



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 87

SEPA FILE NUMBER: SEPA-2021-00815

PROJECT DESCRIPTION:

Demo of existing 1 story structure and the construction of new mixed-use 5 story building with 134 residential units, 7,900sqft retail area, and structured parking including one level below grade.

PROJECT LOCATION: 16101 NE 87th Street

SITE ADDRESS: 16101 NE 87TH ST B
REDMOND, WA 98052

APPLICANT: Kevin Sokoloski

LEAD AGENCY: City of Redmond

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws.

Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This information is available to the public on request.**

CITY CONTACT INFORMATION

PROJECT PLANNER NAME: Cameron Zapata

PHONE NUMBER: 425-556-2411

EMAIL: czapata@redmond.gov

IMPORTANT DATES

COMMENT PERIOD

Depending upon the proposal, a comment period may not be required. An "**X**" is placed next to the applicable comment period provision.

There is no comment period for this DNS. Please see below for appeal provisions.

'X' This DNS is issued under WAC 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the Project Planner, via phone, fax (425)556-2400, email or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 09/01/2022.**

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 09/16/2022**, 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: August 18, 2022

For more information about the project or SEPA procedures, please contact the project planner.

RESPONSIBLE OFFICIAL: Carol V. Helland
Planning Director

RESPONSIBLE OFFICIAL: Aaron Bert
Public Works Director

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.

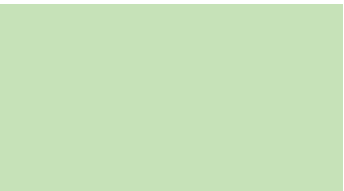

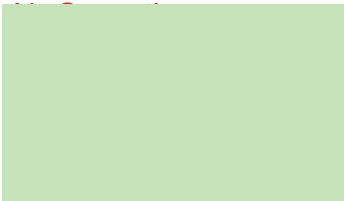
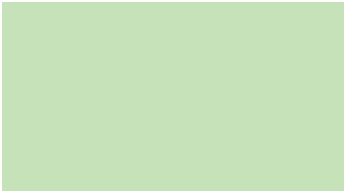
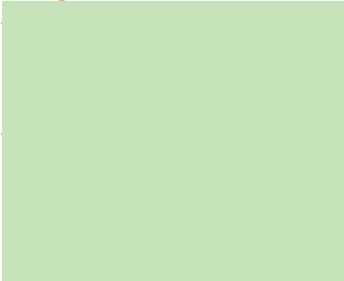
Review Planner: Cameron Zapata




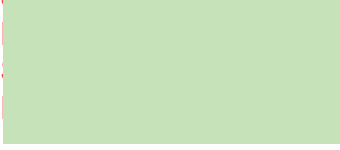
Date of Review: 8/8/2022

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. no, we have no additional plans</p>	<p>CZ</p>
<p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal. Stormwater Report, LID Feasibility Analysis, Geotechnical Report, Tree Health Assessment, Noise Analysis, Cultural Resource Assessment, Phase II Environmental Site Assessment</p>	<p>CZ</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. there are no other pending applications because no other currently allowed to be applied for unit approved SPE</p>	<p>CZ</p>
<p>11. List any government approvals or permits that will be needed for your proposal, if known. Site Plan Entitlement, CCR, Building Permit</p>	<p>CZ</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. 5 story mixed use building with 134 residential units and 7,925sqft of non-residential space. The project has one level of underground parking and covered/enclosed main level parking. Total project are of 177,454sqft.</p>	<p>CZ</p>

