



REPORT

Phase I Environmental Site Assessment

Lot 17 - Parcel 720241-0260

*Southwest Intersection of Bear Creek Parkway and Leary Way, Redmond,
Washington*

Submitted to:

City of Redmond

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Distribution List

City of Redmond

WSP USA Inc.

Executive Summary

City of Redmond (City, the User) retained WSP USA Inc. (WSP) to perform a Phase I Environmental Site Assessment (ESA) of the property located to the southwest of the intersection of Bear Creek Parkway and Leary Way, Redmond, Washington, 98052 (the Subject Property). The purpose of the Phase I ESA is to identify recognized environmental conditions (RECs) in connection with the Subject Property, to the extent feasible, pursuant to the processes prescribed in the ASTM Practice E 1527-21 entitled “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process” (ASTM Standard); EPA Rule entitled “Standards and Practices for All Appropriate Inquiries, Final Rule” (AAI Rule), 40 CFR Part 312; the Task Order No. 14 dated December 4, 2023 (the Proposal); and WSP’s professional judgment. WSP representatives performed the Phase I ESA in conformance with these criteria.

This summary is to be used only in conjunction with the attached Phase I Environmental Site Assessment (the Report), dated February 27, 2024. All definitions used in this summary have the same meanings as in the Report, and the use of this summary is subject to the limitations and conditions contained in the Report. The Report shall govern in the event of any inconsistency between this summary and the Report.

The Subject Property is a vacant property known as Lot 17. The Subject Property is a 14.02-acre parcel, open greenery area with multiple asphalt-paved walkways utilized for recreation activities. The Subject Property consists of a single King County parcel, 720241-0260. The surrounding area is a mixed commercial/retail and multi-family residential area.

The Phase I ESA has revealed no evidence of RECs in connection with the Subject Property. The Phase I ESA has revealed no evidence of Controlled Recognized Environmental Conditions (CRECs) in connection with the Subject Property.

The Phase I ESA has revealed no evidence of Historical Recognized Environmental Conditions (HRECs) in connection with the Subject Property.

WSP did not identify de minimis conditions at the Subject Property except for the following:

The Subject Property was part of a golf course that opened in 1932 and closed in 1981. Golf courses historically have used pesticides and herbicides and conducted fuel dispensing and storage as part of routine landscape maintenance. Typically, these landscape chemical products would be applied to the golf tees and golf green areas. These products were mainly mixed and stored in and around structures, typically the golf maintenance shop and related structures. Historical records reviewed indicated that no structures were historically present on the Subject Property. The rationale for considering the historical golf course as a de minimis condition rather than a REC is as follows:

- No structures were historically present on the Subject Property that would indicate an area of chemical product storage or fueling operations on the Subject Property.
- Grading and disturbance of the Subject Property soils in the late 1990s/early 2000s for stormwater pond construction would disperse and dilute potential pesticides and herbicides if present in surface soils.
- Pesticides and herbicides, if present in surface soils, would degrade through natural processes after the closure of the golf course in 1981.

- Other portions of the former golf course were redeveloped as part of Redmond Town Center with no regulatory evidence of contamination discovery or cleanup actions related to the historic golf course operations.
- Anticipated future land use is passive recreational use.

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ACRONYMS

ACM	Asbestos-containing materials
AAI	All Appropriate Inquiries
Amsl	Above mean sea level
ASTM	American Society for Testing and Materials
AST	Aboveground Storage Tank
AULs	Activity and Use Limitations
CORRACTS	Corrective Action Report
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System
CFR	Code of Federal Regulations
CREC	Controlled Recognized Environmental Condition
CSCSL	Contaminated and Suspected Contaminated Sites List
EDR	Environmental Data Resources
EP	Environmental Professional
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
HREC	Historical Recognized Environmental Condition
INST CONTROL	Institutional Controls
LBP	Lead-based paint
LUST	Leaking Underground Storage Tank
NFA	No further action
NFRAP	No Further Remedial Action Planned
NPL	National Priorities list
PCB	Polychlorinated biphenyl
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
SHWS	State Hazardous Waste Site
SWF/LF	Solid Waste Facility/Landfill
TSDF	Treatment Storage and Disposal Facility
USEPA	United States Environmental Protection Agency
USGS	US Geological Survey
UST	Underground Storage Tank
VCP	Voluntary Cleanup Program

1.0 INTRODUCTION

1.1 Purpose

City of Redmond (City, the User) retained WSP USA Inc. (WSP) to perform a Phase I Environmental Site Assessment (ESA) of the property located southwest of the intersection of Bear Creek Parkway and Leary Way, Redmond, Washington, 98052 (the Subject Property). The purpose of the Phase I ESA is to identify recognized environmental conditions (RECs) in connection with the Subject Property, to the extent feasible, pursuant to the processes prescribed in the ASTM Practice E 1527-21 entitled “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process” (ASTM Standard); EPA Rule entitled “Standards and Practices for All Appropriate Inquiries, Final Rule” (AAI Rule), 40 CFR Part 312; the Task Order No. 14 dated December 4, 2023 (the Proposal); and WSP’s professional judgment. WSP representatives performed the Phase I ESA in conformance with these criteria.

The AAI Rule states that the ASTM Standard may be used to comply with the requirements of the AAI Rule, so, whenever reference is made in this Report to the ASTM Standard, it shall include the AAI Rule.

The ASTM Standard defines RECs as “(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.”

In addition to identifying RECs, the purpose of the Phase I ESA also includes identification of the following conditions:

- A Controlled Recognized Environmental Condition (CREC) is a recognized environmental condition affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls. The identification of a CREC does not imply that WSP has evaluated or confirmed the adequacy, implementation, or continued effectiveness of the required control(s).
- A Historical Recognized Environmental Condition (HREC) is a previous release of hazardous substances or petroleum products affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meets unrestricted use criteria established by a regulatory authority or authorities, without subjecting the property to any controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). WSP’s rationale for considering these environmental conditions as HRECs is based solely on the information stated herein. Designation as an HREC, however, does not preclude the potential for the condition to affect the Subject Property.
- De minimis conditions are not recognized environmental conditions. De minimis conditions generally do not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.
- Business Environmental Risk (BER) is a risk that can have a material environmental or environmentally driven impact on the business associated with the current or planned use of the commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice.

