAME: Redmond Sunrise Apartments

SEPA FILE NUMBER: SEPA-2020-00910

PROJECT DESCRIPTION:

Demolish 8,639 s.f. of existing retail and construct a 103,460 s.f. six story mixed use apartment building consisting of 1,991 s.f. of retail space, 83 parking stalls and 93 residential units

PROJECT LOCATION: 8460 164th Ave NE

SITE ADDRESS: 8460 164TH AVE NE 150
REDMOND, WA 98052

APPLICANT: Tejal Pastakia
Aya Rojnuckarin

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: Niomi Montes De Oca

PHONE NUMBER: 425-556-2499

EMAIL: nmontesdeoca@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 05/11/2021.**


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 05/26/2021**, 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: April 27, 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:

Niomi Montes de Oca

Date of Review:

March 29, 2021

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p>	<p>NMO</p>
<p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal.</p> <p>Critical Aquifer Recharge Assessment Report, Geotechnical Report, Traffic and Parking impact study, Tree Health Assessment Report</p>	<p>NMO</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>NMO</p>
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>Site Plan Entitlement (PREP process) + Design Review Board Approval CCR Building Permit Mech, Elec, Plumbing Permits Smoke Control Permit</p>	<p>NMO</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>Construction of a mixed-use, multifamily apartment building with 93 residential units, approximately 83 parking stalls. Construction type to be five levels of Type VA over one level of Type IA, plus one level of below-grade parking.</p>	<p>NMO</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>LEGAL DESCRIPTION: LOTS 8, 9, 10, BLOCK 2, PERRIGO'S PLAT OF REDMOND, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 18 OF PLATS, PAGE 40, IN KING COUNTY, WASHINGTON.</p> <p>EXCEPT THAT PORTION OF SAID LOT 10 CONVEYED TO THE CITY OF REDMOND FOR RIGHT OF WAY BY DEED RECORDED UNDER RECORDING NUMBER 8712171034.</p>	<p style="text-align: center; color: red;">NMO</p>
<p>B. ENVIRONMENTAL ELEMENTS</p> <p>1. Earth</p> <p>a. General description of the site</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Rolling <input type="checkbox"/> Hilly <input type="checkbox"/> Steep slopes <input type="checkbox"/> Mountainous <input type="checkbox"/> Other <p>b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.</p> <p>Approximately 15% in landscaped areas. Existing parking lot area is relatively flat with a max. slope of approximately 4%.</p>	<p style="text-align: center; color: red;">NMO</p> <p style="text-align: center; color: red;">NMO</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 site is immediately underlain by four to eight feet of fill comprised of silty fine to medium sand with a trace of gravel and gravelly sand with a trace of silt. Below the fill is Quaternary Younger Alluvium consisting of loose to dense poorly graded sand with gravel and poorly graded gravel with varying amounts of sand and gravel was encountered.</p>	<p>NMO</p>
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe.</p> <p>There are no unstable soils or indications of slope instability. There is a potential for liquefaction in the loose to medium dense sand deeper than 20 feet below existing grade. Liquefaction risk will be mitigated by using a mat foundation.</p>	<p>NMO</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>Approximately 7,000 CY of cut and 500 CY of fill are proposed to construct the proposed improvements. Cut material will be reused if possible and any additional fill needed will be sourced from a commercial source that complies with Redmond Municipal Code(RMC) Chapter 15.24.080 and 15.24.095.</p>	<p>NMO</p>
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>The soils have a low erosion potential, but a Temporary Erosion and Sediment Control plan will be prepared and Best Management Practices will be implemented.</p>	<p>NMO</p>
<p>g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>Approximately 89% of the development is proposed to be covered with impervious surfaces.</p>	<p>NMO</p>

