

CITY OF REDMOND**ENVIRONMENTAL CHECKLIST****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:

Sarah Ryle

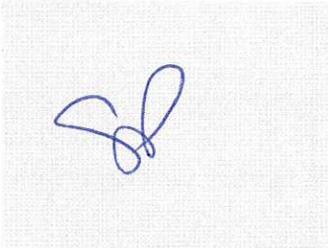
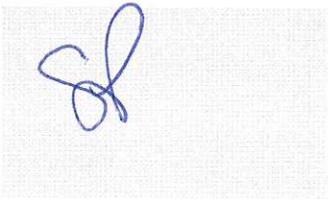
Date of Review:

1/14/17

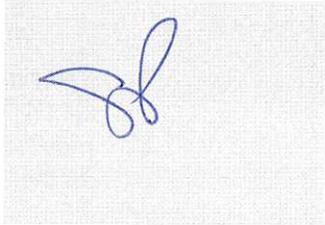
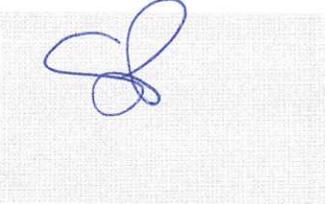
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>A. BACKGROUND</p> <p>1. Name of proposed project, if applicable: Hopelink Redmond Integrated Service Center</p> <p>2. Name of applicant: Hopelink</p> <p>3. Address and phone number of applicant and contact person: Meghan Altimore, 10675 Willows Road NE, Willows Creek Corporate Center, Suite 275, Redmond, WA 98052, 425.894.4765</p> <p>4. Date checklist prepared: November 29, 2016</p> <p>5. Agency requesting checklist: City of Redmond</p> <p>6. Give an accurate, brief description of the proposal's scope and nature:</p> <ul style="list-style-type: none"> i. Acreage of the site: <u>2.14</u> ii. Number of dwelling units/ buildings to be constructed: <u>0</u> iii. Square footage of dwelling units/ buildings being added: <u>0</u> iv. Square footage of pavement being added: <u>65,207</u> v. Use or principal activity: <u>Food Bank and Services</u> vi. Other information: <u>Administrative Office</u> <p>7. Proposed timing or schedule (including phasing, if applicable): Permitting & Design: February 2016 – May 2017 Construction: May 2017 – April 2018</p>	          

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 plans for future additions or expansions.</p>	
<p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal. Geotech Report, Critical Areas Report, Mitigation Report, Stormwater Report, Tree Health Assessment, Traffic Study, Basin Study, Mounding Analysis</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 type="checkbox"/> No If yes, explain. Redmond City Council approval of a lease for use of the property is required. Hopelink has received approval for the lease.</p>	<p>yes</p> 
<p>11. List any government approvals or permits that will be needed for your proposal, if known. Essential Public Facilities Permit, Site Entitlement Process Permit, Grading and Drainage Permit, Building Permit, Mechanical Permit, Electrical Permit, Plumbing Permit, Fire Sprinkler Permit</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. New construction of a 27,867 SF building on a 2.14 acre site. The new center will meet the needs of low-income individuals and families in Redmond. Services will include: grocery store-style Food Bank, Emergency Financial Assistance Heating/Energy, Case Management, GED classes, English for Work, Employment Services, Financial Coaching.</p>	

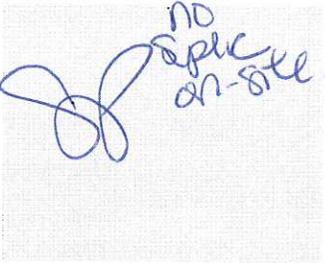
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur 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>The site address is 15511 NE 90th Street, Redmond, WA 98052. Quarter, SW, Section, 2, Township, 25, Range, 5. See T0.01 for Legal Description, C1.0 for Vicinity Map, A1.00 for the Site Plan and the Site Survey for the topographic map.</p>	
<p>B. ENVIRONMENTAL ELEMENTS</p> <p>1. Earth</p> <p>a. General description of the site</p> <p><input checked="" type="checkbox"/> Flat</p> <p><input type="checkbox"/> Rolling</p> <p><input type="checkbox"/> Hilly</p> <p><input type="checkbox"/> Steep slopes</p> <p><input type="checkbox"/> Mountainous</p> <p><input type="checkbox"/> Other</p> <p>b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.</p> <p>There aren't any steep slope ECA's on site, and the site slope is less than 2%. There is one berm in the shoreline buffer that is 38% for a length of approximately 6'.</p>	 

