

TO BE COMPLETED BY THE APPLICANT

EVALUATION FOR  
AGENCY USE ONLY**ENVIRONMENTAL CHECKLIST****Purpose of 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 agency 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". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies 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 describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

**Use of checklist for nonproject proposals**

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply". IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D)

For nonproject actions, the references in the checklist to the words "project", "applicant", and "property or site" should be read as "proposal", "proposer", and "affected geographic area" respectively.

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EVALUATION FOR  
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1. Name of proposed project, if applicable: Wickman 2 Lot Short Plat
2. Name of Applicant: Jerry Wickman/Kimberly Hill
3. Address and phone number of applicant and contact person:

Owner:

Jerry Wickman/Kimberly Hill  
16202 NE 51st Street  
Redmond, WA 98052

Contact:

Cheryl Girard  
American Engineering Corporation  
4032 148<sup>th</sup> Ave. NE  
Redmond, WA 98052  
(425) 881-7430

4. Date checklist prepared: 3/31/98
5. Agency requesting checklist: City of Redmond
6. Proposed timing or schedule (including phasing, if applicable):

Preliminary Short Plat Approval July of 1998  
Engineering Plan Approval August 1998  
Final Short Plat Approval October 1998  
Building Permit Issue December 1998  
Construction Start April 1999

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

The short plat is proposed to create a separate building lot. The owners intend to construct a new single family residence on the new lot. Utilities for the new residence will be provided by side service and new meter connections. No developer extensions for utilities are required. The building and utility connection permits for the new residence must be applied for, reviewed and approved under a separate process. Future addition or expansions of the existing house may be proposed but also must be applied for, reviewed and approved under a separate process.

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

American Engineering March 1998 Preliminary Stormwater Calculations

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

We are not aware of any applications that are pending for governmental approvals of other proposals directly affecting the property covered by this proposal.

10. List any government approvals or permits that will be needed for your proposal, if known.

Preliminary and Final Short Plat Approval together with Engineering Plans and Utility Connection application are expected to be required.

11. 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. (Lead agencies may modify this form to include additional specific information on project description.)

The proposed project involves the development of a 0.53 acre parcel which currently contains one existing house, deck, walkways and garage. The existing parcel is proposed to be subdivided into 2 parcels via the short plat process. After short plat approval, the existing garage, some of the walkways and a portion of the existing deck area will be demolished. A new, 2 level approximate 2,500 sf single family residence and 672 square foot garage will be constructed on the new lot. Please see Exhibit A, Site Plan. As a condition of the short plat approval, the City of Redmond will require the dedication to the public of 12 additional feet of right of way along NE 51st Street.

12. 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.

The project is located at 16202 NE 51st Street, in Redmond, Washington. The site is near the northwest corner of the intersection of NE 51st Street and 162nd Avenue NE. See Exhibit B, Vicinity Map. The site is situated in the Northeast quarter of Section 14, Township 25 North, Range 5 East, W.M.

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

- a. General description of the site (under line one): Flat, rolling, hilly, steep slopes, mountainous, other. Moderately sloped

The site contains both flat and sloped areas. The south 2/3rds of the property which is adjacent to NE 51st Street is gently sloped to the south and east at about 5%. The north 1/3rd of the property slopes at approximately 22% to the north and east. Again, please refer to Exhibit A, Site Plan.

- b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope on the site is approximately 22%, located in the northern portion of the site.

11. 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. (Lead agencies may modify this form to include additional specific information on project description.)

