

Redmond Flex (LAND-2021-00474/LAND-2022-00475/SEPA-2021-00635)

Attachment B: City Council Issues Matrix

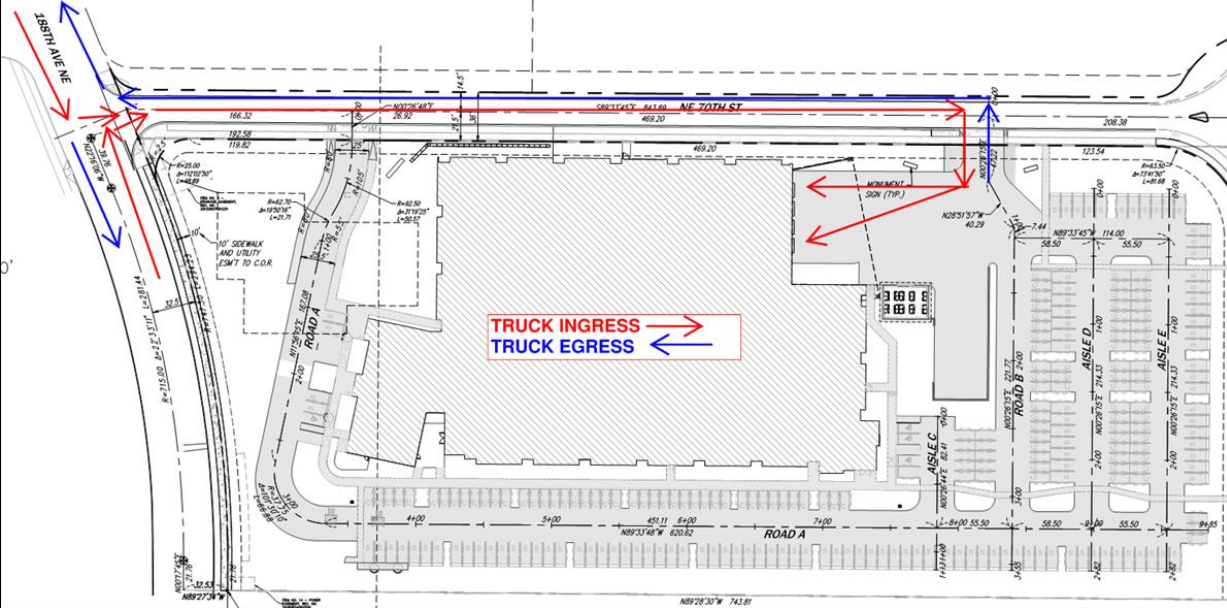
Issue	Discussion Notes	Status
Additional Information for Redmond Flex		
1. Environmental Reports and Review	<p>Four environmental reports that were prepared for the proposed development are attached for your review:</p> <ul style="list-style-type: none">• Attachment C: Phase 1 Environmental Assessment• Attachment D: CARA II Report• Attachment E: Soils Report• Attachment F: Exposure Pathway Evaluation Report <p>These reports were submitted as part of the Redmond Flex MPD/DA/SPE/SEPA application, and all were reviewed by City staff for compliance with applicable City of Redmond environmental regulations and under the substantive authority of SEPA. The City development review team includes the Science and Data Analytics group in Public Works. Planning and Science and Data Analytics (formerly Natural Resources) staff work closely together on the review of development projects located within CARA I and CARA II, as well as sites with known or potential environmental contamination.</p> <p>The following recognized environmental condition (REC) was identified during the 2020 Phase I ESA conducted by SoundEarth:</p> <p><i>The potential presence of fill material beneath the Property. Based on review of aerial photographs, the property was historically part of the operational Cadman gravel mine currently operating on north- and east-adjointing properties. During the Property reconnaissance, the north- and east-adjointing properties were at a significantly higher grade, suggesting that material may have been graded or added in the vicinity of the Property. In addition, up to 35 feet of fill material was encountered during redevelopment of the west-adjointing property. Impacts related to that fill material included petroleum hydrocarbons and carcinogenic polycyclic aromatic hydrocarbons (cPAHs) in soil and arsenic in groundwater. The arsenic-impacted groundwater was reportedly a result of stormwater and process water discharged to groundwater from the nearby Cadman gravel mine. Conditions beneath the Property are potentially similar to those beneath the west-adjointing property. Therefore, the potential presence for fill material beneath the Property constitutes a REC.</i></p>	To be discussed at 10/24 Study Session