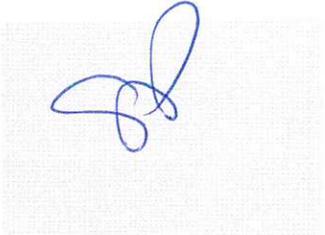
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.</p> <p>Silty loam and some fill.</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>There are not any surface indications or history of unstable soils.</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>Minor grading is required for the parking lot bio-retention areas and minor infill is required to raise the building above the flood plain elevation.</p>	
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>No, erosion cannot occur as a result of clearing, construction or use.</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>After project construction, the total impervious surface area will be 65,207SF, 70% of the total site area. The maximum allowable impervious surface is 80% of the total site area, per RMC.</p>	

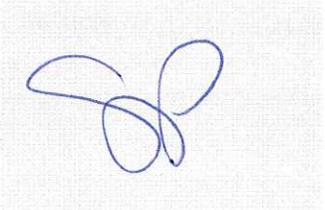
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>Best management practices per WSDOT and City of Redmond requirements will be used to monitor and control runoff and turbidity levels.</p>	
<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>No.</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>None.</p>	
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe.</p> <p>No, there are not any off-site sources of emissions or odor that will affect the proposal.</p>	
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>There are no emissions or impacts to air, and therefore, no proposed measures to reduce or control emissions or other impacts to air.</p>	

To Be Completed By Applicant	Evaluation for Agency Use Only
<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 checked="" type="checkbox"/> Yes <input 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>A portion of the site is within the Sammamish River shoreline buffer. The Sammamish River drains into Lake Washington.</p> <p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc.</p> <p>Building and existing site parking will be demolished. New parking area and critical areas mitigation will be implemented. See A1.0 Site Plan, C3.0 Grading Plan and M1.00 Mitigation Plan, Mitigation Report and Critical Areas Report.</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>No surface water or wetland dredging will occur.</p> <p>4. Will the proposal require surface water withdrawals or diversions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the proposal require permanent dewatering or temporary dewatering? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, give general description, purpose, and approximate quantities if known.</p> <p>No, it will not required surface water withdrawals or diversions.</p>	   

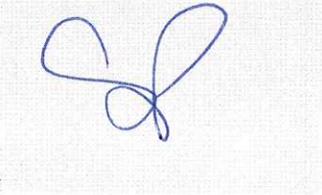
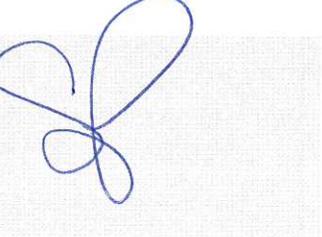
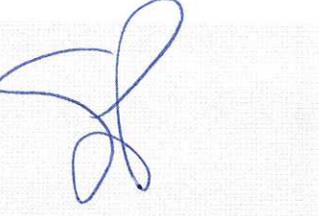
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>5. Does the proposal lie within a 100-year floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, note location on the site plan.</p> <p>Yes the proposal lies within a 100-year floodplain, see A1.00 Site Plan and C4.0 Utility and Drainage Plan and M1.00, M1.01 & M1.02 Mitigation Plan.</p>	
<p>6. Does the proposal involve any discharge of waste materials to surface waters? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe the type of waste and anticipated volume of discharge.</p> <p>The site storm drains discharge to the Sammamish River, see C4.0 Utility and Drainage Plan. The release rates for the proposed developed site are 0.489, 0.724, and 0.947 cfs for the 2, 10, and 50 year return periods, respectively.</p>	
<p>7. Is your property located within the Bear/Evans Creek Watershed (see attached map)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, answer questions 8 & 9. If no, go to the next section.</p>	
<p>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <p>To maximize infiltration of runoff, all impervious surface stormwater runoff, including the rooftop and surface parking, will be collected in the on-site bio-retention areas where it will be treated and discharged to the Sammamish River. See C4.0 Utility and Drainage Plan.</p>	
<p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts.</p> <p>No.</p>	