1.2 Scope of Services

The scope of services for the Phase I ESA consisted of the following tasks:

Records Review

- Reviewing property information to confirm the location of the Subject Property. A legal description of the Subject Property is included in Appendix A.
- Reviewing environmental record sources including federal and state regulatory databases to identify facilities with past or current regulatory enforcement actions within applicable distances of the Subject Property as defined in the ASTM Standard. The regulatory database search report is included in Appendix B.
- Reviewing physical setting information sources to identify information about the geologic, hydrogeologic, hydrologic, and topographic conditions around the Subject Property. The U.S. Geological Survey (USGS) 7.5-minute topographic map of the area of the Subject Property is shown in Figure 1.
- Reviewing historical record sources to identify past land use activities at the Subject Property and surrounding properties. Selected historical information obtained during performance of the Phase I ESA investigation is included in Appendix C.

Site Reconnaissance

- Performing a visual inspection of the Subject Property and surrounding properties to identify potential sources of chemical and petroleum contamination such as aboveground storage tanks (ASTs), underground storage tanks (USTs), and potential sources of polychlorinated biphenyls (PCBs), chemicals, and hazardous materials. Surficial evidence of potential RECs such as stressed vegetation, stained soils, and/or stained paving was also evaluated. Photographs recorded during the site reconnaissance are included in Appendix D.

Interviews

- Interviewing available individuals with knowledge of current or historical use, storage, or disposal of potentially hazardous materials or other environmentally related activities on or adjacent to the Subject Property. Appendix E includes a User Questionnaire.

Report Preparation

- Preparing a report that documents the findings, opinions, and conclusions of the Phase I ESA conducted at the Subject Property. The report provides supporting documentation and references for those findings, opinions, and conclusions. Resumes for the environmental professionals who performed the assessment and prepared this Phase I ESA Report are included in Appendix F.

WSP performed our services in accordance with the following principles, which are an integral part of the ASTM Standard. (A) No environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with the Subject Property, and the ASTM Standard recognizes reasonable limits of time and cost. (B) "All appropriate inquiry" does not mean an exhaustive assessment of a property. WSP performed this ESA in conformance with the ASTM Standard's principle of identifying a balance between the competing goals of limiting the costs and time demands inherent in performing an ESA and the reduction of uncertainty about unknown conditions resulting from additional information. (C) Not every property warrants the same level of assessment - the type of property subject to the assessment, the expertise and risk tolerance of the user, and the information developed during the inquiry guided the appropriate level of assessment

for this ESA. (D) ESAs must be evaluated based on the reasonableness of judgments made at the time and under the circumstances in which they were made. Subsequent ESAs should not be considered valid standards to judge the appropriateness of any prior assessment based on hindsight, new information, use of developing technology or analytical techniques, or other factors.

1.3 Special Terms and Conditions

No special terms and conditions are applicable to this ESA.

1.4 User Reliance

WSP has prepared this Report at the request of the City of Redmond (the User) for the purpose identified by the User in Section 3.7. Use of the information contained in this Report by anyone other than User is permissible only with the prior written authorization to do so from WSP and only under the conditions allowed by the ASTM Standard. WSP is not responsible for independent conclusions, opinions, or recommendations made by others or otherwise based on the findings presented in this Report. The User Questionnaire is included in Appendix E.

2.0 PROPERTY DESCRIPTION

2.1 Location and Legal Description

The Subject Property is a vacant undeveloped property known as Lot 17 located southwest of the intersection of Bear Creek Parkway and Leary Way, Redmond, Washington, 98052 (the Subject Property). Pedestrian access to the Subject Property is via two entrances along the eastern adjoining Bear Creek Parkway, and two entrances along the northern adjoining Leary Way. Figure 1 is a site location map that shows the location of the Subject Property. Figure 2 is a site and vicinity plan showing the Subject Property and adjacent properties.

The Subject Property is a 14.02-acre parcel, open greenery area with multiple asphalt-paved walkways utilized for recreation activities. The Subject Property is made up of a single King County parcel, 720241-0260. Appendix A includes King County parcel information with legal description and a parcel map that includes the Subject Property.

The latitude/longitude coordinates at the approximate center of the Subject Property are 47° 40' 11.44" North and 122° 7' 32.38" West.

The Public Land Survey System (PLSS) location is approximately the NE ½ of E ¼, Section 11, Township 25 North, Range 6 East, Willamette Meridian.

2.2 Subject Property and Vicinity General Characteristics

The Subject Property is in a mixed commercial/retail and multi-family residential area.

2.3 Current Use of the Subject Property

The Subject Property is currently used as an open green space for recreational activities.

2.4 Descriptions of Structures, Roads, and Other Improvements on the Subject Property

The Subject Property is improved with multiple asphalt-paved walkways that were constructed by at least 2002. Two stormwater retention ponds located on the southeast and southwest portions of the Subject Property were constructed by at least 2002. A third stormwater retention pond was constructed on the northwest portion of the Subject Property by 2009.

2.5 Current Use of the Adjoining Properties

The adjoining property uses are described below:

- North: Leary Way road followed by Heron Rookery Park (heavily wooded), Dudley Carter Park, Fredericks Appliance Center (7509 159th PI NE), and multiple apartment complexes (Peloton Apartments, The Carter on the Park, Blackbird).
- East: Redmond Town Center Wastewater Pump Station followed by Bear Creek Parkway road, Redmond Town Center inclusive of: the Lake Washington School District Office (16250 NE 74th St), a parking garage (16241 NE 74th St), and the Microsoft Redmond Town Center Building 3 (16221 NE 72nd Way).
- South: Undeveloped land followed by Bear Creek and Highway SR 520.

- West: Sammamish River followed by Sammamish River Trail, apartment complexes (Sammamish River Villas and Riverwalk at Redmond), followed by West Lake Sammamish Parkway NE.