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<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>Erosion typical of construction activity is anticipated. Erosion and sedimentation control measures will be implemented according to City of Redmond requirements and the recommendations in Section 6.5 of the geotechnical report.</p>	<p>NMO</p>
<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>Yes.</p>	<p>NMO</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>NMO</p>
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe.</p> <p>Surrounding properties do not have any known sources of emissions or odors.</p>	<p>NMO</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>	<p>NMO</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> <div style="background-color: yellow; height: 100px; width: 100%;"></div> <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> <div style="background-color: yellow; height: 100px; width: 100%;"></div> <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> <div style="background-color: yellow; padding: 5px;">Not applicable; no fill or dredge material will be placed in or removed from surface water or wetlands.</div> <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 type="checkbox"/> No If yes, give general description, purpose, and approximate quantities if known.</p> <div style="background-color: yellow; padding: 5px;">No surface water withdrawals or diversions are proposed. Stormwater-Drainage, CARA and Geotechnical Reports suggest that TCD, though not planned due to summer construction, may be needed if schedules are delayed.</div>	<div style="background-color: #90EE90; text-align: center; padding: 20px; color: red; font-weight: bold;">NMO</div> <div style="background-color: #90EE90; text-align: center; padding: 20px; color: red; font-weight: bold;">NMO</div> <div style="background-color: #90EE90; text-align: center; padding: 20px; color: red; font-weight: bold;">NMO</div> <div style="background-color: #90EE90; text-align: center; padding: 20px; color: red; font-weight: bold;">NMO</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>No, the project site does not lie within a 100-year floodplain.</p>	<p>NMO</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>No, no discharge of waste materials to surface waters is proposed.</p>	<p>NMO</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>NMO</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 applicable. There is no proposal to recharge streams during to summer months.</p>	<p>NMO</p>
<p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts.</p> <p>No. This project does not propose an increase in fecal coliform levels in the surface water.</p>	<p>NMO</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 and conducting underground work during the dry season. Majority of stormwater is directed through an infiltration system prior to discharge into groundwater. Stormwater-Drainage, CARA and Geotechnical Reports suggest that TCD, though not planned due to summer construction, may be needed if schedules are delayed. TCD Memo submitted.</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, no waste material will be discharged to the ground from septic tanks or other sources.</p>	<p>NMO</p> <p>NMO</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>A portion of the stormwater runoff from the roof area will be conveyed to an on-site infiltration trench facility for discharge to the sub-soils below finished grade. Stormwater runoff from the remaining roof area and from other impervious and pervious areas will be collected and conveyed to an existing on-site storm drainage catch basin that discharges to an existing 42-inch trunk line in NE 85th Street.</p>	<p>NMO</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, 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 style="background-color: yellow;">The proposed on-site stormwater management system will be designed in accordance with City of Redmond requirements. No impacts to groundwater, surface waters, or drainage patterns are anticipated.</p>	<p style="text-align: center; color: red;">NMO</p> <p style="text-align: center; color: red;">NMO</p> <p style="text-align: center; color: red;">NMO</p>
<p>4. Plants</p> <p>a. Select types of vegetation found on the site:</p> <p>Deciduous Tree: Alder <input type="checkbox"/> Maple <input type="checkbox"/> Aspen <input type="checkbox"/> Other <input type="checkbox"/></p> <p>Evergreen Tree: Cedar <input type="checkbox"/> Fir <input type="checkbox"/> Pine <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input type="checkbox"/> Grass</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or Grain</p> <p><input type="checkbox"/> Orchards, Vineyards, or Other Permanent Crops</p> <p>Wet soil plants: Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/></p> <p style="padding-left: 100px;">Skunk Cabbage <input type="checkbox"/> Other <input type="checkbox"/></p> <p>Water plants: Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/></p> <p style="padding-left: 100px;">Other <input type="checkbox"/></p>	

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<p>Other types of vegetation (please list)</p> <p>ROW Street trees On-site parking island plantings</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>Street trees and all interior landscape will be removed.</p> <p>c. Provide the number of significant and landmark trees located on the site and estimate the number proposed to be removed and saved in the table below.</p>	<p>NMO</p> <p>NMO</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>0</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>6</td> <td>6</td> <td></td> <td></td> </tr> <tr> <td>Percentage (%)</td> <td>100</td> <td>100</td> <td></td> <td></td> </tr> </tbody> </table> <p><i>Note: Since a SEPA Determination is issued early on in the project's review process; the information above is a preliminary estimate only and could change during the development review process.</i></p> <p>* DBH – Diameter at breast height</p>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	0				Significant (6" – 30" dbh*)	6	6			Percentage (%)	100	100			<p>NMO</p>
Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)																	
Landmark (>30" dbh*)	0																				
Significant (6" – 30" dbh*)	6	6																			
Percentage (%)	100	100																			
<p>d. List threatened or endangered species known to be on or near the site.</p> <p>No threatened or endangered species are known to be near the site.</p>	<p>NMO</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 existing vegetation is native or will be retained. The existing site is a commercial building with an associated parking lot and street frontage with street trees. NW Hardy plants and appropriate native species are proposed that are hardy for the urban site and available light exposure across the site.</p> <p>f. List all noxious weeds and invasive species known to be on or near the site.</p> <p style="background-color: yellow;">No noxious weeds exist on the site.</p>	<div style="background-color: #90EE90; text-align: center; padding: 20px;">NMO</div> <div style="background-color: #90EE90; text-align: center; padding: 20px;">NMO</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><i>none observed</i></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: yellow;">No threatened or endangered animal species are known to be on or near the site.</p> <p>c. Is the site part of a migration route? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain.</p> <p style="background-color: yellow;">Yes, the Pacific Flyway.</p>	<div style="background-color: #90EE90; text-align: center; padding: 20px;">NMO</div> <div style="background-color: #90EE90; text-align: center; padding: 20px;">NMO</div> <div style="background-color: #90EE90; text-align: center; padding: 20px;">NMO</div>

