

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

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

PROJECT INFORMATION

PROJECT NAME: Redwest South Temporary Ballfields

SEPA FILE NUMBER: SEPA-2019-00641

PROJECT DESCRIPTION:

SEPA for the RedWest Temporary Ballfields
LAND-2018-00994

PROJECT LOCATION:

SITE ADDRESS: 0 No Address
REDMOND, WA 98052

APPLICANT: Mark Brumbaugh

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: Benjamin Sticka

PHONE NUMBER: 425-556-2470

EMAIL: bsticka@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 08/02/2019.**

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 08/16/2019**, 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.

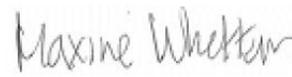
DATE OF DNS ISSUANCE: July 19, 2019

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

RESPONSIBLE OFFICIAL: Erika Vandenbrande
Planning Director

SIGNATURE: 

RESPONSIBLE OFFICIAL: Maxine Whattman
Interim Public Works Director

SIGNATURE: 

Address: 15670 NE 85th Street Redmond, WA 98052

CITY OF REDMOND

ENVIRONMENTAL CHECKLIST

PROJECT ACTION

(Revised March 2018)

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Redmond identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply" and indicate the reason why the question "does not apply". It is not adequate to submit responses such as "N/A" or "does not apply"; without providing a reason why the specific section does not relate or cause an impact. Complete answers to the questions now may avoid unnecessary delays later. If you need more space to write answers attach them and reference the question number.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City can assist you.

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

Review Planner: Ben Sticka

Date of Review: July 12, 2019

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 current plans for future additions, expansion of future activity related to this proposal.</p>	BTS
<p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal. Arborist Report, Critical Areas Report, Stormwater Report, Environmental Checklist Project Action Form</p>	BTS
<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. We do not know of any other proposals directly affecting the property covered in this proposal.</p>	BTS - No other proposals.
<p>11. List any government approvals or permits that will be needed for your proposal, if known. Coordinate CCRP permit, Commercial new, Electrical, Plumbing, Mechanical, Fire Alarm, Tree Removal, Water Meter</p>	BTS
<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. The site is 26.5 acres. The proposal includes site work and construction for two soccer fields, a baseball field, volleyball court, basketball court.</p>	BTS

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<p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.</p> <p>NAME: VACANT-MICROSOFT PARCEL #: 21850-0120 ADDRESS: 14848 NE 51ST STREET, REDMOND, WA 98052 SECTION/TOWNSHIP/RANGE: NW-14-25-5</p>	<p>BTS</p>
<p>B. ENVIRONMENTAL ELEMENTS</p> <p>1. Earth</p> <p>a. General description of the site</p> <p><input checked="" type="checkbox"/> Flat <input checked="" type="checkbox"/> Rolling <input type="checkbox"/> Hilly <input type="checkbox"/> Steep slopes <input type="checkbox"/> Mountainous <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>Highest point of elevation is NW corner at 345' and the site generally slopes down to the NE corner at 295'.</p>	<p>BTS</p> <p>BTS</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>Site soils are glacial till consisting of non-sorted mix of clay, silt, sand, gravel and cobbles.</p>	BTS
<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>None</p>	BTS
<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>The area that will be graded as part of the overall site development and construction of the 2 new athletic fields is approximately 6.5 acres in size. General earthwork quantities are as follows: 18,000 cy of cut and 5,500 cy of fill.</p>	BTS
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Erosion should not be a concern due to clearing, construction or use. The majority of the developed site will be terraced into two flat pads, one for each of the two proposed fields.</p>	BTS - Project to adhere to Stormwater Technical Notebook and RMC 13.06 Stormwater Management Code
<p>g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>2.15% of the site will be covered with impervious surface from basketball court, building, sidewalks and paved maintenance access roads.</p>	BTS