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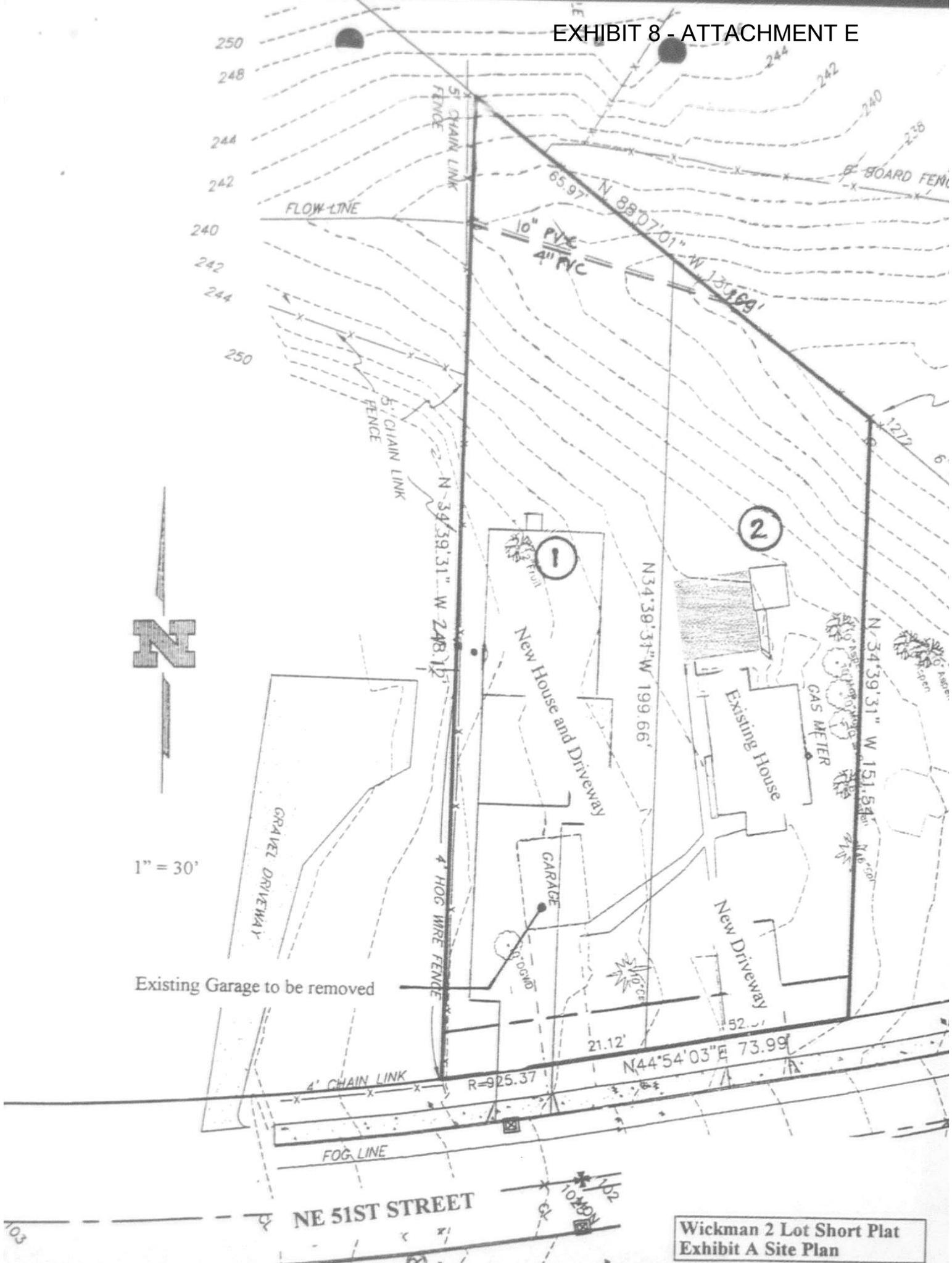
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- b. What is the steepest slope on the site (approximate percent slope)?

