



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

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

## PROJECT INFORMATION

**PROJECT NAME:** Avondale Map & Text Comprehensive Plan Amendment

**SEPA FILE NUMBER:** SEPA-2021-00349

**PROJECT DESCRIPTION:**

Map & Text Comprehensive Plan Amendment for Lands Along Avondale Road NE

**PROJECT LOCATION:** 10431 AVONDALE RD NE

**SITE ADDRESS:** 10431 AVONDALE RD NE  
REDMOND, WA 98052

**APPLICANT:** Sidd Jha

**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](mailto: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 06/24/2021.**


### **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 07/09/2021**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at [www.redmond.gov](http://www.redmond.gov) or at City Hall. You should be prepared to make specific factual objections.

**DATE OF DNS ISSUANCE:** June 10, 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**

**NON-PROJECT ACTION**

*(Revised 5/27/15)*

**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.

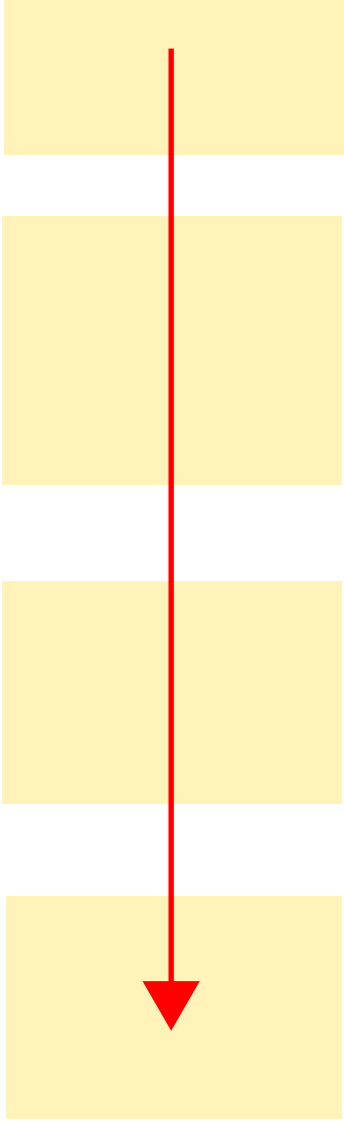
The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. When you submit this checklist the City may ask you to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


Planner Name: Niomi Montes de Oca  
Date of Review: April 23, 2021


To Be Completed By Applicant	Evaluation for Agency Use Only
<p><b>A. <u>BACKGROUND</u></b></p> <p>1. Name of proposed project, if applicable:  <div style="background-color: #d9ead3; padding: 2px;">See attached</div></p> <p>2. Name of applicant:  <div style="background-color: #d9ead3; padding: 2px;">See attached</div></p> <p>3. Address and phone number of applicant and contact person:  <div style="background-color: #d9ead3; padding: 2px;">See attached</div></p> <p>4. Date checklist prepared:  <div style="background-color: #d9ead3; padding: 2px;">See attached</div></p> <p>5. Agency requesting checklist:  <div style="background-color: #d9ead3; padding: 2px;">See attached</div></p> <p>6. Give an accurate, brief description of the proposal's scope and nature:</p> <ul style="list-style-type: none"> <li>i. Acreage of the site: <div style="background-color: #d9ead3; padding: 2px;">See attached</div></li> <li>ii. Number of dwelling units/ buildings to be constructed:  <div style="background-color: #d9ead3; padding: 2px;">See attached</div></li> <li>iii. Square footage of dwelling units/ buildings being added:  <div style="background-color: #d9ead3; padding: 2px;">See attached</div></li> <li>iv. Square footage of pavement being added: <div style="background-color: #d9ead3; padding: 2px;">See attach</div></li> <li>v. Use or principal activity: <div style="background-color: #d9ead3; padding: 2px;">See attached</div></li> <li>vi. Other information: <div style="background-color: #d9ead3; padding: 2px;">See attached</div></li> </ul>	<div style="border: 2px solid red; padding: 5px; margin-bottom: 10px;"> <p style="color: red; font-weight: bold;">Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - NMO</p> </div> <div style="background-color: #fff2cc; padding: 10px;">  </div>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>See attached</p>	
<p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?  <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No    If yes, explain.</p> <p>See attached</p>	<div style="border: 2px solid red; padding: 5px; color: red;"> <p>Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - NMO</p> </div>
<p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal.</p> <p>See attached</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>	

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>See attached</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>See attached</p> <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>See attached</p>	<p>Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - NMO</p> 