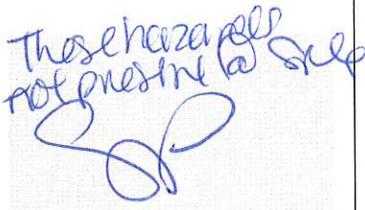
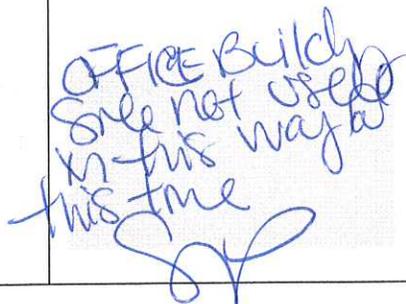
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Ground</p> <p>1. Will groundwater be withdrawn from a well for drinking water or other purpose? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>No, groundwater will not be withdrawn from a well for drinking water or other purposes.</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>None.</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 impervious surface stormwater runoff, including the rooftop and surface parking, will be collected in the on-site bio-retention areas where it will be treated and discharged to the Sammamish River. See C4.0 Utility and Drainage Plan.</p>	

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>No. The on-site Building Trash Enclosure contains individual trash, recycle and compost bins, and it has a concrete floor drain connected to a sanitary sewer line managed by the City. All building sanitary waste is conveyed through sanitary sewer lines managed by the City.</p> <p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>No, the proposal does not alter or affect drainage patterns in the vicinity of the site.</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p> <p>Surface water runoff will be drained to and collected in the bio-retention planters indicated on C4.0 Utility and Drainage Plan. The runoff water will be treated prior to discharge.</p>	  
<p>4. Plants</p> <p>a. Select types of vegetation found on the site:</p> <p>Deciduous Tree: Alder <input checked="" type="checkbox"/> Maple <input checked="" type="checkbox"/> Aspen <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/></p> <p>Evergreen Tree: Cedar <input checked="" type="checkbox"/> Fir <input checked="" type="checkbox"/> Pine <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input checked="" type="checkbox"/> Grass</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or Grain</p> <p><input type="checkbox"/> Orchards, Vineyards, or Other Permanent Crops</p> <p>Wet soil plants: Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/></p> <p>Skunk Cabbage <input type="checkbox"/> Other <input type="checkbox"/></p> <p>Water plants: Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/></p> <p>Other <input type="checkbox"/></p>	

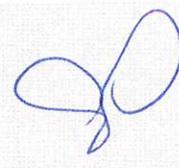
To Be Completed By Applicant	Evaluation for Agency Use Only																				
<p>Other types of vegetation (please list)</p> <p>Osoberry, swordfern, snowberry, tall Oregon grape, sweetgale, and lady fern.</p>																					
<p>b. What kind and amount of vegetation will be removed or altered?</p> <p>(1) 14" Douglas Fir / Pseudotsuga menziesii, (2) 10" Douglas Fir / Pseudotsuga menziesii, (5) Non-significant deciduous trees on site and in the shoreline buffer, and 4,353 S.Q. of adaptive and native plants in parking lot landscape islands will be removed or altered.</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"> <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>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>29</td> <td>3</td> <td>26</td> <td>89.6%</td> </tr> <tr> <td>Percentage (%)</td> <td>100%</td> <td>10.3%</td> <td>89.6%</td> <td></td> </tr> </tbody> </table>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	0	0	0	0	Significant (6" – 30" dbh*)	29	3	26	89.6%	Percentage (%)	100%	10.3%	89.6%		
Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)																	
Landmark (>30" dbh*)	0	0	0	0																	
Significant (6" – 30" dbh*)	29	3	26	89.6%																	
Percentage (%)	100%	10.3%	89.6%																		
<p><i>Note: Since a SEPA Determination is issued early on in the project's review process; the information above is a preliminary estimate only and could change during the development review process.</i></p> <p>* DBH – Diameter at breast height</p>																					
<p>d. List threatened or endangered species known to be on or near the site.</p> <p>None.</p>																					