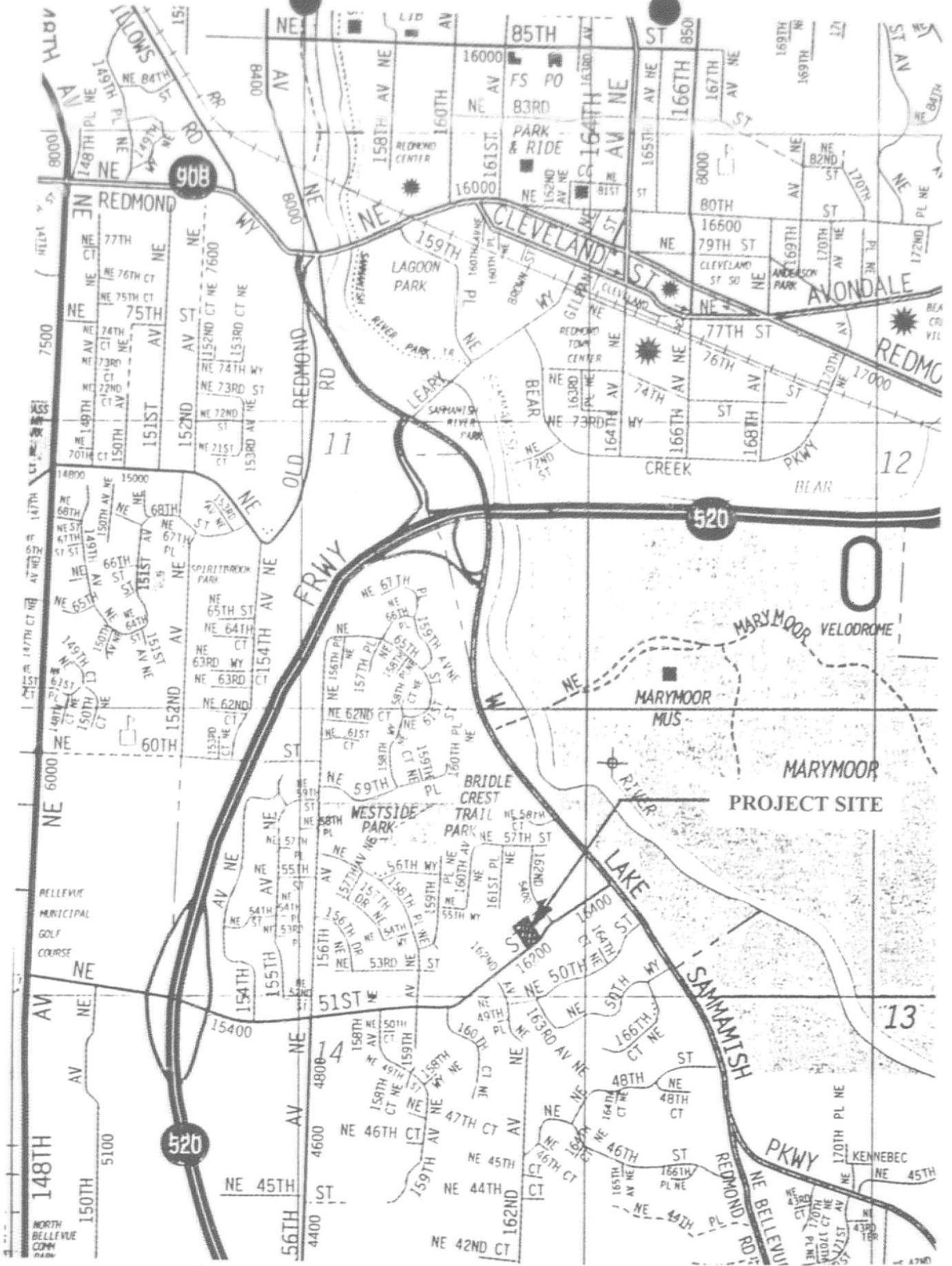
The steepest slope on the site is approximately 22%, located in the northern portion of the site.

EXHIBIT 8 - ATTACHMENT E



Wickman 2 Lot Short Plat  
Exhibit A Site Plan

EXHIBIT 8 - ATTACHMENT E



Wickman 2 Lot Short Plat  
Exhibit B Vicinity Map

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- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

U.S. Soil Conservation Service (SCS) maps for King County indicate the following soils will likely be contained on the site: AgC-and AgD Alderwood gravely sandy loam

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

The neighboring properties and the subject property were inspected for visual signs of slope instability and no such evidence was found. The ground appears to be wet which could effect soil stability, but again, no evidence of unstable soils were observed on the project site or in the near vicinity.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

The short plat itself will require no roadway or utility improvements and therefore no filling or grading. After the short plat is approved, a separate application will be made for permission to construct a single family residence. It is estimated that approximately 50 cubic yards of earth will be excavated from and placed on site as part of the future residential construction.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

The short plat will include no clearing or construction. Future residential construction will temporarily expose soils to potential erosion by precipitation. Best Management Practices and Temporary Erosion and Sedimentation control measures will be required to mitigate soil erosion.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The proposed short plat itself will not modify the existing 8% (1,680 square feet) of impervious surface coverage. Future proposed residential construction will increase the total finished (existing plus proposed impervious surface) to roughly 24% (4,997 square feet) impervious surface.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Standard Best Management Practices for erosion/sedimentation will be implemented during residential construction, in accordance with City of Redmond requirements. Examples include covering exposed soils, and routing surface water away from work areas using temporary ditches or swales directed to discharge through silt fences

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and/or hay bales. Exposed slopes may be covered with straw, erosion control blankets or securely anchored plastic sheeting (if appropriate). The contractor will be responsible for maintaining erosion/sedimentation control measures during construction. To the extent practicable, onsite material suitable for structural fill will be used.