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<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>Silt fence, temporary sediment traps, stabilization of temporary stockpiles, and a stabilized construction entrance will be utilized to prevent the tracking and discharge of sediment from the job site.</p> <p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>Yes, general earthwork quantities are as follows: 18,000 cy of cut and 5,500 cy of fill.</p>	<p>BTS - Project must meet City Clearing and Grading regulations and stormwater mangement Code (RMC 13.06)</p> <p>BTS</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>During construction there will be dust, automobile and equipment emissions. Once the project is complete there won't be an air quality issues to note.</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>None</p> <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>None</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS - BMP's per Stormwater Technical Notebook shall be followed</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 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>There are multiple existing wetlands that occupy the project site. Wetland B occupies western boundary of the site and Wetland D is located in the southeast corner. The areas tributary to these two wetlands will remain unaltered during and after construction. Wetland F along the eastern boundary will be the point of discharge for the newly constructed detention system as the areas being developed are tributary to the wetland.</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>No work will occur within the existing wetlands and wetland buffers.</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.</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 checked="" type="checkbox"/> No If yes, give general description, purpose, and approximate quantities if known.</p> <p>There may be winter earthwork to complete this project on schedule which may require stormwater pumping and diversions as necessary. Quantities will vary.</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</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. None</p>	BTS
<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. None</p>	BTS
<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. None</p>	BTS
<p>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months. None</p>	BTS
<p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts. No.</p>	BTS

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<p>b. Ground</p> <p>1. Will groundwater be withdrawn from a well for drinking water or other purpose? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>No</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>BTS</p> <p>BTS</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>Stormwater runoff from the developed site will be generate by the two new athletic fields, a volleyball court, and landscaped pathway. These areas will be collected by a newly constructed conveyance system and routed to a detention facility for flow control and water quality treatment, prior to discharging to Wetland F along the souther boundary for the site. Wetland F is the natural existing downstream drainage channel for the site.</p>	<p>BTS</p>

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<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>The project will also use the existing discharge point from the developed site to Wetland F along the souther boundary of the site. This is the original downstream drainage channel pre development.</p> <p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>The project will discharge stormwater from the developed site to Wetland F along the souther boundary of the site. This is the original downstream drainage channel predevelopment.</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p> <p>Flow control for developed stormwater runoff will be provided by a series of detention tanks. Water quality treatment will take place immediately downstream, before ultimately discharging to Wetland F.</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 type="checkbox"/> Other <input checked="" type="checkbox"/></p> <p>Evergreen Tree: Cedar <input checked="" type="checkbox"/> Fir <input checked="" type="checkbox"/> Pine <input type="checkbox"/> Other <input type="checkbox"/></p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input checked="" type="checkbox"/> Grass</p> <p><input checked="" 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>	<p>BTS</p> <p>BTS - Project subject to RMC 13.06 and Stormwater Mangement Code</p> <p>BTS - Project subject to RMC 13.06 and Stormwater Mangement Code</p>

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<p>Other types of vegetation (please list)</p> <p>Cottonwood and Poplar</p> <p>b. What kind and amount of vegetation will be removed or altered? 54 significant and landmark trees will be removed consisting of Fir, Cedar, Poplar and Cottonwood species. Pasture grass will also be removed for the extent of the field grading.</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="253 940 1021 1381"> <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>50+</td> <td>5</td> <td>45+</td> <td>approx 90</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>1000+</td> <td>49</td> <td>951+</td> <td>approx 95</td> </tr> <tr> <td>Percentage (%)</td> <td></td> <td>5</td> <td>95</td> <td>approx 95</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> <p>d. List threatened or endangered species known to be on or near the site. None known.</p>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	50+	5	45+	approx 90	Significant (6" – 30" dbh*)	1000+	49	951+	approx 95	Percentage (%)		5	95	approx 95	<p>BTS</p> <p>BTS</p> <p>BTS - Project subject to RZC 21.72 - Tree Preservation Regulations</p> <p>BTS</p>
Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)																	
Landmark (>30" dbh*)	50+	5	45+	approx 90																	
Significant (6" – 30" dbh*)	1000+	49	951+	approx 95																	
Percentage (%)		5	95	approx 95																	