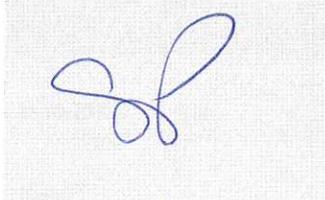
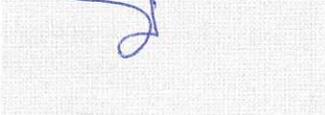
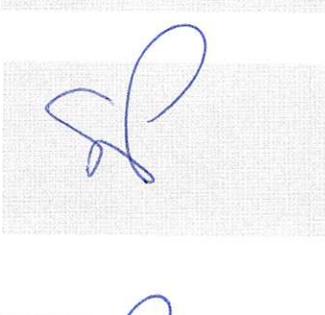
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>100% of proposed plants are Pacific Northwest native or adaptive.</p>	
<p>f. List all noxious weeds and invasive species known to be on or near the site.</p> <p>Blackberry and Bindweed.</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 type="checkbox"/></p> <p>Mammals: Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input checked="" type="checkbox"/></p> <p>Fish: Bass <input checked="" type="checkbox"/> Salmon <input checked="" type="checkbox"/> Trout <input checked="" 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>Puget Sound Chinook Salmon and Puget Sound Steelhead are threatened species in the Sammamish River documented within the vicinity of the property.</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>The site is not part of a migration route.</p>	

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>The building in the stream buffer will be removed and the impervious surface reduced. The site runoff will be treated in bioretention areas. Planting native species and increasing the width of the stream buffer by 20 feet, will restore 3,570 SF of the site in the Fish and Wildlife Conservation Area.</p> <p>e. List any invasive animal species known to be on or near the site.</p> <p>None.</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> <ul style="list-style-type: none"> •Natural gas is proposed for heating •Electric is proposed for lighting •Photovoltaic is proposed to offset electric energy consumption <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>No, the project would not affect the potential use of solar energy by adjacent properties because it is only two stories and located to the north of the only adjacent property along a site property line.</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>LEED Silver Certification is anticipated and specific measures will include: Increased insulation values in wall and roof, Efficient mechanical systems, Efficient windows, Water conserving fixtures, LED light fixtures.</p>	  

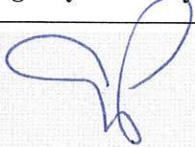
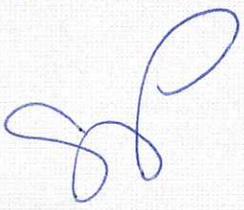
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>7. Environmental Health</p> <p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk or fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p>No, there are not any environmental health hazards that could occur as a result of this proposal.</p> <p>1. Describe any known or possible contamination at the site from present or past practices.</p> <p>None.</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.</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>None.</p>	   

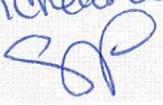
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>4. Describe special emergency services that might be required.</p> <p>None.</p>	<p>No special services needed SP</p>
<p>5. Proposed measures to reduce or control environmental health hazards, if any.</p> <p>None.</p>	<p>No environmental health hazards anticipated SP</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>None.</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>Short-term construction noise will occur during normal business hours for the duration of the construction schedule.</p>	<p>No additional noise beyond urban expected SP.</p> <p>SP</p>

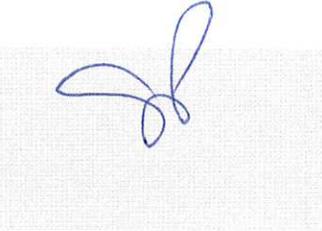
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>3. Proposed measures to reduce or control noise impacts, if any.</p> <p>None.</p>	<p>Noise will not be permitted to exceed LMC standards</p> 
<p>8. Land and Shoreline Use</p> <p>a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.</p> <p>The current use of the site and the adjacent property to the south are warehouse storage. Across NE 90th St to the north is a Public Storage facility and a Seafood wholesaler. Across 154th Ave NE to the west is an office building.</p> <p>b. Has the site been used as working farmlands or working forest lands? Is so, describe. How much agricultural or forest land of long term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?</p> <p>No, the site has not been used as working farmlands or working forest lands.</p> <p>1). Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?</p> <p>No, the proposal will not affect or be affected by surrounding working farm or forest land normal business operations.</p>	  