## 2. Air

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known

Emissions to the air associated with the short plat include those caused by the multiple visits by various consultants and City staff required to provide adequate information for application documents and project review. The total number of site visits to be made by consultants and city staff associated with the preliminary and final short plat process is estimated to be 20. Each visit may produce vehicular noise and exhaust emissions which otherwise would not be realized. After short plat approval and as part of the construction of the 1 new home, emissions from construction equipment will be released in the form of dust (suspended particulates) and construction exhaust emissions. This will only occur temporarily through the construction period. Dust can be kept to a minimum by wetting the exposed soil. After construction, normal exhaust emissions associated with the estimated additional 10 vehicular trips a day for the new home will be realized by the area.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no off-site sources of emissions or odor that may affect the proposed development that we are aware of.

- b. Proposed measures to reduce or control emissions or other impacts to air, if any:

The contractor for the future new home to be constructed after short plat approval will be required to implement standard practices for dust suppression, and for cleaning mud and dust from public roads during the construction period.

## 3. Water

- a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

An un named class 5 drainage flows from west to east across the northwest portion of the site. The existing drainage consists of surface flow from the west which is collected at the project boundary in a 10" diameter PVC culvert and conveyed to the east through the subject site. The existing 10" PVC is bedded in a gravel trench and is exposed. The gravel trench also has a 4" perforated PVC pipe which collects additional surface flow from the subject site. The existing 10" and 4" perforated PVC pipes outfall near the northeast property corner where a 12" CMP then collects and

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conveys surface flow in an easterly direction. Please refer to the preliminary stormwater calculations submitted with the short plat application documents.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The preliminary short plat will not require any work within the previously described drainage. Future construction of the new home is proposed no closer than 70 feet from the centerline of the existing 10" PVC culvert conveying the previously described surface water.

- 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.

No fill or dredge material will be placed in any surface waters as a result of this proposal or it's associated actions.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

The project will not require surface water withdrawals or permanent diversions. When the new home is constructed, surface flows will be redirected away from the new home, collected and conveyed to the existing drainage course.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The subject site is not located within a 100-year flood plain that we are aware of. FEMA floodplain/floodway Maps do not identify this parcel to be within a 100 or 200 year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The proposal does not involve any discharges of waste materials to surface waters.

**b. Ground:**

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn and no water will be discharged directly to groundwater as part of this project. As part of the proposed foundation drainage system associated with the proposed future house, there will be a sub surface drainage collection system installed along the west property line which will convey both surface and subsurface flow to the existing drainage course near the north property line.

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- 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.

The proposed future new home will be served by the City of Redmond for collection and treatment of sewage; no waste materials will be discharged into the ground.

c. Water Run-off (including storm water):

- 1) Describe the source of run-off (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water run-off from future impervious surfaces will be collected and conveyed to a storm drainage conveyance system which will outfall to the existing drainage course.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Normal residential surface water contaminants may be generated by the future residence to be located on the new lot being proposed by this project.

d. Proposed measures to reduce or control surface, ground, and run-off water impacts, if any:

Best Management Practices proposed for erosion/sedimentation control during construction are described above in Checklist Section B.1.h. Permanent stormwater collection and conveyance system will be designed in accordance with City standards to serve the future proposed residence.

4. Plants

a. Check or circle types of vegetation found on site:

- X deciduous tree: alder, maple, aspen, other  
 X evergreen tree: fir, cedar, pine, other  
 X shrubs  
 X grass  
 pasture  
 crop or grain  
 wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other  
 water plants: water lily, eelgrass, milfoil, other  
 other types of vegetation

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The short plat itself will not require any vegetation to be removed or altered. A 10" diameter Dogwood and a 12" diameter fruit tree will be removed to construct the future residence.

**c. List threatened or endangered species known to be on or near the site.**

No threatened or endangered species are known to be on or near the project site. No threatened or endangered species have been observed during any of the site visitations by American Engineering or the project applicant.