3.0 USER PROVIDED INFORMATION

The ASTM Standard defines User as the party seeking to use Practice E1527 to complete an ESA of the Subject Property. The ASTM Standard requires the User to provide certain information to the environmental professional. WSP has provided a User Questionnaire to facilitate the transfer of this information to WSP. The User Questionnaire was completed by Mr. David Amble, Senior Real Property Specialist and Cameron Zapata, Senior Parks Planning Manager for the City of Redmond (the User), who provided the following responses. A copy of the completed User Questionnaire is included in Appendix E.

3.1 Environmental Cleanup Liens

WSP representatives asked the User if a search of recorded land title records or judicial records identified any environmental cleanup liens against the Subject Property that are filed or recorded under federal, tribal, state, or local law.

The User responded, "No. Title report indicates considerable number of exceptions."

3.2 Activity and Use Limitations

WSP representatives asked the User about their knowledge of activity and use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place on the Subject Property or have that been filed or recorded in a registry under federal, tribal, state, or local law.

The User responded, "Land use and zoning research has been conducted for the property in question. Currently the property is zoned as Town Center Zone and this area in particular has been identified as Town Center Public Access Open Space."

3.3 Specialized Knowledge or Experience of the User

WSP representatives asked the User if they had any specialized knowledge or experience related to the Subject Property that would assist the environmental professional in identifying conditions indicative of releases or threatened release.

The User responded, "No. Prior use of the land was as a golf course. Most of the parcels were developed as commercial real estate. The City took over abutting properties as part of 520 development. The City also has a stormwater utility asset located on the north side of the property. The other stormwater ponds on the property are part of the Redmond Town Center Development."

3.4 Relationship of the Purchase Price to the Fair Market Value

WSP representatives asked the User if the purchase price being paid for this property reasonably reflects the fair market value of the property.

The User responded, "The property in question has been offered to the City as a gift."

3.5 Commonly Known or Reasonably Ascertainable Information

WSP representatives asked the User if they were aware of commonly known or reasonably ascertainable information about the Subject Property that would assist the environmental professional in identifying conditions indicative of releases or threatened releases. WSP representatives asked the following questions:

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?

The User responded, "The City has records of the property since Redmond Town Center has been developed."

a) Do you know the past uses of the Subject Property?

The User responded, "Previously, the property was part of a golf course."

b) Do you know of specific chemicals that are present or once were present at the Subject Property?

The User responded, "No. The property currently contains 4 stormwater ponds, 1 of which is maintained by the City of Redmond, the remaining 3 are maintained privately and we are unaware if there are contaminants."

c) Do you know of spills or other chemical releases that have taken place at the Subject Property?

The User responded, "No"

d) Do you know of any environmental cleanups that have taken place at the Subject Property?

The User responded, "No"

3.6 The Degree of Obviousness or the Presence of Contamination

WSP representatives asked the User if, based on User's knowledge and experience related to the Subject Property, there are any obvious indicators that point to the presence or likely presence of contamination at the Subject Property.

The User responded, "No. The property currently contains 4 stormwater ponds, 1 of which is maintained by the City of Redmond, the remaining 3 are maintained privately and we are unaware if there are contaminants."

3.7 Reason for Conducting ESA

WSP asked the reason for conducting the ESA.

The User responded, "The City has been given the opportunity to be gifted this piece of property. As part of the due diligence to potentially accept the property, a Phase I ESA will need to be conducted to determine the potential risks and liabilities."

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources, Federal and State

WSP retained Environmental Data Resources Inc. (EDR) to perform an environmental regulatory database search of the general area of the Subject Property, which is presented in Appendix B. In accordance with the search requirements of ASTM E-1527-21 Standard, WSP reviewed the standard federal and state regulatory agency databases listed below to identify the use, generation, storage, treatment, or disposal of hazardous substances or petroleum products, or release incidents of such materials that might impact the Subject Property. The following is a listing of databases reviewed during the Phase I ESA.

Table 1: Federal ASTM Standard Databases

Database	Approximate Minimum Search Distance
Federal NPL (National Priorities List)	1.0 mile
Federal delisted NPL site list	0.5 mile
Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) site list	0.5 mile
Federal CERCLIS-No Further Remedial Action Planned (NFRAP) site list	0.5 mile
Federal Resource Conservation and Recovery Act (RCRA) CORRACTS (Corrective Action Report) facilities list	1.0 mile
Federal RCRA non-CORRACTS Treatment Storage and Disposal (TSD) facilities list	0.5 mile
Federal RCRA Generators list	Subject Property and adjoining properties
Federal Institutional Control/Engineering Control Registries	Subject Property
Federal Emergency Response Notification System (ERNS) list	Subject Property

Table 2: State and Tribal ASTM Standard Databases

Database	Approximate Minimum Search Distance
State and tribal hazardous waste sites identified for investigation or remediation: NPL – equivalent sites	1.0 mile
State and tribal hazardous waste sites identified for investigation or remediation: CERCLIS – equivalent sites	0.5 mile
State and tribal landfill and/or solid waste disposal site list	0.5 mile
State and tribal leaking storage tank lists	0.5 mile
State and tribal registered storage tank lists	Subject Property and adjoining properties
State and tribal Institutional Control/ Engineering Control Registries	Subject Property
State and tribal voluntary cleanup sites	0.5 mile
State and tribal Brownfield sites	0.5 mile

4.1.1 Subject Property Database Listing

The Subject Property is listed in the SPILLS ERTS database for a historic spill with incident identification number 625913. Additional information was not available for review by EDR. However, additional information regarding the spill location, cleanup documents, and summary reports were requested via the Washington Department of Ecology (Ecology) Public Records Request Center Portal on January 26, 2024. On January 31, 2024, Ecology responded to the records request with supplemental information pertaining to the spill incident. According to the documentation provided, the spill incident corresponds to the illegal dumping of food waste into dumpsters located at a nearby condo complex and does not involve the Subject Property.

4.1.2 Off-Site Properties Database Listings

None of the listed sites within the ASTM search distances are considered an REC due to regulatory status and/or distance. The nearest sites were listed for construction surface water permits (Redmond River Park and Bear Creek Rehabilitation Parkway), and historical hazardous waste generators and/or non-generator no longer regulated permits (AT&T Wireless Redmond and RP Auto SVC). Within 1,000 feet of the Subject Property, there are six facilities with cleanup actions conducted, which are summarized below.