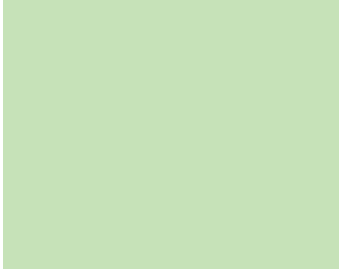
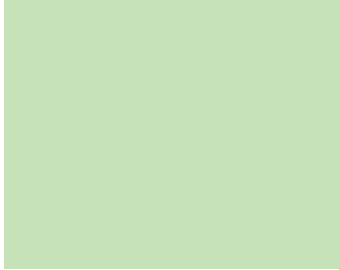
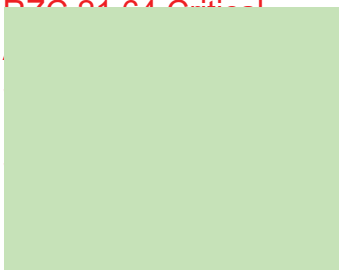
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur 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 style="background-color: yellow;">Site Address: 16101 NE 87th ST, Redmond WA 98052. Quarter-Section-Township-Range SE-2-25-5 Parcel Number 022505-9213</p>	CZ
<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 style="background-color: yellow;">The site is generally flat, with no steep slopes or change in grade</p>	

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<p>c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.</p> <p>Sand and silty grave with sand deposits</p>	
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p>no, the area is flat</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>Preliminary earthworks quantities are 15,300 cubic yards of excavation</p>	
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>no, we will provide for erosion control</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>about 90% of the site will be impervious</p>	

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<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>The project will comply with all City of Redmond grading and erosion control standards including management practices during construction including but not limited to perimeter protection, construction stormwater flow control, and monitoring and reporting.</p>	
<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>yes, we are excavating for a single level of underground parking</p>	<p>D70 01 01 Critical</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>Emissions from constructions equipment will be likely during construction and demolition. After project completion, an increase in emissions will occur from the net increase in average daily vehicle trips.</p>	
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe.</p> <p>Vehicular emissions from NE 87th ST and 161st Ave NE may affect the project.</p>	
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>Construction vehicles will be maintained in good working order. All construction activities will comply with City of Redmond air quality requirements for construction.</p>	


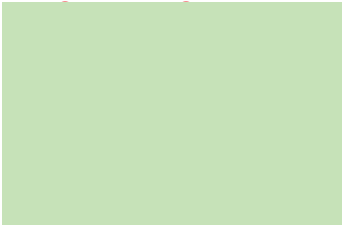
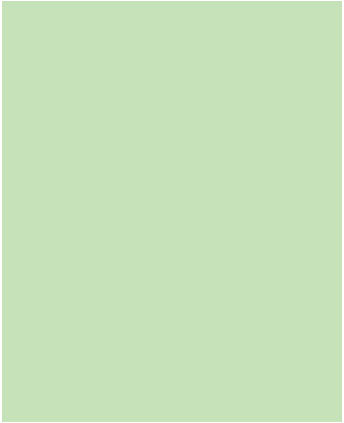
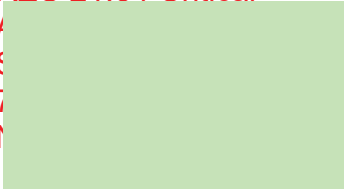

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<p>3. Water</p> <p>a. Surface</p> <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, lakes, ponds, wetlands)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe type, location and provide names. If appropriate, state what stream or river it flows into. Provide a sketch if not shown on site plans.</p> <p>The site is not next to any body of water</p> <p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc.</p> <p>The site is not next to any body of water</p> <p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p>none, the site is not next to any body of water</p> <p>4. Will the proposal require surface water withdrawals or diversions? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Will the proposal require permanent dewatering or temporary dewatering? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, give general description, purpose, and approximate quantities if known.</p> <p>Yes, we are anticipating temporary dewatering. Quantities are between 1,200 to 1,600 gpm during high groundwater conditions to 900 to 1,100 gpm during low groundwater conditions</p>	  <p>RZC 21.64 Critical Areas, RMC 13.06,</p>  <p>RZC 21.64 Critical Areas, RMC 13.06, Stormwater</p> 

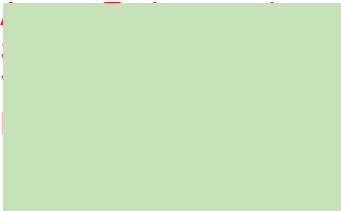
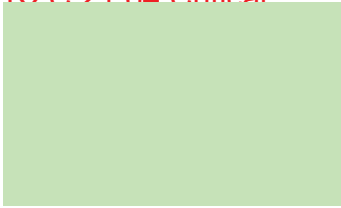
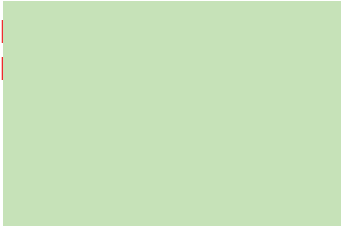