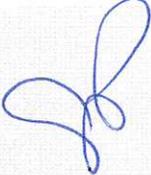
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>c. Describe any structures on site.</p> <p>Currently on the site are two existing 17,000 SF single-story office buildings.</p>	
<p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, what?</p>	
<p>Both single-story office buildings will be completely demolished.</p>	
<p>e. What is the current zoning classification of the site? (MP) Manufacturing Park.</p>	
<p>f. What is the current comprehensive plan designation of the site? (MP) Manufacturing Park.</p>	
<p>g. If applicable, what is the current shoreline master program designation of the site? The shoreline designation for the site is High-intensity/Multi Use.</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>The identified critical areas on site include Fish & Wildlife Habitat Conservation Area Buffers (Sammamish River), Frequently Flooded Areas (Sammamish Floodplain), and Critical Aquifer Recharge or Wellhead Protection Areas.</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>Approximately 50 people will work in the completed building.</p>	
<p>j. Approximately how many people would the completed project displace?</p> <p>None.</p>	<p>Non-Residential</p> 
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>The project does not have displacement impacts, so therefore, there are no proposed measures to avoid or reduce displacement impacts.</p>	
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>The proposal has been reviewed for its compatibility with the City Comprehensive Plan and meets a significant need for Emergency Services in the City of Redmond.</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>The project does not have nearby agricultural and forest lands of long-term commercial significance, so therefore, there are no proposed measures to ensure the proposal is compatible with this.</p>	
<p>n. What percentage of the building will be used for:</p> <p>Warehousing _____</p> <p>Manufacturing _____</p> <p>Office _____</p> <p>Retail _____</p>	

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>Service (specify) <u>Support Services: 80%</u></p> <p>Other (specify) <u>Food Bank: 20%</u></p> <p>Residential _____</p>	
<p>0. What is the proposed I.B.C. construction type?</p>	
<p>VB</p>	
<p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?</p>	
<p>27,867 SF</p>	
<p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)?</p>	
<p>0</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>None.</p>	<p>non-residential</p> 

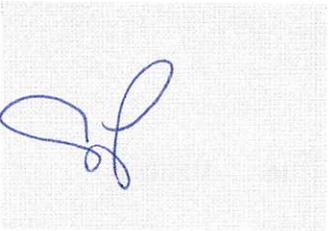
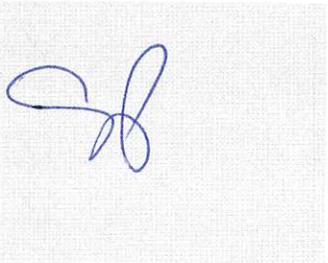
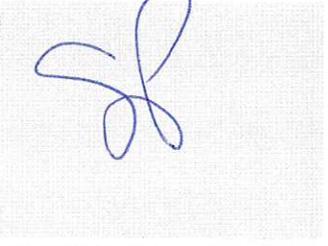
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>There is no housing provided.</p>	
<p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>There is no housing provided.</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>The tallest height of the proposed structure is 33 feet.</p>	
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>None.</p>	<p>Demo of new structures on-site. Views increased & better</p> 
<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>The project is adhering to the design guidelines for the City of Redmond.</p>	

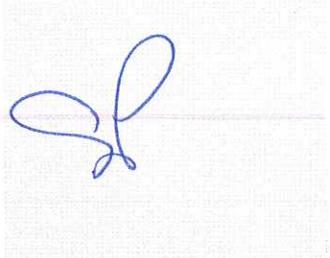
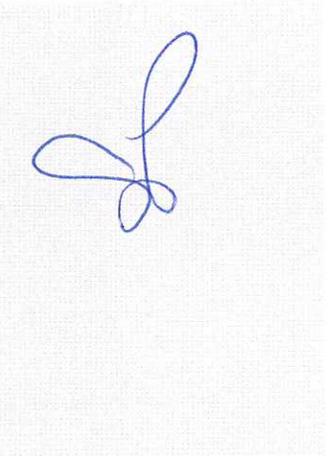
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>11. Light and Glare</p> <p>a. What type of light or glare will the proposal produce? What time of day or night would it mainly occur?</p> <p>Proposed site lighting will add to the existing light levels at night. Full cut off site pole fixtures will be used to control glare and light pollution.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>No light or glare cannot be a safety hazard or interfere with views.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>None.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>Full cut off fixtures for all proposed site pole lighting.</p>	  <p data-bbox="1149 947 1490 1199">Street lighting only, will not affect SO</p> 
<p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>The West Sammamish River Trail is located to the east of the site and runs along the west bank of the river. Along the north boundary of the site is a public pedestrian pathway that connects the intersection of NE 90th St and 154th Ave NE to the West Sammamish River Trail. The East Sammamish River Trail, is a path along the east river bank.</p>	