Jackpot Country Store 304 (7725 159th PL NE)

In 2000 and 2001, contaminated soil and groundwater were identified from a leaking UST that was abandoned at the former Jackpot Country Store, located to the north of the Subject Property. The UST was subsequently removed in 2003 followed by four consecutive quarterly groundwater monitoring rounds, which according to

Ecology, demonstrated that shallow groundwater (impacted with petroleum hydrocarbons) no longer posed a threat to human health or the environment. The analytical results for the collected soil samples only identified a single point of contamination located 17 feet below the ground surface, which is deeper than the point of compliance of 15 feet per Washington Administrative Code (WAC) 173-340-740(6)(d). Based on the completed cleanup completed, Ecology submitted a No Further Action (NFA) letter for the facility dated May 19, 2004.

Heron Apartments (7662 159th PL NE)

In July 2016, during construction of the Heron Apartments (north of the Subject Property), an abandoned UST for a former heating oil unit associated with the historic Accurate Auto Body business was discovered beneath the ground surface. Remedial action included pumping the remaining contents of the UST (approximately 184 gallons), proper removal and disposal of the UST, excavating approximately 74 tons of impacted soil, and collecting five confirmatory soil samples from the sidewall and bottom of the excavation pit. Important to note is that groundwater was not encountered during excavation activities and thus not sampled. The analytical results for all five soil samples did not identify any detections for diesel and heavy oil-range petroleum hydrocarbons above the Model Toxics Control Act (MTCA) Method A cleanup levels. Subsequently, Ecology issued the facility an NFA letter on September 8, 2017, for the completion of cleanup activities.

Redmond City/Leary Way Shop Bldg 1-9, and 10 (7733 Leary Way NE)

The Leary Way Shop facility, located northeast of the Subject Property, was historically occupied by the King County Department of Transportation, Road Maintenance facility, which included vehicle maintenance and fueling, machine shop fabrication, and material storage. The facility is broken up into two separate cleanup site identification numbers: one for building 10 (1979) and one for buildings 1-9 (1736). The Leary Way buildings 1-9 were discovered to have groundwater contaminated with tetrachloroethylene (TCE), and soil contaminated with total petroleum hydrocarbons (TPH) diesel and oil, TCE, metals, and benzo(a)pyrene compounds. Whereas Leary Way building 10 was discovered with only groundwater and soil contaminated with TPH diesel and/or oil range hydrocarbons. Remedial action for both facilities included over-excavation of impacted soils and natural attenuation monitoring for groundwater. Based on the analytical results for confirmatory soil samples from excavations and at least four consecutive quarters of groundwater monitoring that did not identify exceedances of contaminants of concern, Ecology issued both facilities an NFA letter on July 16, 2009 and May 22, 2009, respectively.

T&D Feed (16355 Cleveland St)

The T&D Feed facility, located northeast of the Subject Property, operated as a storage and distribution facility for farm-related products until the mid-1990s. Site assessment and site cleanup investigations completed at the facility identified carcinogenic polycyclic aromatic hydrocarbons (cPAH) impacted soil and PCE-impacted groundwater. However, the PCE-impacted groundwater was determined to be from an offsite source, thus not the responsibility of the T&D Feed facility to remediate. In June 2012, approximately 67 tons of cPAH-impacted soil was excavated from the facility followed by subsequent collection of confirmatory soil samples from the sidewall and/or bottom of the excavation pit. The soil analytical results for the collected soil samples did not identify any exceedances above the MTCA Method A cleanup levels. On March 21, 2013, Ecology issued the facility an NFA letter based on the completed remedial actions.

Linder Parcel (7800 Gilman St)

The Linder Parcel facility, located northeast of the Subject Property, historically operated as an automotive service building, a commercial building, and a residence. In 2012, during subsurface investigation activities, two abandoned 300-gallon heating oil USTs were encountered on the property. Both USTs were decommissioned, and properly removed and disposed of. Contaminated soil was identified from approximately 2 to 13 feet below ground surface at the northeast portion of the facility. In June 2012, approximately 515 tons of petroleum-impacted and lead/cadmium-impacted soil was excavated from the facility and properly disposed of at a designated landfill to receive such soil. Confirmatory soil samples collected from the excavation pit did not detect concentrations of contaminants of concern above respective standards. In addition, based on groundwater sample analytical results from 2011 and 2012, shallow groundwater was determined to be unimpacted by the historical operations of the facility. On April 1, 2013, Ecology issued the facility an NFA letter based on the completed remedial actions.

T&D Feeds Railroad Site (164th Ave NE)

The T&D Feeds Railroad facility, located to the northeast of the Subject Property, is the location of the former Burlington Northern Santa Fe (BNSF) railroad that previously crossed the City's right-of-way for 164th Avenue NE. In 2005, cPAH-impacted soil and related "black clinker" material associated with the operation of the former railroad and the storage of coal in rail cars, was identified at the facility. The City of Redmond acquired the BNSF railroad right of way in 2010 and subsequent cleanup investigation and remediation activities ensued. In September and October 2012, approximately 277.8 tons of cPAH-impacted soil was removed from the property. The analytical results for all collected confirmatory soil samples did not exceed MTCA Method A cleanup levels. On July 1, 2013, Ecology issued the facility an NFA letter based on the completed remedial actions.

Based on the successful cleanup action and NFA determination of all six facilities, none of the aforementioned cleanup sites are considered an REC. Reports and documents obtained from Ecology's website related to the cleanup actions are found in Appendix G.

4.1.3 Regulatory Agency File and Records Review

Based on the status of the Subject Property, regulatory database listings, and other information obtained during this ESA, a regulatory file review was determined not likely to be useful in evaluating RECs.

4.2 Additional Environmental Record Sources

WSP did not review other environmental sources except as referenced.