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<p>5. Does the proposal lie within a 100-year floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, note location on the site plan.</p> <p>we are not in the 100-year floodplain</p>	<p>RZC 21.64 Critical</p>
<p>6. Does 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>we will not discharge into surface water</p>	<p>RZC 21.64 Critical Areas, RMC 13.06</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>The site is not located within the watershed</p>	<p>RZC 21.64 Critical Areas, RMC 13.06, Stormwater</p>
<p>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <p>Do to the large foot print of the building minimal area will be available for infiltration, But green roof areas, planters, and some natural planting area will be provided.</p>	<p>RZC 21.64 Critical</p>
<p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts.</p> <p>no, we do not. We will not discharge any fecal matter into the street.</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>Excavation will extend below static groundwater elevation. Dewatering will be required, Estimates are based on 15' excavation depth will have quantities of 1,200 to 1,600 gpm during high groundwater conditions to 900 to 1,100 gpm during low groundwater conditions. estimated 14 well will be required to lower groundwater levels. Discharge will be into existing storm drainage system.</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>The completed project will be served by the municipal public sewer system. No ground discharge of waste is proposed.</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>all storm water not infiltrated back into the ground will be directed into the city stormwater system.</p>	  

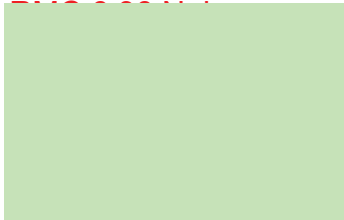
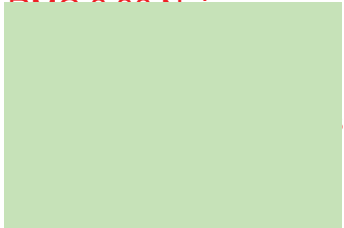
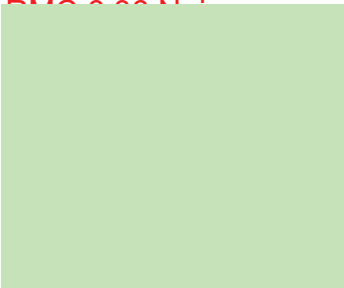

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<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p style="background-color: yellow;">No waste material discharge to ground or surface waters is proposed or anticipated. The project will comply with State of Washington and City of Redmond standards.</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;">The project will discharge into the city stormwater system</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;">All stormwater will be removed from the site per the approved methods.</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 checked="" type="checkbox"/> Aspen <input type="checkbox"/> Other <input checked="" type="checkbox"/></p> <p>Evergreen Tree: Cedar <input checked="" type="checkbox"/> Fir <input type="checkbox"/> Pine <input type="checkbox"/> Other <input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input checked="" type="checkbox"/> Grass</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or Grain</p> <p><input type="checkbox"/> Orchards, Vineyards, or Other Permanent Crops</p> <p>Wet soil plants: Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/></p> <p 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>	<p style="color: red;">RZC 21.64 Critical</p> <div style="background-color: #c8e6c9; height: 100px; width: 100%;"></div> <p style="color: red;">RZC 21.64 Critical</p> <div style="background-color: #c8e6c9; height: 100px; width: 100%;"></div> <p style="color: red;">RZC 21.64 Critical</p> <div style="background-color: #c8e6c9; height: 100px; width: 100%;"></div>