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<p>e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p style="padding-left: 40px;">Large areas of existing wetlands and associated buffers will be maintained on the Site.</p>	<p>BTS</p>
<p>f. List all noxious weeds and invasive species known to be on or near the site.</p> <p style="padding-left: 40px;">There is approximately 500 square feet of Knotwood being managed that will not be impacted by this work.</p>	<p>BTS</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 checked="" type="checkbox"/> Heron <input type="checkbox"/> Eagle <input type="checkbox"/> Songbirds <input checked="" type="checkbox"/> Other <input 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>BTS</p>
<p>b. List any threatened or endangered species known to be on or near the site.</p> <p style="padding-left: 40px;">None known</p>	<p>BTS</p>
<p>c. Is the site part of a migration route? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain.</p> <p style="padding-left: 40px;">Pacific Flyway, as is most of this region.</p>	<p>BTS</p>

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<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p style="padding-left: 40px;">Fields are being located in previously developed areas to preserve the existing forest providing habitat.</p> <p>e. List any invasive animal species known to be on or near the site.</p> <p style="padding-left: 40px;">None Known</p>	<p>BTS - Project subject to RZC 21.64, Critical Area regulations</p> <p>BTS</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 style="padding-left: 40px;">Electricity will be needed for field lights and pathway lighting as well as general maintenance purposes.</p>	<p>BTS</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 style="padding-left: 40px;">No</p>	<p>BTS</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 style="padding-left: 40px;">None</p>	<p>BTS</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 style="padding-left: 40px;">No</p> <p>1. Describe any known or possible contamination at the site from present or past practices.</p> <p style="padding-left: 40px;">None known.</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 style="padding-left: 40px;">None Known.</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 style="padding-left: 40px;">No storage of toxic or hazardous materials is anticipated.</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p>

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<p>4. Describe special emergency services that might be required.</p> <p>Services could be required for sports related injuries occurring on the fields.</p>	<p>BTS</p>
<p>5. Proposed measures to reduce or control environmental health hazards, if any.</p> <p>None</p>	<p>BTS</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>During construction vehicular and equipment noises are to be expected during allowed hours.</p> <p>During operation there will be regular maintenance of landscaping and fields which may create vehicle and equipment noise.</p>	<p>BTS</p> <p>BTS - Project subject to RMC 6.36, Noise Standards</p>

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<p>3. Proposed measures to reduce or control noise impacts, if any.</p> <p>Regulate construction to occur during hours allowed by the city of Redmond.</p>	<p>BTS - Project subject to RMC 6.36 Noise 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>Existing surface parking lot is to remain. Existing wetlands to remain. Open field to become play fields and courts.</p>	<p>BTS</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</p>	<p>BTS</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</p>	<p>BTS</p>

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<p>c. Describe any structures on site.</p> <p>No Structures</p>	<p>BTS</p>
<p>d. Will any structures be demolished? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, what?</p> <p>No</p>	<p>BTS</p>
<p>e. What is the current zoning classification of the site?</p> <p>OBAT</p>	<p>BTS</p>
<p>f. What is the current comprehensive plan designation of the site?</p> <p>OVERLAKE MIXED USE</p>	<p>BTS</p>
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>does not apply</p>	<p>BTS</p>
<p>h. Has any part of the site been classified as a critical area by the city or county? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, specify. (If unsure, check with City)</p> <p>Delineated wetlands are on the parcel.</p>	<p>BTS - Classified per RZC 21.64, Critical Areas</p>

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i. Approximately how many people would reside or work in the completed project? 0	BTS
j. Approximately how many people would the completed project displace? 0	BTS
k. Proposed measures to avoid or reduce displacement impacts, if any: Does not apply	BTS
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Does not apply	BTS
m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: Does not apply	BTS
n. What percentage of the building will be used for: Warehousing _____ 0 Manufacturing _____ 0 Office _____ 0 Retail _____ 0	BTS

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<p>Service (specify) _____ 0</p> <p>Other (specify) _____ 0</p> <p>Residential _____ 0</p>	<p>BTS</p>
<p>0. What is the proposed I.B.C. construction type?</p> <p>No Building</p>	<p>BTS</p>
<p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?</p> <p>No Building</p>	<p>BTS</p>
<p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)?</p> <p>0 SF</p>	<p>BTS</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>BTS</p>