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p>No, 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>An additional trail is proposed along the east property line to connect into the existing trail system. The existing King County trail access will be maintained.</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>No, there are not any buildings or strictures located on or near the site that are over 45 years old or eligible for listing in national, state or local preservation registers.</p>	

To Be Completed By Applicant	Evaluation for Agency Use Only
<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>No, there are not any landmarks, features, or other evidence of Indian or historic use or occupation.</p>	<p>Site is empty currently 100% paved. Condition for monitoring during soil disturbance will be placed on approvals of project.</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>None.</p>	<p>monitoring condition to be placed on all project approvals for demo and soil disturbance as site is currently 100% paved</p> 
<p>d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.</p> <p>None.</p>	<p>Proposal increase feet front area not covered by AS phat</p> 

To Be Completed By Applicant	Evaluation for Agency Use Only
<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>Along the north property line is NE 90th Street, and along the west property line is 154th Ave. NE. The only vehicular access to the site is off of 154th Ave NE and is located at the southwest corner of the site. See, A1.00 Site Plan.</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>Yes, there is a Rapid Ride B Line bus stop located adjacent to the site at the corner of NE 90th Street and 154th Ave. NE. Stops are located on both the north and south sides of NE 90th St. See A1.00 Site Plan.</p> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <p>There are 40 existing parking spaces on site. The proposed site has 74 parking spaces for a net increase of 34 parking spaces.</p> <p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or transportation facilities not including driveways? If so, generally describe (indicate whether public or private).</p> <p>Yes, a new sidewalk on 154th along the site boundary, new accessible curb cuts at the intersection of 154th and 90th, and (3) new streetlights are required by the City of Redmond.</p>	   

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>No, the project will not occur in the immediate vicinity of water, rail or air transportation.</p>	
<p>f. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>52</u> If known, indicate when peak volumes would occur: _____ - _____ a.m. and _____ - _____ p.m. How many of these trips occur in the a.m. peak hours? _____ How many of these trips occur in the p.m. peak hours? _____ What percentage of the volume would be trucks (such as commercial and non-passenger vehicles)? _____ What data or transportation models were used to make these estimates?</p> <p>The number of vehicular trips per day during regular hours is 52. The number of vehicular trips per day during peak hours is 73. The peak hours scenario is 2 to 2.5 hours twice a month during the food bank operation. A third-party consultant conducted a Phase I and Phase II Traffic Study. This was based on site specific data and ITE Trip Generation Manual.</p>	
<p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.</p> <p>No, the proposal will not interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area.</p>	
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>The Transportation Management Plan outlines measures to reduce impacts. A Transportation Coordinator will conduct annual measurements to ensure program goals are met, and by providing a Transportation Information Center, ridematching services for employees, bicycle facilities, preferential parking for HOVs public transportation information.</p>	

To Be Completed By Applicant	Evaluation for Agency Use Only
<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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe.</p> <p style="padding-left: 40px;">The project does not result in an increased need for public services.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p style="padding-left: 40px;">The project does not result in an increased need for public services, and therefore does not propose measures to reduce or control direct impacts on public services.</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 type="checkbox"/> Refuse Service <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic System <input type="checkbox"/> Other 	

To Be Completed By Applicant	Evaluation for Agency Use Only
<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>Natural gas: Puget Sound Energy, Electricity: Puget Sound Energy, Water: City of Redmond, Sanitary Sewer: City of Redmond, Refuse Service: Waste Management Northwest.</p>	

C. SIGNATURE

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

Signature: Suzanne Davis Digitally signed by Suzanne Davis
Date: 2017.01.13 12:32:55 -08'00'

Name of Signee: Suzanne Davis

Position and Agency/Organization: Third Place Design Co-operative
Project Manager

Relationship of Signer to Project: _____

Date Submitted: 1/13/17