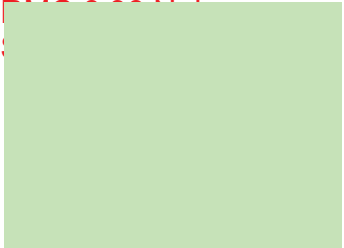


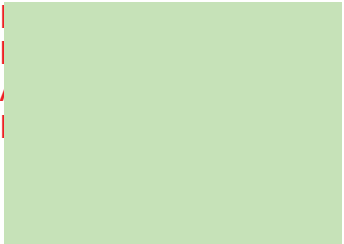
To Be Completed By Applicant	Evaluation for Agency Use Only																				
<p>Other types of vegetation (please list)</p> <p>Assorted ornamental and native plant materials.</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>All existing trees will be removed on the property along with the shrubs and groundcovers.</p> <p>c. Provide the number of significant and landmark trees located on the site and estimate the number proposed to be removed and saved in the table below.</p> <table border="1" data-bbox="235 934 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>na</td> <td>na</td> <td>na</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>43</td> <td>43</td> <td>0</td> <td>0</td> </tr> <tr> <td>Percentage (%)</td> <td>43</td> <td>43</td> <td>0</td> <td>0</td> </tr> </tbody> </table> <p><i>Note: Since a SEPA Determination is issued early on in the project's review process; the information above is a preliminary estimate only and could change during the development review process.</i></p> <p>* DBH – Diameter at breast height</p>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	0	na	na	na	Significant (6" – 30" dbh*)	43	43	0	0	Percentage (%)	43	43	0	0	<p>RZC 21.64 Critical</p>
Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)																	
Landmark (>30" dbh*)	0	na	na	na																	
Significant (6" – 30" dbh*)	43	43	0	0																	
Percentage (%)	43	43	0	0																	
<p>d. List threatened or endangered species known to be on or near the site.</p> <p>None known, because we looked and didn't see any</p>	<p>RZC 21.64 Critical</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>Drought resistant ornamental and native plant materials will be utilized.</p> <p>f. List all noxious weeds and invasive species known to be on or near the site.</p> <p>English Iv</p>	 
<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 checked="" type="checkbox"/></p> <p>Mammals: Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/></p> <p>Fish: Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring <input type="checkbox"/> Shellfish <input type="checkbox"/> Other <input type="checkbox"/></p> <p>b. List any threatened or endangered species known to be on or near the site.</p> <p>none known, because we didn't see any</p> <p>c. Is the site part of a migration route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p> <p>no, the site is not part of a migration route.</p>	 <p>RZC 21.64 Critical</p>  <p>Reserve Element D70</p>  <p>USFWS-CZ</p>

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<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>none are proposed. because we are building a mix-use building that will not house wildlife</p>	<p>RZC 21.64 Critical</p> 
<p>e. List any invasive animal species known to be on or near the site.</p> <p>none known, we didn't see any on site</p>	<p>RZC 21.64 Critical</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>Residential units, and commercial businesses will be served with electricity. Solar panels will be installed on a portion of the buildings in accordance with zoning code requirements. Each system will meet energy code requirements.</p>	
<p>b. Would your project affect the potential use of solar energy by adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe.</p> <p>We are proposing a 5 story structure which is the maximum ht allowed in the zone</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>All construction will meet adopted building code requirements</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>No, there are none. Phase II Environmental Site Assessment found no evidence of impacts due to the operation of an automotive repair service at the site, or from the nearby dry cleaning facilities</p> <p>1. Describe any known or possible contamination at the site from present or past practices.</p> <p>Phase II Environmental Site Assessment found no evidence of impacts due to the operation of an automotive repair service at the site, or from the nearby dry cleaning facilities.</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>none known. Phase II Environmental Site Assessment found no evidence of impacts due to the operation of an automotive repair service at the site, or from the nearby dry cleaning facilities</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>Construction activities will include the handling and stockpile of constructible materials, fuel for construction equipment and vehicles will be maintained on site, and concrete and paving materials will be stored and used on-site.</p>	<p>F S T</p> <p>Phase II Environmental Site Assessment found no evidence of impacts due to the operation of an automotive repair service at the site, or from the nearby dry cleaning facilities.</p> <p>Phase II Environmental Site Assessment found no evidence of impacts due to the operation of an automotive repair service at the site, or from the nearby dry cleaning facilities.</p>