**a. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

The short plat itself will be required to plant Red Oak Street Trees at 35 feet spacing. No additional landscape measures are proposed. Construction of the future new home will limit grading to only the area necessary for the construction activity ongoing at that time. All existing trees outside the new residence or it's associated driveway and walkways will be retained to the extent practicable during construction. Landscaping of the completed project will attempt to utilize as much native vegetation as possible. Re-vegetation will be accomplished with native species in conformance with City of Redmond landscaping requirements.

**5. Animals****a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:**

- X Birds: hawk, heron, eagle, songbirds, other:  
 X Mammals: deer, bear, elk, beaver, other: squirrel  
 \_ Fish: bass, salmon, trout, herring, shellfish, other:

Gray squirrel and songbirds typical of western Washington forests and residential neighborhoods (chickadees, wrens, and starlings) were observed or heard on the site. The diversity of birds and small mammals (e.g., opossum and raccoon) that may use the site is undoubtedly higher than observed and similar in character to the surrounding area, in which some large forest trees have been preserved on residential lots and in parks and drainage course buffer areas.

**b. List any threatened or endangered species known to be on or near the site.**

No threatened or endangered species are known to be on or near the site.

6. Is the site part of a migration route? If so, explain.

The Puget Sound area is part of the Pacific flyway birds maintain in the area every seasonally due to migrations. Many more parks located less than a mile from the project site may be an attraction to migratory birds and as part of the flight path may use this site on a temporary basis. The project site area is not part of a larger, permanently preserved migratory bird habitat that we are aware of.

6.1. Proposed measures to preserve or enhance wildlife, if any:

The non-planting of this parcel to construct a new single family residence will have minimal impact to wildlife habitat, therefore no measures to preserve or enhance wildlife or habitat are proposed.

6. Energy and natural resources

6.1. What kinds of energy (electric, natural gas, City wood stove, solar) will be used to meet the complete project's energy needs? Assess whether it will be used for heating, manufacturing, etc.

The majority of the energy needs for future construction associated with this non-planting are met with the existing facilities available in the district. These energy sources will be used for normal daily residential activities such as lighting, cooling, heating, and power to operate various common appliances.

6.2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Construction of the proposed project would not affect the potential use of solar energy by adjacent properties. The site is located downhill from the new neighboring properties.

6.3. What kinds of energy conservation features are included in the plans? If this is possible, list the proposed measures to reduce or control energy impacts, if any:

The contractor will comply with applicable City of Edmonds and local utility energy conservation requirements.

7. Environmental effects

7.1. Will the project activity contribute to air quality, noise, or other impacts? Describe the potential impacts, if any, and the proposed measures to avoid, minimize, or compensate for them, if any, or describe.

The proposed construction activity will not contribute to air quality, noise, or other impacts. The project site is located in a residential area and the proposed construction activity will be limited to the construction of a single family residence.

**1) Describe special emergency services that might be required.**

Due to the fact that a majority of the adjacent properties are developed in a similar residential pattern and are already served by emergency services, it is not anticipated that there will be any demand for special emergency services to serve the site as a result of the proposed future single family residential construction.

**2) Proposed measures to reduce or control environmental health hazards, if any:**

Since there are no known environmental health hazards associated with the project, no measures to reduce or control environmental health hazards for this project are proposed.

**b. Noise****1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

The current noise environment in the vicinity of the project site is typical of urban residential neighborhoods. Background sources include yard maintenance equipment, barking dogs, children at play, and occasional aircraft fly-overs. The predominant noise observed onsite is generated by cars, trucks and buses traveling on NE 51st Street.

**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.**

No noises are anticipated to occur as part of the short plat process. During residential construction, the operation of construction vehicles on-site during clearing, grading and framing will cause a short term increase in daytime noise levels in the project vicinity. Construction would take place during normal hours for construction permitted by the City of Redmond ordinances.

**3) Proposed measures to reduce or control noise impacts, if any:**

Contractors will be required to confine on-site construction activities to daytime hours, in accordance with City of Redmond ordinances.

**8. Land and Shoreline Use****a. What is the current use of the site and adjacent properties?**

The existing site contains one single family residence and associated walks, garage and driveway. There is an unnamed class 5 drainage course enclosed in a 10" diameter pipe flowing from west to east across the northern portion of the subject site. All adjacent parcels are existing single family residential use.