4.3 Physical Setting Sources

4.3.1 Sources Reviewed

The following sources were reviewed to obtain information on the physical setting of the Subject Property area:

- King County GIS Center – iMap. 2024. <https://kingcounty.gov/services/gis/Maps/imap.aspx>. Accessed January 19, 2024.
- Minard, J.P. and Booth, D.B. 1988. Geologic map of the Redmond quadrangle, King County, Washington. Miscellaneous Field Studies Map MF-2016. United States Geological Survey.

- Minard, J.P. 1983. Geologic map of the Kirkland quadrangle, Washington. Miscellaneous Field Studies Map MF-1543. United States Geological Survey.

4.3.2 General Topographic Setting of the Area

The Subject Property and immediate surrounding areas are on a small alluvial plain, drained by several local creeks, and bounded by nearby drift uplands. The Subject Property slopes downward toward the east-southeast from a high at the northwest side of 40 feet above mean sea level (amsl) down to the southeast corner at 30 feet amsl.

4.3.3 Geologic and Hydrogeologic Setting

The recent geologic history of the Puget Sound Lowland region has been dominated by several glacial episodes. The most recent, the Vashon Stade of the Fraser Glaciation (about 12,000 to 20,000 years ago), is responsible for most of the present day geologic and topographic conditions. As world-wide sea levels lowered and the Puget Lobe of the Vashon Stade advanced southward from British Columbia into the Puget Sound Lowland, sediments composed of proglacial lacustrine silt and clay, advance outwash, lodgment till, and recessional outwash were deposited upon either bedrock or older Pre-Vashon sediments. The older Pre-Vashon deposits include predominantly glacial and nonglacial sediments deposited during repeated glacial and interglacial periods during the past two million years. As the Puget Lobe of the Vashon Stade glacier retreated northward, it deposited a discontinuous veneer of recessional outwash and local deposits of ablation till upon the glacial landscape. The sculpted landscape was characterized by elongated north-south oriented uplands, and intervening valleys. Post glacial deposits include alluvium deposited within active stream channels, modern lacustrine deposits, organic silt and local peat deposits within kettle depressions, drainages, and outwash channels, and landslide deposits.

The Subject Property is mapped as underlain by Holocene younger alluvium (Qyal) consisting largely of organic rich fine sand, silt, and clay. Surface soil is mapped on the Subject Property's north portion as Everett very gravelly sandy loam, somewhat excessively drained; the southwest portion as Pilchuck loamy fine sand, excessively drained; and on the central portion as Earlmont silt loam, somewhat poorly drained.

4.3.4 Surface Water and Hydrologic Setting

Two stormwater retention ponds located on the southeast and southwest portions of the Subject Property were constructed by at least 2002. A third stormwater retention pond was constructed on the northwest portion of the Subject Property by 2009. The Sammamish River adjoins the Subject Property to the west and Bear Creek is located approximately 200 feet to the south of the Subject Property.

4.4 Historical Use Information on the Subject Property

4.4.1 Subject Property Historical Use Summary

The Subject Property was undeveloped before being regraded and developed as the west portion of a larger golf course area. The golf course, known then as Redmond Golf Links, opened as an 18-hole golf course in 1932 encompassing approximately 120 acres. The golf course closed in 1981 pending future development. From the 1980s to the early 2000s, the Subject Property remained as vacant land. By 2002, stormwater retention ponds and asphalt-paved walkways to be used for recreational activities were constructed on the Subject Property, as is the current configuration of the Subject Property today. (references: [Redmond Town Center - Wikipedia](#), and [Redmond History: 1981-1990 \(redmondhistoricalsociety.org\)](#)).

4.4.2 Standard Historical Records

4.4.2.1 Aerial Photographs Review

Historical aerial photographs were obtained by EDR for the years 1943, 1965, 1968, 1978, 1980, 1990, 2006, 2011, 2015, and 2019. Appendix C includes the EDR Aerial Photo Decade Package with copies of the historical aerial photographs. In addition, Google Earth Imagery was reviewed to supplement the aerial photograph review. The following bullets summarize the area's development over time, as observed in the photographs:

- 1940s: The Subject Property is depicted as undeveloped, vegetated land. No structures are visible on the Subject Property. Bear Creek appears to border the southwest corner of the Subject Property, Leary Way is constructed to the north of the Subject Property, and Sammamish River is located to the west of the Subject Property. The historic Burlington Northern Santa Fe Railroad is depicted to the northeast of the Subject Property. Sparse mixed commercial and residential development is depicted to the northeast of the Subject Property, and the remaining surrounding area is undeveloped, vegetated land.
- 1960s – Early 1980s: The Subject Property is developed as the west portion of a larger golf course located to the east. No structures are visible on the Subject Property. Bear Creek has been rerouted further south of the Subject Property and the southwest corner of the Subject Property has been filled and regraded. Sammamish River, located to the west, has been widened and the banks appear closer to the Subject Property. By 1978, Highway SR 520 is being constructed to the south of the Subject Property and the Marymoor Park baseball fields are apparent to the south. The surrounding area consists of increased commercial development to the north and sparse residential development and vegetated land to the south and west.
- 1985 – 1990s: The Subject Property has been regraded and appears to no longer be in use as a golf course. No structures are visible on the Subject Property. Commercial and multi-family residential development has increased to the west and northwest.
- 2000s - 2020: By the early 2000s, the Subject Property is developed with three stormwater retention ponds and asphalt-paved walkways to be used for recreational activities. No structures are visible on the Subject Property. By the late 2010s, the Burlington Northern Santa Fe Railroad is no longer apparent and has been replaced with a paved walking trail. From at least 2017 to early 2019, the central portion of the Subject Property appears separately fenced off and used as construction staging during the development of the Archer Hotel Redmond located to the east-southeast of the Subject Property. The surrounding area has increased in commercial and retail development inclusive of the Redmond Town Center to the east, and commercial and residential development to the north and west.

4.4.2.2 Sanborn® Fire Insurance Map Review

WSP obtained a Certified Sanborn® Map Report from EDR. This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on the Subject Property information, and fire insurance maps covering the Subject Property were not found.

4.4.2.3 Property Tax Files

WSP obtained property tax, property sale, and parcel information online from the King County Parcel Viewer interactive map. EDR also provided a tax parcel map. These records provided no environmental information. A copy of these records is included in Appendix A.