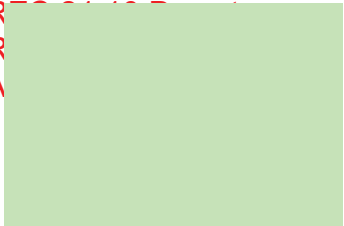


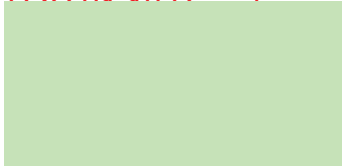
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>4. Describe special emergency services that might be required.</p> <p>No special emergency services are anticipated to be required for the proposed project.</p>	
<p>5. Proposed measures to reduce or control environmental health hazards, if any.</p> <p>Best management practices for construction material delivery, handling, containment, and storage will be implemented. New construction will comply with building and plumbing code requirements for environmental health.</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 on NE 87th ST and 161st Ave NE may affect the development.</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>Noise levels will be increased in the short-term during construction activities. Long-term residential noise levels could marginally increase with the increased use of the property</p>	


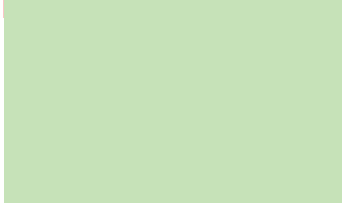


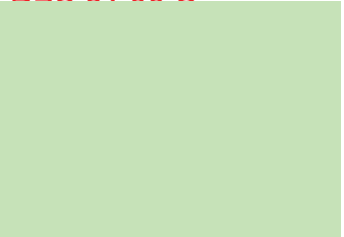
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>3. Proposed measures to reduce or control noise impacts, if any.</p> <p>Noise levels during construction activities will comply with the requirements of the City of Redmond municipal code.</p>	
<p>8. Land and Shoreline Use</p> <p>a. What 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>Current use on site is an automotive repair service and the adjacent properties are retail and residential. The proposal will not affect adjacent sites</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 a 1 story retail structure and surface parking lot</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, there are no surrounding farms</p>	  

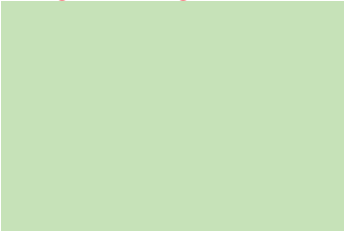

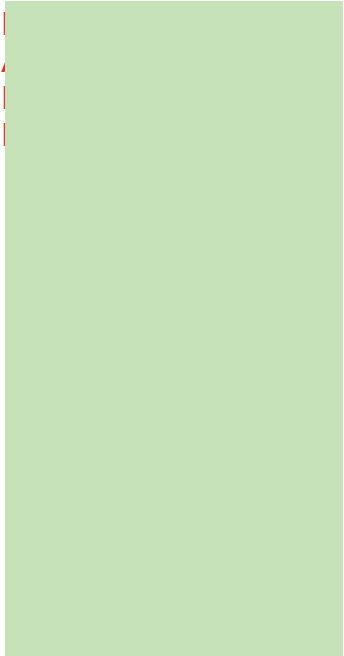
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>c. Describe any structures on site.</p> <p>1 story building with mezzanine.</p>	
<p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, what?</p> <p>All structures, 1 story building with mezzanine.</p>	
<p>e. What is the current zoning classification of the site?</p> <p>(TSQ) Town Square</p>	
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Downtown Mixed Use</p>	
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>Not applicable. the site is not located on or near a shoreline</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>Site is in Critical Aquifer Recharge Area 1</p>	<p>F E A F</p>