To Be Completed By Applicant	Evaluation for Agency Use Only
<p><b>B. <u>SUPPLEMENTAL</u></b></p> <p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.</p> <p>When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.</p> <p>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?</p> <p style="background-color: #c8e6c9; padding: 5px;">See attached</p> <p>Proposed measures to avoid or reduce such increases are:</p> <p style="background-color: #c8e6c9; padding: 5px;">See attached</p> <p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p style="background-color: #c8e6c9; padding: 5px;">See attached</p> <p>Proposed measures to protect or conserve plants, animals, fish or marine life are:</p> <p style="background-color: #c8e6c9; padding: 5px;">See attached</p>	<div style="border: 2px solid red; padding: 5px; color: red; font-weight: bold;"> <p>Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - NMO</p> </div> 

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>See attached</p> <p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>See attached</p> <p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?</p> <p>See attached</p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>See attached</p>	<p>Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - NMO</p> 

<b>To Be Completed By Applicant</b>	<b>Evaluation for Agency Use Only</b>
<p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</p> <p>See attached</p> <p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>See attached</p>	<p>Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - NMO</p>
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p>See attached</p> <p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>See attached</p>	



To Be Completed By Applicant	Evaluation for Agency Use Only
<p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <div style="background-color: #d9ead3; padding: 10px; margin-top: 10px;">See attached</div>	<div style="border: 2px solid red; padding: 5px; margin-top: 10px;"> <p style="color: red; font-size: small;">Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - NMO</p> </div>

**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:**

**Name of Signee:** /s/ Sidd Jha

**Position and Agency/Organization:** Managing Director, Pier 67 Capital Partners

**Relationship of Signer to Project:** Applicant/Owner

**Date Submitted:** June 20, 2017



**AVONDALE MAP & TEXT SEPA ENVIRONMENTAL  
CHECKLIST & APPLICATION**

Date: **August 9, 2018**

Applicant: **Pier 67 Capital Partners, L.P.**

Applicant's Representative: **Sidd Jha**

King County Tax Parcels: **3126069049 and 3126069055**

Site Address: **10431 Avondale Road NE, Redmond, WA 98052**

Current Zone Designation: **R-4**

Current Comprehensive Plan Designation: **Single-Family Urban**

Proposed Comprehensive Plan Designation: **Multi-Family Urban**

## SEPA ENVIRONMENTAL CHECKLIST & APPLICATION

### **A. BACKGROUND**

#### **1. Name of proposed project, if applicable:**

Applicant's Response: Avondale Map & Text CPA Application

#### **2. Name of applicant:**

Applicant's Response: Applicant is as follows:

Sidd Jha  
Managing Director  
Pier 67 Capital Partners, L.P.  
17610 Woodinville-Snohomish Road NE, Box 1010  
Woodinville, WA 98072  
Email: [siddjha@live.com](mailto:siddjha@live.com)  
Phone: (425) 445-2310

#### **3. Address and phone number of applicant and contact person:**

Applicant's Response:

Sidd Jha  
Managing Director  
Pier 67 Capital Partners, L.P.  
17610 Woodinville-Snohomish Road NE, Box 1010  
Woodinville, WA 98072  
Email: [siddjha@live.com](mailto:siddjha@live.com)  
Phone: (425) 445-2310

The applicant is correct in stating that any projects associated with the two parcels under consideration are subject to all development requirements that are applicable at the time of review. Therefore staff asserts that a non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any projects mentioned are not appropriate for review and shall not be considered. - NMO

#### **4. Date checklist prepared:**

Applicant's Response: August 9, 2018

#### **5. Agency requesting checklist:**

Applicant's Response: City of Redmond, Planning Department

#### **6i. Give an accurate, brief description of the proposal's scope and nature, acreage of the site:**

Applicant's Response: 4.21 acres +/-

#### **6ii. Number of dwelling units/buildings to be constructed:**

Applicant's Response: TBD, subject to development review and approval based on zone.

#### **6iii. Square footage of dwelling units/buildings being added:**

Applicant's Response: 2-building layout, however, the precise square footage is subject to development review and finalization, which may include changes to the building size, location, modulation and positioning on the Site—all of which could increase or decrease the proposed square footage described herein.

**6iv. Square footage of pavement to be added:**

Applicant's Response: TBD. Will depend on finalization of the Site design and the impervious plan is subject to development review, which will also be impacted by the Applicant's Performance Guarantees.

**6v. Use or principal activity:**

Applicant's Response: Principal use is envisioned to be multifamily or senior housing, or a combination thereof. The exact use and break down of the units will depend on finalization through the development review.

**6vi. Other information:**

Applicant's Response: None provided, though the Applicant would be happy to provide additional information as sought by the City.

**7. Proposed timing or schedule (including phasing):**

Applicant's Response: The Request will be subject to staff and Planning Commission review and Council action. If the Request is approved, the Applicant would begin construction upon receiving all necessary approvals and permits, which are anticipated anywhere between Spring of 2020 and Fall of 2020. Depending on the timeline and subject to final plans, the project might be phased.