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<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>On-site landscaping consistent with the City Landscaping Code will be provided, including the planting of trees.</p>	<p>NMO</p>
<p>e. List any invasive animal species known to be on or near the site.</p> <p>No invasive animal species are known to be on or near the site.</p>	<p>NMO</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.</p>	<p>NMO</p>
<p>b. Would your project affect the potential use of solar energy by adjacent properties? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe.</p> <p>The proposed height of the building will create a shadow affect in the evening for the neighboring site to the east.</p>	<p>NMO</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 and also target LEED Certified.</p>	<p>NMO</p>

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<p>7. Environmental Health</p> <p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p>Based on a Phase I ESA prepared by Terracon in 2015 indicated there are no areas of "recognized environmental contamination" at the site.</p> <p>1. Describe any known or possible contamination at the site from present or past practices.</p> <p>The site formerly contained a dry cleaner. In 2004 25 gallons of dry cleaning fluid was spilled. Four phases of site characterization and clean up were performed between 2005 and 2008. WDOE issued a No Further Action letter in 2014.</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>The site formerly contained a dry cleaner. In 2004 25 gallons of dry cleaning fluid was spilled. Four phases of site characterization and clean up were performed between 2005 and 2008. WDOE issued a No Further Action letter in 2014.</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. The emergency generator may employ diesel fuel as its energy source.</p>	<p>NMO</p> <p>NMO</p> <p>NMO</p> <p>NMO</p>

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<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>NMO</p>
<p>5. Proposed measures to reduce or control environmental health hazards, if any.</p> <p>No measures are proposed because no environmental health hazards are known.</p>	<p>NMO</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>Traffic noise from 164th Ave NE and NE 84th Street may affect the project.</p>	<p>NMO</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>	<p>NMO</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>NMO</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 site is single story retail with surface parking. The uses surrounding the site include a mix of similar uses along with office, multi-family, and a single family residence across NE 85th Street.</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>	<p>NMO</p> <p>NMO</p> <p>NMO</p> <p>NMO</p>

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<p>c. Describe any structures on site.</p> <p>The existing building is an L-shaped, single story retail building constructed of masonry.</p>	<p>NMO</p>
<p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, what?</p> <p>The existing single story building will be demolished</p>	<p>NMO</p>
<p>e. What is the current zoning classification of the site?</p> <p>Town Square (TSQ)</p>	<p>NMO</p>
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Downtown Mixed Use</p>	<p>NMO</p>
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>There is no current shoreline master program designation for this site.</p>	<p>NMO</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 (CARA I). Seismic Hazard Critical Area</p>	<p>NMO</p>

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<p>i. Approximately how many people would reside or work in the completed project?</p> <p>103</p>	<p>NMO</p>
<p>j. Approximately how many people would the completed project displace?</p> <p>None - no residential use on existing site. Herfys Berger's, Redmond Trophy, and Shaolin King Fu, Redmond Nail Salon and Vape on the Beach will be displaced.</p>	<p>NMO</p>
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>No measures to avoid or reduce displacement impacts are proposed.</p>	<p>NMO</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 along with Building Permit approval.</p>	<p>NMO</p>
<p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:</p> <p>There are no nearby agricultural and forestlands of long-term commercial significance.</p>	<p>NMO</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" value="2%"/></p>	

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<p>Service (specify) _____</p> <p>Other (specify) _____</p> <p>Residential 98%</p>	<p>NMO</p>
<p>0. What is the proposed I.B.C. construction type?</p> <p>Type•IA for the ground level and single below grade level of parking. Type•VA construction for upper five levels (L2•L6).</p>	<p>NMO</p>
<p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?</p> <p>approximately 105,380 sf</p>	<p>NMO</p>
<p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)?</p> <p>None.</p>	<p>NMO</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>93 residential units. 10% to be affordable housing per zoning requirements; remaining 90% to be market rate.</p>	<p>NMO</p>