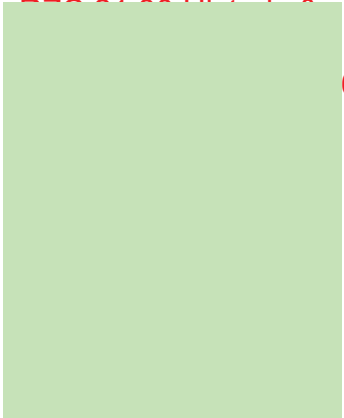
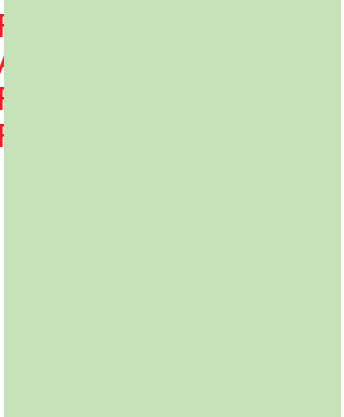
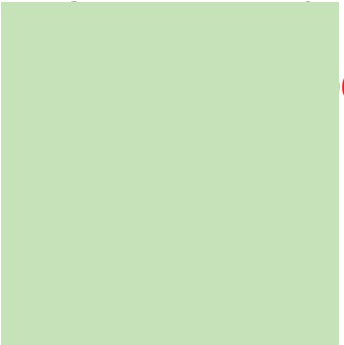
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>the project would have 134 residential units with an average 2 people per unit, approximately 268 people. Additional individuals will work in the commercial space; however, the use and number of employees is not yet determined.</p>	<p>RZC Article I. Zoning</p>
<p>j. Approximately how many people would the completed project displace?</p> <p>approximately 10 workers will be displaced</p>	<p>RZC Article I. Zoning</p>
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>new retail and residential area is provided. This will provide the opportunity for additional workers</p>	<p>RZC Article I. Zoning</p>
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>The proposed project will demonstrate compliance with the design district requirements.</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>Not applicable. no nearby agricultural and forest lands</p>	
<p>n. What percentage of the building will be used for:</p> <p>Warehousing <u>0</u></p> <p>Manufacturing <u>0</u></p> <p>Office <u>6 -8%</u></p> <p>Retail <u>0</u></p>	


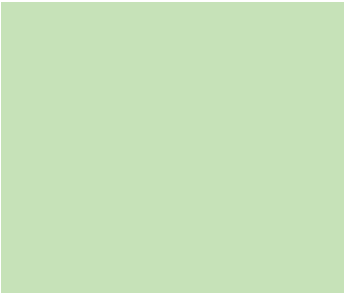


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<p>Service (specify) <u>0</u></p> <p>Other (specify) <u>0</u></p> <p>Residential <u>92%</u></p>	<p>F E A F</p>
<p>0. What is the proposed I.B.C. construction type?</p> <p>Mixed-use building Podium - IA Tower - VA</p>	<p>F E A F</p>
<p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?</p> <p>177,454SF</p>	
<p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)?</p> <p>None, property is designed based on current zoning setback and height limitations, and has maxed out building area based on the massing design.</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>134 middle income housing units with affordable housing per the project development agreement. Ten percent of units will be affordable per RZC 21.20.030.C.</p>	<p>F A</p>




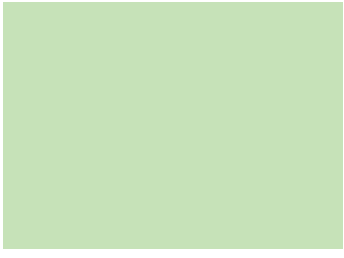
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>none, because the current onsite building has no units.</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>The project provides new housing</p>	 <p>20 Z</p> <p>R R A</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>Tallest height is approximately 70' The principal external building materials will be determined through design review board approval and building permit, but may include brick, wood, cementitious fiber cement board, aluminum siding or other materials allowed by building code.</p> <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>None</p> <p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>Removed trees will be replaced as required by the City of Redmond Zoning Code. The project will comply with the City of Redmond Design Standards and will be subject to Design Review Board approval.</p>	  <p>D Z O C I L D</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>The building will include site lighting typical of low-rise and mid-rise development in the City. Street and pedestrian lights will be installed along some public streets and pedestrian pathway. Vehicle headlights will be visible on roads and driveways. Light will be produced at night.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>No safety hazards or view interference is anticipated.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>No off-site sources of light or glare will affect the proposal.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>The project will comply with the City of Redmond Exterior Lighting Standards.</p>	   
<p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>Walking and bicycling opportunities are located along adjacent trails and roadway</p>	