**8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:**

Applicant's Response: Yes. As noted, if the Request is approved, the Applicant would begin the entitlement process for a residential development project with approximately 126 multifamily or senior housing units across a proposed 2-building layout. Apart from the actions customarily undertaken in the site entitlement process, no other future plans are currently envisioned for the future.

**9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

Applicant's Response: Site and topographic survey from Kenneth Anderson & Associates, geotechnical report from Associated Earth Sciences, and civil engineering drawings from various civil engineers. Previous entitlement plans had documents filed in connection with an application for preliminary plat approval, which included a stormwater plan, TESC plan, lighting plan, site design and civil engineering, geometric designs for ingress/egress, and an arborist report for trees on Site. Future anticipated plans include of the aforementioned, as applicable, and a full traffic study, stormwater management plan, building and elevation plans, cultural resources management plans, illumination plans, an updated TESC plan, and a grading and clearing plan.

**10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? Explain:**

Applicant's Response: No.

**11. List any government approvals or permits that will be needed for your proposal.**

Applicant's Response: The Request is only for a Comprehensive Plan Map Amendment & Concurrent Rezone, after which the following would be necessary:

1. Site Plan Approval
2. SEPA Determination
3. NPDES Permit

4. Drainage Plan Approval
5. Grading Permit
6. Right-of-Way Permits (If applicable)
7. Building Permits

**12. Give a brief, complete description of your proposal, including the proposed uses and the size, with square footage, 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.**

Applicant's Response: In the proposed zone, the permitted usages for the Site allow for Housing Services for the Elderly (the "HSE") and for Multifamily Structures. RMC Table 21.08.140C. In addition to HSEs and Multifamily Structures being permitted usages in the R-30 zone, the RMC encourages design flexibility and other forms of senior housing, all of which pave the way for several variations of senior housing including, but not limited to, independent living, retirement communities, congregate care, retirement villages, senior apartments, continuing care retirement communities, assisted living, convalescent care, nursing care, respite care, rehabilitation care, skilled nursing, Alzheimer's care, memory care, dementia care, and multifamily housing for senior citizens. RMC Table 21.08.140(C)(7)(a)-(e). It is the Applicant's intention that this Request will serve as a precursor to submitting development plans to the City for the construction of multifamily and senior housing residential units. A state of the art, multifamily and senior housing community is envisioned over several phases, totaling approximately 126 units<sup>1</sup> of multifamily and senior housing across different unit layouts and configurations, building designs, and site layouts. In submitting this Request and undertaking the subsequent development, the Applicant aims to create a senior housing community that provide seniors with some combination of assisted, memory or skilled nursing services, in addition to usages customary to residential activities, such as sleeping, eating, visiting with friends and family and engaging in leisure activities, as well as a multifamily component that intends to meet the goals of the community by providing residents with a wide variety of affordable housing choices, allowing them to choose from a multitude of residential options depending on individual and family needs (collectively the "Proposed Development"). A preliminary, conceptual site plan drawing of the Proposed Development is included with this Request (Exhibit A).

**13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, and section, township, and range. 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. 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.**

Applicant's Response: The Site is located at the corner of NE 104<sup>th</sup> Street and Avondale Road NE in the Education Hill subarea of the City; it adjoins the unincorporated King County to the east. Address is 10431 Avondale Road NE, Redmond, WA 98052 and the partial legal description is PTN SEC 31 TWP 26N RGE 6E NE QTR SW QTR, KING COUNTY.

**Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated in item 12 are not appropriate for review and shall not be considered. - NMO**

<sup>1</sup> Number of units are subject to change based on development review and approval.

Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - NMO

## **B. SUPPLEMENTAL**

### **1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

Applicant's Response: The proposal is a non-project action that will not adversely impact air or water, and it will not generate noise impacts. If the proposal is approved, future construction may generate emissions and noise during construction and with the completed project that would be evaluated in a future SEPA analysis. Increased discharge of water would be due to the construction of impervious surface, which the Site presently has none of. Emissions would be increased by cars to and from the Site. No production, storage or release of toxic or hazardous substances are anticipated. Increases in noise would be attributed to customary sources, such as an increased population and the traversing of motor vehicles. However, if the Request is adopted, future development of the Site is to be less intensive than what is allowed under the existing R-4 zone. For example, the impact increases referenced herein would be atypical of a multifamily development of similar scale but would still be less than the single-family development project as the latter would require a larger portion of the Site to be cleared and graded, whereas multifamily projects can achieve compact developments that situate Site improvements away from established Native Growth Protective Areas areas and other sensitive environmental features.

#### **Proposed measures to avoid or reduce such impacts are:**

Applicant's Response: Surface water runoff generated on-site will be treated for quality and quantity via a stormwater management plan. Avoiding prolonged periods of vehicle idling and engine powered equipment, dust abatement/control measures during construction in accordance with an approved TESC plan. Noise from construction activities will adhere to limited hours of operation as directed by the City. Finally, though more localized, compact development, we are able to reduce the impact of development on the environment—furthering the City's goal for reduced adverse impacts.

