

**The below table summarizes and provides responses to public comments made during the comment period for the State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS). The DNS was issued on December 1, 2025, and the appeal period expired on December 30, 2025. No timely and complete appeal application was submitted per the City's appeal procedures, so the DNS is considered final.**

Item	Discussion Notes
1. Overburdening of Existing Infrastructure and Utilities	<p><b><u>Comment Summary</u></b></p> <p>Commenter expressed concerns that development would place strains on sewage, water, stormwater, and other utility systems in excess of capacity.</p> <p><b><u>Staff Comments</u></b></p> <p>Review of utility capacity is an integral component of the Site Plan Entitlement process and was reviewed by City of Redmond subject matter experts as part of this application. Based on review of engineering plans, Development Engineering staff made the determination that the proposal would meet the City's requirements for utility capacity for those utilities under the City's purview (sewer, water, and stormwater), as detailed in Section VI of the Technical Committee Report.</p> <p>Stormwater from the site will be captured on-site and conveyed to the Overlake Village Regional Stormwater Facility. The project will include the installation of approximately 1,114 feet of new 12-inch water mains along future driveways, two 4-inch water residential meters, two irrigation meters, five new fire hydrants, and other fire appurtenances. All water services will be connected to the water mains along future driveways. The project will also include installation of approximately 641 feet of new sewer mains along the future proposed driveway, eleven new manholes and two 8-inch side sewers to be connected to two of the new manholes on the sewer main along future proposed driveway.</p>
2. Increase in Traffic Congestion and Safety Risks	<p><b><u>Comment Summary</u></b></p> <p>Commenter expressed concerns that dense urban development would create vehicular traffic impacts that would negatively impact pedestrian safety, emergency access, and daily commutes for local workers and residents.</p> <p><b><u>Staff Comments</u></b></p> <p>The applicant provided a Traffic Impact Analysis, which was included as Technical Committee Report Attachment 12. City Development Engineering staff reviewed transportation impacts with this</p>

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	application and concluded that the proposed development as conditioned complies with transportation regulations related to maintaining an adequate level of service on the City's roadway network. The project proposes improvements to the bicycle and pedestrian infrastructure adjacent to the project site, which will enhance pedestrian and cyclist safety.
3. Environmental and Quality of Life Impacts	<p><b>Comment Summary</b></p> <p>Commenter expressed concerns that the proposed development density would risk worsening urban heat islands, increase stormwater runoff, reduce permeable surfaces, and diminish overall livability. Comments also noted that a lack of adequate open space or green areas would further degrade the neighborhood's environment and quality of life.</p> <p><b>Staff Comments</b></p> <p>The areas adjacent to high-capacity transit, such as the project site, are those areas where Redmond's Comprehensive Plan envisions the highest concentration of housing, and high-density urban residential uses in this area were analyzed as part of the Redmond 2050 Environmental Impact Statement. The development proposal was reviewed with respect to stormwater runoff and permeable surfaces. The proposal will capture on-site stormwater and convey it off-site to a regional stormwater facility. The application proposes to plant approximately 30% of the site with landscaping and plant 213 new trees, which will mitigate the urban heat island effect of the development throughout the life of the project.</p>