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<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>No proposed elimination of housing.</p>	<p>NMO</p>
<p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>The proposed project will add 93 residential units. No housing present on site. Impact fees will be paid to the jurisdiction as appropriate for increase in housing.</p>	<p>NMO</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' to top of elevator overrun. Exterior building materials shall be board-form concrete and fiber cement siding.</p>	<p>NMO</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>NMO</p>
<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>Recesses in the facade and material transitions shall be utilized to reduce the perceive mass. The proposed project will comply with the City of Redmond design guidelines.</p>	<p>NMO</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: yellow;">Street lights will be relocated in the ROW. Building lighting will be soffit lighting, unit patio sconces, landscape path bollards, roof deck catenary lights and tree lights. A strip light will be proposed along the face of the exterior stair well. Most lights will be turned on during the evening hours.</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;">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: yellow;">Off-site sources of light and glare such as street lighting are not expected to affect proposed project.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p style="background-color: yellow;">Street lights will be relocated in the ROW. Building lighting will be soffit lighting, unit patio sconces, landscape path bollards, roof deck catenary lights and tree lights. A strip light will be proposed along the face of the exterior stair well. Most lights will be turned on during the evening hours.</p>	<p style="text-align: center; color: red;">NMO</p> <p style="text-align: center; color: red;">NMO</p> <p style="text-align: center; color: red;">NMO</p> <p style="text-align: center; color: red;">NMO</p>
<p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p style="background-color: yellow;">Edge skate Park, Heron Rookery Trail, the Downtown Park, and Anderson Park are all in the vicinity of the the project.</p>	<p style="text-align: center; color: red;">NMO</p>

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<p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <div style="background-color: yellow; height: 100px; width: 100%;"></div> <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <div style="background-color: yellow; padding: 5px;"> <p>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.</p> </div>	<div style="background-color: #90EE90; text-align: center; padding: 20px;">NMO</div> <div style="background-color: #90EE90; text-align: center; padding: 20px;">NMO</div>
<p>13. Historic and Cultural Preservation</p> <p>a. Are there any buildings structures or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, generally describe.</p> <div style="background-color: yellow; padding: 5px;"> <p>None currently known. A cultural resources report will be submitted.</p> </div>	<div style="background-color: #90EE90; text-align: center; padding: 20px;">NMO</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 style="text-align: center; color: red;">NMO</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 is forthcoming per City of Redmond process requirements.</p>	<p style="text-align: center; color: red;">NMO</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>None anticipated.</p>	<p style="text-align: center; color: red;">NMO</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 project site is located at the intersection of 164th AVE NE and NE 85th St. Parking access shall be provided off of NE 85th St to mitigate any impact at the busy intersection.</p> <p>b. Is the site currently or affected geographic area currently served by public transit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe. If not, what is the approximate distance to the nearest transit stop?</p> <p>An existing bus stop is located on the North side of NE 85th St approximately 330 feet away from the site; bus line 931.</p> <p>The Redmond Transit Center is located less than a quarter of a mile SW of the site, on NE 83rd St.</p> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <p>The proposed project includes 83 parking stalls. 23 surface parking stalls will be eliminated.</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 proposal will include new sidewalks, planting strips and a new curb cut per City of Redmond street improvement requirements.</p>	<p>NMO</p> <p>NMO</p> <p>NMO</p> <p>NMO</p>

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<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>No.</p>	<p>NMO</p>
<p>f. How many weekday vehicular trips (one way) per day would be generated by the completed project? 129 If known, indicate when peak volumes would occur: - a.m. and - p.m. How many of these trips occur in the a.m. peak hours? 26 How many of these trips occur in the p.m. peak hours? 16 What percentage of the volume would be trucks (such as commercial and non-passenger vehicles)? What data or transportation models were used to make these estimates?</p> <p>The weekday net new project trips as reflected above were calculated based on trip rates using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition (2017) for both the existing and proposed uses. The Multifamily Housing (Mid•Rise) (LU #221) and Shopping Center (LU #820) land uses were assumed for the analysis.</p>	<p>NMO</p>
<p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.</p> <p>No known impact forest or agricultural production or transport.</p>	<p>NMO</p>
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>The project is not expected to result in adverse transportation impacts pending further review of the traffic impact analysis. The proposal will provide off•street parking for building residence, visitors, and office uses.</p>	<p>NMO</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: yellow; padding: 5px;">The proposed project should not result in the need for increased public services because adequate services are already in the vicinity. However, minimal impact may occur for additional services due to increased number of residences in the area.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p style="background-color: yellow; padding: 5px;">No measures are proposed because no direct impact on public services are anticipated.</p>	<div style="background-color: #e0ffe0; text-align: center; padding: 20px; color: red; font-weight: bold; font-size: 1.2em;">NMO</div> <div style="background-color: #e0ffe0; text-align: center; padding: 20px; color: red; font-weight: bold; font-size: 1.2em;">NMO</div>
<p>16. Utilities</p> <p>a. Select utilities currently available at the site:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Refuse Service <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic System <input type="checkbox"/> Other 	<div style="background-color: #e0ffe0; text-align: center; padding: 20px; color: red; font-weight: bold; font-size: 1.2em;">NMO</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>	<p style="text-align: center; color: red;">NMO</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:

[Redacted Signature]

Name of Signee:

Aya Rojnuckarin

Position and Agency/Organization:

Project Manager/ Urbal Architecture

Relationship of Signer to Project:

Architect

Date Submitted:

12.14.2020