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<p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p>the project will not displace any existing recreational uses</p> <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <p>Amenity rooms and fitness area are proposed along with common exterior open space and connections to the city pedestrian pathway</p>	 
<p>13. Historic and Cultural Preservation</p> <p>a. Are there any buildings structures or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, generally describe.</p> <p>not to our knowledge, building completed in 1993</p>	

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<p>b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.</p> <p>non are visible. cultural resources report has been provided</p>	 <p>6</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 resources report has been provided.</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>measures are propose in the cultural resources report to monitor excavation to a depth of 2 feet, and to provide an introductory instruction to the construction crew.</p>	 <p>6</p>

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<p>14. Transportation</p> <p>a. Identify public streets and highways serving the site, or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>The site is on the corner of NE 87th Street and 161ST AVE NE. Access to the site is proposed from NE 87th Street.</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>Bus stops and transit center within walking distance</p> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <p>The site currently has 44 stalls. All of them will be eliminated. The project is proposing to provide 161 stalls</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>The project will be required to provide half-street frontage improvements along both streets. NE 87th st includes one general purpose lane 16', 8' parking lane, 4' street trees, 8' sidewalks, and min 2' planting strip. 161st Ave NE includes a 12' general lane, 8' bike lane, 4' street trees, 8' sidewalk and 2' min planting strip.</p>	   

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<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>The project will not use or occur in the immediate vicinity of water, rail or air transportation</p>	<p>R7C 21 52</p> 
<p>f. How many weekday vehicular trips (one way) per day would be generated by the completed project? 391 If known, indicate when peak volumes would occur: 7:00 - 9:00 a.m. and 4:00 - 6:00 p.m. How many of these trips occur in the a.m. peak hours? 58 How many of these trips occur in the p.m. peak hours? 81 What percentage of the volume would be trucks (such as commercial and non-passenger vehicles)? +/-1% What data or transportation models were used to make these estimates?</p> <p>Per the ITE Trip Generation Manual 11th Edition, the completed project would generate approx 782 new vehicular trips/day, very few of which would be trucks. Peak traffic volumes would occur during the weekday AM peak hour (two-hour period between 7:00 a.m. and 9:00 a.m.) and PM peak hour (two-hour period between 4:00 p.m. and 6:00 p.m.)..</p>	<p>R7C 21 52</p> 
<p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.</p> <p>The project will not interfere with, affect or be affected by the movement of agricultural and forest products on adjacent roads or streets.</p>	
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>The project will be designed and constructed in accordance with the Redmond Municipal Code to reduce and control transportation impacts. The project will also pay the required Transportation Impact Fees</p>	

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<p>15. Public Services</p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe.</p> <p style="background-color: #ffffcc; padding: 5px;">Typical public services for the mixed-use development would be required.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p style="background-color: #ffffcc; padding: 5px;">The project will meet City of Redmond requirements for emergency access and building construction, and will pay all applicable impact and mitigation fees adopted by the City.</p> <p>16. Utilities</p> <p>a. Select utilities currently available at the site:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Refuse Service <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic System <input type="checkbox"/> Other 	<div style="background-color: #c8e6c9; height: 120px; width: 100%;"></div> <p style="color: red; font-weight: bold;">RZC 21 17 Adequate</p> <div style="background-color: #c8e6c9; height: 120px; width: 100%;"></div> <div style="background-color: #c8e6c9; height: 120px; width: 100%;"></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>Puget Sound Energy will provide electrical and natural gas service; Comcast and Frontier will provide telecommunication services; the City of Redmond will provide sanitary sewer, water, and storm drainage; and solid waste service will be provided by Waste Management.</p>	<p>R7C 21.17 Adequate</p>

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Applicant Signature: Kevin Sokoloski Digitally signed by Kevin Sokoloski
DN: C=US, E=ksokoloski@grouparch.com,
O=Grouparchitect, CN=Kevin Sokoloski
Date: 2022.08.05 16:14:18-07'00'

Name of Signee: Kevin Sokoloski

Position and Agency/Organization: Grouparchitect: Architect

Relationship of Signer to Project: owner rep

Date Submitted: 08/05/2022