**b. Has the site been used for agriculture? If so, describe.**

The site may have been used for residential agricultural (as a portion of an older farm site) purposes in the past. It is unclear exactly when this activity may have occurred and was likely limited to hay production for horses and possible cattle. There may also have been chickens and pigs raised for egg, poultry and pork consumption.

**c. Describe any structures on the site.**

The site and parcels which access through the site is currently occupied by one single-family residence, a detached garage a deck and some concrete paths.

**d. Will any structures be demolished? If so, what?**

The existing single-family residence will remain, the detached garage will be demolished as part of the future single family residential construction. A portion of the existing deck will be demolished and some of the existing walkways will also be demolished as part of the proposed short plat. The demolition of some of the existing impervious surface as part of the short plat is to ensure that no more than 5,000 square feet of impervious surface is included within the existing or proposed project.

**e. What is the current zoning classification of the site?**

The site is currently zoned within the R-5 classification.

**f. What is the current comprehensive plan designation of the site?**

Urban-Residential

**g. If applicable, what is the current shoreline master program designation of the site?**

The site is not within a Shoreline Environment.

**h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**

No portion of this project site has been determined to be environmentally sensitive that we are aware of. The existing unnamed class 5 drainage located near the northern property line has been enclosed in a 10" diameter pipe and is not considered to be to be environmentally sensitive by the City of Redmond.

**i. Approximately how many people would reside or work in the completed project?**

The completed project design calls for the addition of 1 new single family residence. The total number of persons residing in the completed 2 lot short plat project is estimated to be between 7 and 10.

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No people will be displaced by the proposed project.

**k. Proposed measures to avoid or reduce displacement impacts, if any:**

Since there are no displacement impacts anticipated as a result of this project, no measures to avoid displacement impacts are proposed.

**l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

The proposal is consistent with site zoning and Land Use regulations which apply to this property. The preliminary lot configuration and proposed lot sizes are above the minimum development standards for lot width, square footage, and building setbacks.

**9. Housing****a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.**

The proposed project is designed to include 2 single family detached lots. It is anticipated that these units will provide middle income housing accommodations.

**b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.**

There are currently no units proposed to be eliminated as part of the completed project.

**c. Proposed measures to reduce or control housing impacts, if any:**

Since it appears there will be no adverse impacts to housing as a result of this project, there are no proposed measures to reduce or control housing impacts.

**10. Aesthetics****a. What is the tallest height of any proposed structure(s), not including antennas: what is the principal exterior building material(s) proposed?**

The specific architectural plans for the proposed single family residence are not yet complete. However, the maximum height that a proposed structure could be according to the applicable zoning code, is 35 feet above finished grade.

**b. What views in the immediate vicinity would be altered or obstructed?**

The view of the property immediately west of the subject site may be somewhat altered by future construction of a single family residence. No other views in the immediate vicinity would be altered or obstructed as a result of this project because this project is for the most part at an elevation somewhat lower than the remainder of the surrounding development.

**c. Proposed measures to reduce or control aesthetic impacts, if any:**

No aesthetic impact mitigation measures are proposed over and above zoning code regulations. The adjacent property owner to the west is aware of this proposal and at the time did not have any concerns.

**11. Light and Glare****a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

No significant light or glare impacts are anticipated as a result of the short plat or the future construction of one new single family residence. There are sufficient streetlights within the NE 51st street right-of-way.

**b. Could light or glare from the finished project be a safety hazard or interfere with views?**

No abnormal light or glare hazards or view interference's are anticipated as a result of the proposed short plat or as a result of future construction of one new single family residence.

**c. What existing off-site sources of light or glare may affect your proposal?**

Existing off-site sources of light and glare in the project vicinity include interior and exterior residential lighting; streetlights and motor vehicles operating on adjacent roadways. These sources of light and glare are not considered to significantly affect the proposed project.

**d. Proposed measures to reduce or control light or glare impacts, if any:**

Since no abnormal adverse light or glare impacts are projected to occur, no measures are proposed to reduce or control light or glare impacts.

**12. Recreation****a. What designated and informal recreational opportunities are in the immediate vicinity?**

Designated recreational opportunities closest to the site include Marymoor Park a King County Parks Department Facility. The park has open space areas that can be

used for a variety of different activities. There are also many children's play areas, soccer and softball fields, and off leash dog area, wildlife refuge and various areas with picnic facilities located inside the park.