### **2. How would the proposal be likely to affect plants, animals, fish, or marine life?**

Applicant's Response: This is a non-project action that will not affect plants, animals, fish or marine life. If approved, future construction would protect on-site critical areas, consistent with City regulations and in accordance with the Applicant's Performance Guarantee by way of establishing an NGPA/NGPE area alongside the NE 104<sup>th</sup> St Corridor—permanently preserving and protecting the environment. Adverse impacts to animals, fish and marine life are also not anticipated as the requisite action would be undertaken to ensure safe discharge of the waters in accordance with the U.S. Army Corps of Engineers.

#### **Proposed measures to protect or conserve plants, animals, fish or marine life are:**

Applicant's Response: Although a Hearing Examiner's Fact Finding concluded that the Site does not include any critical areas, protective measures to protect plants and animals, consistent with City regulations will be undertaken. For example, the establishment of an NGPA/NGPE area alongside reduced Site development by way of the Applicant's Performance Guarantees provides adequate assurance to the City that additional action will be taken by the Applicant, in addition to the customary tree retention plan, landscape plan, stormwater management and critical area plans.

### **3. How would the proposal be likely to deplete energy or natural resources?**

Applicant's Response: This is a non-project action. It will not deplete energy or natural resources.

#### **Proposed measures to protect or conserve energy and natural resources are:**

Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - NMO

Applicant's Response: Proposal will include pedestrian trails and sidewalks to promote walkability within the development and surrounding area, as demonstrated by Applicant's Park Performance Guarantee, which seeks to build and improve the Valley View Trail. By establishing Site improvements that encourage bicycle use by providing bike racks and storage that are accessible to future residents and help promote alternative modes of transportation, the Applicant can demonstrate tangible, immediate ways to counter the depletion of energy or natural resources. Additional measures would possibly include of energy star appliances and LEED certification of the building.

**4. How would the proposal be likely to use or affect environmentally sensitive areas or areas (designated or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

Applicant's Response: This is a non-project action that will have no direct impact on environmentally sensitive areas. However, it is anticipated that the new R-30 zone would incorporate Site protection measures well beyond those customarily imposed on developments of this scale to protect critical areas, consistent with the City's current regulations and long-term goal to protect the environment. In summary, as more fully set forth in the Request, the Applicant has demonstrated that the R-30 zone will result in *greater* environmental benefits for the Site than afforded by the current zone.

**Proposed measures to protect such resources or to avoid or reduce impacts are:**

Applicant's Response: This is a non-project action that will have no direct impact on sensitive areas. However, imposition of the R-30 zone would allow the City and Applicant to set aside more areas as an NGPA/NGPE than compared with the current zone, as demonstrated by the Applicant's Park Performance Guarantees. Likewise, the Applicant's proposed site development restrictions, by way of Applicant's Site Development Performance Guarantees, is a way to reduce the adverse impact from future development.

**5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

Applicant's Response: The proposal would affect land use by allowing the development of a variety of housing types on the Site, including multifamily and senior housing, which are compatible land uses with the adjacent land use patterns, including Bear Creek. The Proposed Development would stimulate economic development, provide housing options close to office and commercial uses, achieve affordable housing goals, all while maintaining as minimal impact on the environment as possible.

**Proposed measures to avoid or reduce shoreline and land use impacts are:**

Applicant's Response: The Site will be developed in adherence with City of Redmond codes and development regulations consistent with the proposed R-30 zone, including the RMC and RCP. Furthermore, the Applicant's proposed site development restrictions, by way of Applicant's Site Development Performance Guarantees and Park Performance Guarantees, are ways to reduce the adverse impact from future development

**6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

Applicant's Response: This is a non-project action that will have no direct impact on transportation, public services or utilities. However, if the Request is adopted, future development of the Site is anticipated to have less of an adverse impact on public services and utilities due to the senior housing component. Although an increase in the transportation will be present, it will be properly mitigated through the payment of

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transportation fees and responsible Site planning that will appropriately locate ingress/egress points without compromising on safety.

**Proposed measures to reduce or respond to such demand(s) are:**

Applicant's Response: City of Redmond impact fees, including school impact fees, would mitigate any future impacts of multifamily and senior housing development. Construction of the Valley View Trail and imposition of site standards in excess/below the proposed R-30 zone by way of Applicant's Site Development Performance Guarantees and Park Performance Guarantees, are ways to reduce the adverse impact from future development

**7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

Applicant's Response: To the best of the Applicant's present, actual knowledge, the Request is consistent with federal law, the state GMA, and the City's plans and policies.

**C. SIGNATURE**

Applicant's Response: See application.