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<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p style="padding-left: 40px;">None</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p style="padding-left: 40px;">does not apply</p>	<p>BTS</p> <p>BTS</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 style="padding-left: 40px;">No Buildings</p> <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p style="padding-left: 40px;">None</p> <p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p style="padding-left: 40px;">City of Redmond Design Standards and Review Process.</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p>

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<p>11. Light and Glare</p> <p>a. What type of light or glare will the proposal produce? What time of day or night would it mainly occur?</p> <p style="padding-left: 40px;">Athletic fields will have cut off lights for day and evening use. Landscape path lighting and building entry will be for low light and evening conditions.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p style="padding-left: 40px;">No</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p style="padding-left: 40px;">None</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p style="padding-left: 40px;">Use cut off lighting for the fields to minimize glare and light pollution.</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p>
<p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p style="padding-left: 40px;">Bellevue Golf Course is to the west of the project site. Soccer/tennis/volleyball/baseball fields are south of the project at Nintendo's campus. Westside Park is northeast of the project across highway 520.</p>	<p>BTS</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>No</p>	<p>BTS</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>The project will include two soccer fields, one softball field, one basketball court and one volleyball court. The fields are intended to accommodate Microsoft's intramural leagues to reduce scheduling pressure on nearby public fields.</p>	<p>BTS</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>Does not apply</p>	<p>BTS</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>None known</p>	<p>BTS</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 known</p>	<p>BTS</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>Inadvertent discover plan as required by City of Redmond to be in place. Signage will be posted at the site and work to be stopped if cultural resource uncovered.</p>	<p>BTS - Proposal subject to RZC 21.30, Historical and Archaeological Resources</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 primary street providing access to the site are 148th Ave NE and NE 51st St. Access to the site will be provided via the existing signalized intersection of 148th Ave NE/5600 Block.</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>Transit service to and from the project vicinity is provided by King County Metro Transit. There are (3) existing bus stops along the project's edges: (2) along 148th Ave NE, at northwest (lines 221, 244, 245) and southwest corners (lines 221, 244, 245, B) (1) along NE 51st St, at southeast corner (lines 245, 269)</p> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <p>No additional parking will be added and no existing parking will be displaced.</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>No improvements are planned to existing transportation infrastructure with this application.</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</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 completed project will not use water, rail or air transportation.</p>	BTS
<p>f. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>72</u> If known, indicate when peak volumes would occur: <u>7:00</u> - <u>9:00</u> a.m. and <u>4:00</u> - <u>6:00</u> p.m. How many of these trips occur in the a.m. peak hours? <u>2</u> How many of these trips occur in the p.m. peak hours? <u>33</u> What percentage of the volume would be trucks (such as commercial and non-passenger vehicles)? <u>0%</u> What data or transportation models were used to make these estimates?</p> <p>Based on the methodologies outlined in the ITE Trip Generation (10th Ed), the project is estimated to generate up to 143 weekday daily trips (71 entering and 72 exiting), with 2 trips occurring in the weekday AM peak hour and 33 trips occurring in the the weekday PM peak hour.</p>	BTS
<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 proposal is not expected to interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.</p>	BTS
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>Shuttle use between buildings on Microsoft campus and athletic fields.</p>	BTS

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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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe.</p> <p style="padding-left: 40px;">No</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p style="padding-left: 40px;">does not apply</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 	<p>BTS</p> <p>BTS</p> <p>BTS</p>

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<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</p> <p>Electric - Puget Sound Energy Water - City of Redmond Water Systems OPERATIONS Operation Refuse Service - Waster Management Northwest Sanitary Sewer - City of Redmond Wastewater Maintenance Division</p>	<p>BTS</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: JULIA REEVE Date: 2018.09.10
10:33:36-07'00'

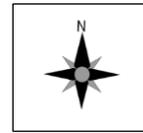
Name of Signee: Julia Reeve

Position and Agency/Organization: Architect
LMN Architects
Architect

Relationship of Signer to Project: _____

Date Submitted: September 10, 2018

Vicinity Map



LAND-2018-00994, Redwest South Temporary Ballfields

Parcel Number: 2182500120