4.4.2.4 Recorded Land Title Records/Environmental Lien Search

An environmental liens and activity use limitations (AULs) search was conducted by EDR of the parcel that includes the Subject Property. EDR found no environmental liens or AULs in the recorded documents. The EDR report includes a Bargain and Sale Deed dated August 1, 2013, with grantor as Pacific Premier Retail Redmond Adjacent Development LLC and grantee as G&I VII Redmond Development LLC. The deed also includes a legal description of the Subject Property. The EDR report is included in Appendix A.

4.4.2.5 Historical Topographic Map Review

Historical USGS topographic quadrangle maps were obtained from EDR for the years 1895, 1897, 1950, 1968, 1973, 2014, 2017, and 2020. Copies of the EDR historical topographic maps are included in Appendix C. The following bullets summarize the area's development over time, as observed in each historical topographic map:

- 1890s: The Subject Property and adjacent areas are undeveloped and/or low-lying wetland areas. Scattered developments and roads, and a railway are present in the surrounding area.
- 1950s – 1970s: The Subject Property, northern and eastern adjoining properties are labelled as a "Golf Course." No structures are mapped on the Subject Property. The area to the northeast is increasingly developed.
- 2010s- 2020s: No significant changes are observed to the Subject Property or adjoining properties. Similar to USGS topographic maps, this map does not show buildings or minor features. Only roads, water features, and major labeled features are shown. The level of detail on the map does not allow for detailed interpretation.

4.4.2.6 Local City Directories

WSP obtained from EDR an abstract report of city directory listings for the Subject Property and adjacent properties. The Subject Property is not listed with an address in the City Directory. However, it is likely the Subject Property was historically listed as the Redmond Golf Links golf course located at 7730 Leary Way during its operation. The EDR city directory abstract is included in Appendix C.

4.4.2.7 Building Records

WSP obtained from EDR, a building permit report that covered a timeframe from 1990 to 2023. No permits were identified for the Subject Property. The EDR building permit report is included in Appendix C.

4.4.2.8 Zoning and Land Use Records

The Subject Property is zoned mixed use – Town Center (TWNC) – City of Redmond Zoning Map 3/16/2019.

4.5 Historical Use Information on Adjoining Properties

The following is a summary of historical use information for adjoining properties based on information obtained from the Subject Property visit and a review of historical documents.

- North: The northeastern adjoining property has been undeveloped land, and the northwestern adjoining property was developed with a commercial business, RP Auto SVC (automobile repair and maintenance) from the 1980s to early 2000s, and multi-family residential development.
- East: The eastern adjoining property was developed as a golf course from the 1960s to the 1980s, and subsequently developed as the Redmond Town Center in the early 2000s.

- South: The southern adjoining property was developed as a golf course from the 1960s to the 1980s. Bear Creek was rerouted further south in the 1960s, and Highway SR 520 was constructed to the south in the 1970s.
- West: The western adjoining property was undeveloped until the 1980s with the construction of a house followed by an apartment complex in the mid-1950s.

5.0 SITE RECONNAISSANCE

WSP performed a visual assessment of the Subject Property to identify potential sources of chemical and petroleum contamination. The WSP representatives assessed surficial evidence of potential impacts such as waste or refuse dumping, stressed vegetation, stained soils, and/or stained paving. Photographs recorded during the site assessment are included in Appendix D.

5.1 Methodology and Limiting Conditions

Selena Kimball of WSP performed the Subject Property reconnaissance on January 26, 2024. The weather was clear with overcast, and the temperature was approximately in the low 50° Fahrenheit range. WSP was not accompanied by a site representative. The areas reviewed included exterior areas and adjoining properties. Nearby streets and properties were reviewed via windshield survey.

5.2 General Site Setting

The Subject Property is in a mixed-use commercial/residential area in Redmond, King County, Washington.

5.2.1 Current Use of the Subject Property

The Subject Property is currently used for recreational activities.

5.2.2 Past Use of the Subject Property

Past use of the Subject Property has been identified as a golf course from the 1960s to the 1980s, however, evidence of the past use of the Subject Property was not observed during the site visit.

5.2.3 General Description of Structures

No structures were observed on the Subject Property during the site visit.

5.2.4 Roads

There are no paved roadways within the Subject Property. However, there are asphalt-paved walking trails for pedestrian use.

5.2.5 Potable Water Supply

Potable water can be supplied to the Subject Property by the City of Redmond, which is the service provider in the area.

5.2.6 Sewage Disposal System

The Subject Property can be connected to the City of Redmond sewer system, which is the service provider in the area.

5.3 Interior and Exterior Observations

WSP identified current or past activities, if any, likely to involve the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products to the extent they were observed during the Subject Property visit or identified from the interviews or the records review. The substances and approximate quantities, types of containers (if any), and storage conditions are discussed in the following subsections.

5.3.1 Storage Tanks

WSP did not observe any evidence of storage tanks during the site visit.

5.3.2 Odors

WSP did not note any odors of concern during the site visit.

5.3.3 Pools of Liquid

WSP did not observe any pools of liquid during the site visit.

5.3.4 Drums

WSP did not observe any evidence of drums during the site visit.

5.3.5 Hazardous Substances and Petroleum Product Containers

WSP did not observe any hazardous substances or petroleum products during the site visit.

5.3.6 Unidentified Substance Containers

WSP did not observe unidentified substance containers during the site visit.

5.3.7 Evidence of Polychlorinated Biphenyls

Polychlorinated biphenyls compounds (PCBs) are typically associated with fluid-cooled (wet) electrical transformers, large capacitors, wet switchgear, hydraulic oils, caulks, and coatings manufactured between the early 1940s and the late 1970s. The manufacture of PCBs in the United States was banned in 1978 though some uses were still allowed.

WSP observed no evidence of PCBs during the site visit. Two pad-mounted transformers presumably owned by Puget Sound Energy (PSE) were located along the north and northeast boundaries of the Subject Property. No leaks or stains were observed at this transformer.