Informal recreational uses found in the general project vicinity area include pedestrian and bicyclist use of the neighboring streets and the Sammamish Slough paved bicycle path located approximately 1/3 mile away.

**b. Would the proposed project displace any existing recreational uses? If so, describe.**

We are not aware of any recreational users which may be displaced by the proposed short plat or future single family residential construction.

**c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

Since there are no adverse impacts to recreation or recreational opportunities anticipated to result from the construction of this project, there are no plans to reduce or control such impacts.

### 13. Historic and Cultural Preservation

**a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

There are no known places or objects listed for, national, state or local preservation registers within or adjacent to the project. Marymoor Park has some historical landmarks within the park boundary, none of which will be affected by this project.

**b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

There are no known landmarks or evidence of historic; archaeological; scientific; or cultural importance located on or near the site.

**a. Proposed measures to reduce or control impacts, if any:**

No impacts to historic, archaeological, scientific, or cultural importance are expected so no measures to reduce or control such impacts are planned.

### 14. Transportation

**a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

Access to the site is served by NE 51st Street. The existing site accesses via a driveway. The proposed new lot will add another driveway.

- a. **Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

The site is served by a combination of daily, commuter and van transit options. Metro commuter express busses leaving in the morning and returning in the evening are available within 1/4 mile of the project site. On call van service is also an option offered at this site through Metro Transit.

- c. **How many parking spaces would the completed project have? How many would the project eliminate?**

The completed project will have 2 parking spaces for each residence, a total of 4 spaces. These spaces will be provided in the form of garages and driveway aprons associated with single family homes. The project will eliminate and replace 2 existing parking spaces associated with the existing garage. These spaces will be replaced by off street parking on an asphalt apron to be constructed in front of the existing home.

- d. **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

No new roads public or private will be required to be constructed as part of this short plat or it's associated single family residential construction. 12 feet of right of way will be dedicated for future roadway improvements to the City of Redmond as part of the conditions of short plat approval.

- e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

The project will neither use nor occur in the vicinity of water, rail, or air transportation.

- f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

It is estimated that the project will add approximately 10 vehicular trips per day to the site. The existing land use on the site generates about 10 vehicular trips per day that utilize the adjacent roadways. An estimated total of 20 vehicular trips per day will be generated by the completion of this project. It is estimated that the peak volumes would occur during the morning and evening hours.

- g. **Proposed measures to reduce or control transportation impacts, if any:**

As part of the normal project mitigation fees, transportation mitigation fees will be paid. No additional transportation mitigation measures are proposed.

TO BE COMPLETED BY THE APPLICANT

EVALUATION FOR  
AGENCY USE ONLY**15. Public Services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

School enrollment, police and fire protection, garbage pickup, mail delivery, and medical emergency services for a typical residential development may increase as result of this project.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Impact fees and taxes for the above mentioned public services will reduce and control impacts on those public services.

**16. Utilities**

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

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.

Domestic and Fire protection water will be provided to the proposed development through existing City of Redmond facilities located in NE 51st Street. A new residential meter and service line may be required to serve the proposed new lot.

Sanitary Sewer service will be provided to the proposed development through existing City of Redmond facilities located in NE 51st Street. A new side sewer will be required to serve the proposed new lot.

The proposed development will be served with Electrical Power and Natural Gas by Puget Sound Energy Services. Separate utility easements and construction agreement will be negotiated at the time service is requested. There are existing facilities adjacent to the subject project site.

Telephone service will be provided by GTE Communications. Separate utility easements and construction agreements will be negotiated at the time service is requested. There are existing facilities adjacent to the subject project site.

Cable Television will be provided by Viacom. Separate utility easements and construction agreements will be negotiated at the time service is requested. There are existing facilities adjacent to the subject project site.

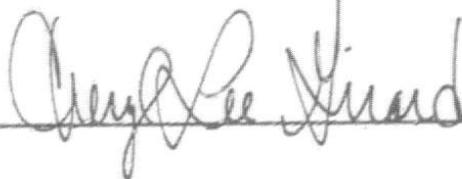
TO BE COMPLETED BY THE APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

**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: \_\_\_\_\_

A handwritten signature in cursive script, appearing to read "Cheryl Lee Strand", written over a horizontal line.

Date Submitted: \_\_\_\_\_

March 31, 1998