5.3.8 Heating/Cooling

WSP observed no evidence of heating or cooling systems during the site visit.

5.3.9 Stains or Corrosion

WSP observed no evidence of stains or corrosion during the site visit.

5.3.10 Drains and Sumps

WSP observed no evidence of drains or sumps during the site visit.

5.3.11 Pits, Ponds, or Lagoons

WSP observed no evidence of pits, ponds, or lagoons during the site visit other than the constructed stormwater ponds on the northern third of the Subject Property.

5.3.12 Stained Soil or Pavement

WSP observed no evidence of stained soil or pavement during the site visit.

5.3.13 Stressed Vegetation

WSP observed no evidence of stressed vegetation during the site visit.

5.3.14 Solid Waste Disposal

Solid waste generated at the Subject Property consists of small quantities of municipal garbage picked up periodically by the local garbage hauling service.

5.3.15 Wastewater

The Subject Property does not generate any wastewater.

5.3.16 Wells

WSP did not observe any evidence of wells during the site visit.

5.3.17 Septic Systems

WSP observed no evidence of septic systems during the site visit.

5.3.18 Other Interior and Exterior Observations

WSP did not observe other environmental conditions on the Subject Property during the site visit.

5.4 Off-Site Observations

The following two sections discuss off-site observations to the extent that the current uses of the adjoining properties were observable during the Subject Property reconnaissance and were likely to indicate a REC in connection with the adjoining properties or the Subject Property.

5.4.1 Adjoining Properties

WSP's observations of adjoining properties did not indicate evidence of RECs.

5.4.2 Other Surrounding Properties

WSP's observations of other surrounding properties did not indicate evidence of RECs.

6.0 INTERVIEWS

6.1 Overview

The purpose of interviews with past and present owners and occupants is to obtain information indicating RECs in connection with the Subject Property. Information obtained through these interviews is discussed in relevant sections of this Report.

6.2 Interview with Owners, Past Owners, Past Operators, and Past Occupants

Past owners, past operators, and past occupants were not available for interview.

6.3 Interview with Site Manager

A site manager was not available for interview.

6.4 Interview with Occupants

Current occupants were not available for interview.

6.5 Interview with Local Government Officials

WSP interviewed Mr. David Amble, Senior Real Property Specialist with the City of Redmond.

6.6 Interviews with Others

WSP did not interview others.

7.0 DISCUSSION

This section identifies the known or suspect RECs, controlled RECs, historical RECs, and de minimis conditions identified during the Phase I ESA.

7.1 Findings and Opinions

7.1.1 Recognized Environmental Conditions

The Phase I ESA has revealed no evidence of RECs in connection with the Subject Property.

7.1.2 Controlled Recognized Environmental Conditions

A CREC is a recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substance or petroleum products allowed to remain in place subject to implementation of required controls. The identification of a CREC does not imply that WSP has evaluated or confirmed the adequacy, implementation, or continued effectiveness of the required control(s). The Phase I ESA has revealed no evidence of CRECs in connection with the Subject Property.

7.1.3 Historical Recognized Environmental Conditions

An HREC is a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by a regulatory authority or authorities, without subjecting the property to any controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). WSP's rationale for considering these environmental conditions as HRECs is based solely on the information stated herein. Designation as an HREC, however, does not preclude the potential for the condition to affect the Subject Property environmental condition which, in the past, would have been considered a REC, but which may or may not be considered a REC currently. WSP's rationale for considering such environmental conditions as HRECs is based solely on the information stated herein. Designation as an HREC however, does not preclude the potential for the condition to affect the Subject Property. The Phase I ESA has revealed no evidence of HRECs in connection with the Subject Property.

7.1.4 De Minimis Conditions

De minimis conditions are not recognized environmental conditions. De minimis conditions generally do not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. WSP identified one de minimis condition for the Subject Property.

The Subject Property was part of a golf course that opened in 1932 and closed in 1981. Golf courses historically have used pesticides and herbicides and conducted fuel dispensing and storage as part of routine landscape maintenance. Typically, these landscape chemical products would be applied to the golf tees and golf green areas. These products were mainly mixed and stored in and around structures, typically the golf maintenance shop and related structures. Historical records reviewed indicated that no structures were historically present on the Subject Property. The rationale for considering the historical golf course as a de minimis condition rather than a REC is as follows:

- No structures were historically present on the Subject Property that would indicate an area of chemical product storage or fueling operations on the Subject Property.

- Grading and disturbance of the Subject Property soils in the late 1990s/early 2000s for stormwater pond construction would disperse and dilute potential pesticides and herbicides if present in surface soils.
- Pesticides and herbicides, if present in surface soils, would degrade through natural processes after the closure of the golf course in 1981.
- Other portions of the former golf course were redeveloped as part of Redmond Town Center with no regulatory evidence of contamination discovery or cleanup actions related to the historic golf course operations.
- Anticipated future land use is passive recreational use.

7.2 Data Gaps

A data failure occurs when all the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. Some data failures may comprise data gaps. A data gap is defined as the lack of or inability to obtain information required by the ASTM Standard despite good faith efforts by the environmental professional to gather such information. A significant data gap occurs when a data gap impacts the ability of the environmental professional to identify RECs. No significant data gaps were identified during this assessment.

8.0 CONCLUSIONS

WSP performed a Phase I ESA of the Lot 17 property located to the southwest of the intersection of Bear Creek Parkway and Leary Way, Redmond, Washington, 98052 in conformance with the scope and limitations of the ASTM Standard. Any exceptions to, or deletions from, the ASTM Standard are described in the appropriate sections of this Report.

The Phase I ESA has revealed no evidence of CRECs in connection with the Subject Property.

The Phase I ESA has revealed no evidence of RECs in connection with the Subject Property.

9.0 REFERENCES

The Report's author annotated the reference sources relied upon in preparing the Phase I ESA in the relevant sections of this Report.

10.0 QUALIFICATIONS AND SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Selena Kimball, an Associate Geologist with 3 years of professional experience, conducted the site reconnaissance and prepared this Report. Mr. Neil Gilham, Lead Consultant, Geologist, with more than 35 years of professional experience, served as the Quality Assurance/Quality Control reviewer of the Report. Resumes for members of the project team are included in Appendix F.

“We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR Part 312.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. We have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.”

WSP USA Inc.



Selena Kimball
Associate Geologist

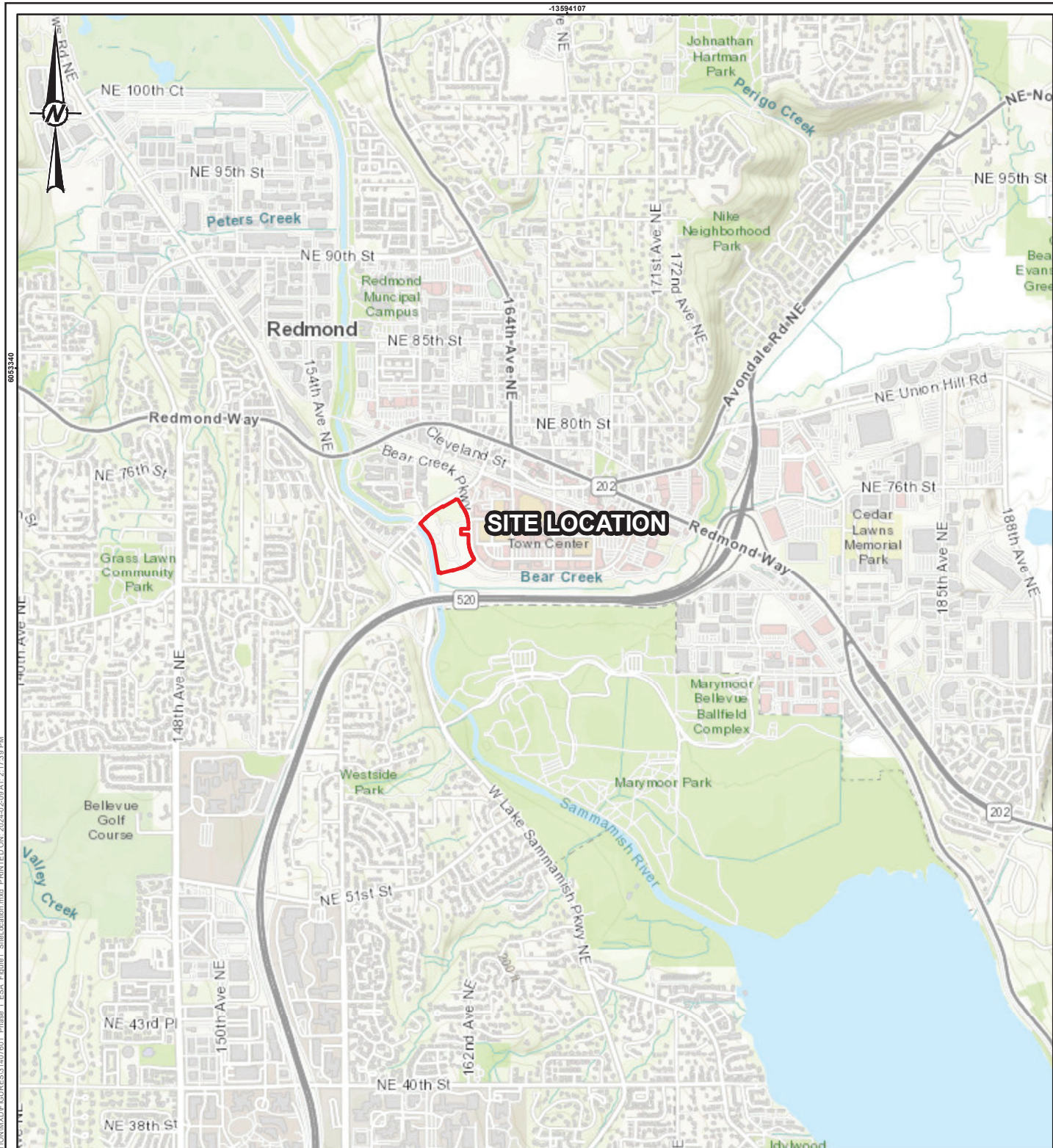


Neil R. Gilham, LG
Lead Consultant, Geologist

SK/NRG/ks

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Figures



REFERENCE(S):
 SERVICE LAYER CREDITS: SOURCES: ESRI, HERE, GARMIN, INTERMAP, INCREMENT P CORP., GEBCO, USGS, FAO, NPS, NRCAN, GEOBASE, IGN, KADASTER NL, ORDANCE SURVEY, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), (C) OPENSTREETMAP



CLIENT

CITY OF REDMOND

CONSULTANT



YYYY-MM-DD	2/9/2024
DESIGNED	SK
PREPARED	EM
REVIEWED	
APPROVED	

PROJECT

PHASE I ENVIRONMENTAL SITE ASSESSMENT - LOT 17
 SOUTHWEST INTERSECTION OF LEARY WAY AND BEAR CREEK
 PARKWAY, REDMOND, WA 98052

TITLE

SITE LOCATION

PROJECT NO.	CONTROL	REV.	FIGURE
31407601.000	0000	1	1

PATH: G:\CityofRedmond\Lot_17\98_PROD\FIGURES\FIGURE31407601_Phase I ESA_Figure 1_SiteLocation.mxd PRINTED ON: 2024-02-09 AT: 2:17:35 PM

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM ANSII



REFERENCE(S):
SERVICE LAYER CREDITS: SOURCE: ESRI, MAXAR, EARTHSTAR GEOGRAPHICS, AND THE GIS USER COMMUNITY



CLIENT
CITY OF REDMOND

PROJECT
PHASE I ENVIRONMENTAL SITE ASSESSMENT - LOT 17
SOUTHWEST INTERSECTION OF LEARY WAY AND BEAR CREEK
PARKWAY, REDMOND, WA 98052



CONSULTANT	YYYY-MM-DD	2/9/2024
	DESIGNED	SK
	PREPARED	EM
	REVIEWED	
	APPROVED	

TITLE	PROJECT NO.	CONTROL	REV.	FIGURE
SITE PLAN	31407601.000	0000	1	2