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	<p>For Redmond Flex, review by Science and Data Analytics resulted in the recommended conditions of approval in Section XI.4 (Pages 27 – 28) of the Technical Committee Staff Report for the project. These conditions address the following:</p> <ul style="list-style-type: none">a. Requirements for protection of the CARA II.b. Requirements and limitations for temporary construction dewatering.c. Requirements for clean up of the contaminants present on the site. This includes provision of a Soil Management Plan and soil and groundwater monitoring data to the City, as well as the requirement for an environmental consultant to be present on site during all grading activities. The condition also includes required reporting to the Department of Ecology (Ecology) for all contaminants that exceed Model Toxics Control Act (MTCA) clean up levels. <p>Planning and Science and Data Analytics staff will be available to answer any specific questions at the Study Session regarding the scope and substance of the City’s environmental review, as well as the specifics of the recommended conditions of approval.</p> <p>SoundEarth Strategies, Inc. (SoundEarth) reported the discovered release to Ecology using the Environmental Report Tracking System (ERTS) on November 4, 2022. The site has been assigned ERTS report #718768.</p> <p>The Redmond Flex property owner has entered the Department of Ecology’s Voluntary Cleanup Program (VCP). This is the typical course of action for the owner/developer of a site that exceeds MTCA cleanup levels to remediate contaminants. Note that while City staff coordinates with the applicant and Ecology regarding the cleanup action plan, the requirements and procedures of MTCA are under the jurisdiction of Ecology. The following is a summary of the actions to date and next steps for the VCP process.</p> <p>SoundEarth is working with the property owner to develop a cleanup action plan to support the redevelopment of the property with a commercial warehouse facility. SoundEarth has completed Phase I and II Environmental Site Assessments and collected soil and groundwater samples from the Property. Soil and groundwater were analyzed for one or more of the following: polycyclic aromatic hydrocarbons (PAHs), metals, gasoline-range petroleum hydrocarbons, diesel-range petroleum hydrocarbons, heavy oil-range petroleum hydrocarbons and BTEX. Groundwater results were not</p>	

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	<p>above applicable Model Toxics Control Act (MTCA) Method A cleanup levels for PAHs or total and dissolved arsenic. Soil samples exceeded MTCA Method A for PAHs with Toxic Equivalency Factor (TEQ) results above the cleanup level of 0.1 mg/kg, ranging from 0.104 mg/kg to 0.333 mg/kg in select areas of the property and observed in shallow soil.</p> <p>SoundEarth is currently producing the Remedial Investigation, Feasibility Study, and Cleanup Action Plan for the property and will submit the report to Ecology with the Property owner's application to enter the Voluntary Cleanup Program by the end of October 2023. A request for a no further action (NFA) likely determination will be requested from Ecology. The cleanup remedy for the site will include a combination of removing contaminated soil as needed to support construction grading, building construction, utility installation, and detention facilities, and capping the remaining contaminated soil beneath the building and parking lots to be managed under an environmental covenant. Cleanup actions will be conducted during construction and duration will depend on construction schedule. A final Cleanup Action Report will be produced upon completion of the cleanup activities and provided to Ecology for review with a request to issue an NFA determination for the property. The Ecology review and issuance of a final NFA is anticipated to be completed sometime in first quarter of 2025 after grading activities are completed at the site.</p> <p>SoundEarth is also working with the project team to submit a Notice of Intent (NOI) to request a Construction Stormwater General Permit from Ecology for the construction activities planned for the site. A summary of the environmental conditions present at the site will be provided to Ecology with a request to issue an Administrative Order that will identify requirements for sampling stormwater discharged from the site for contaminants of concern beyond those required to be sampled under the general permit.</p>	
2. Truck Routes	Please see below for a graphic of the proposed truck ingress/egress as is currently contemplated. To the extent absolutely necessary, the applicant will consider a condition of approval specifying a specific truck route.	To be discussed at 10/24 Study Session

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	 <p>As was discussed at the previous Council meeting, the site is in an area of frequent truck traffic generated by existing development, including, but not limited to, Heidelberg Materials, Fedex and Costco. It is anticipated that the volume of truck traffic generated by the proposed Redmond Flex development will be a small percentage of existing truck volumes in the area. Depending on the end user of the development, truck traffic could be minimal. While the proposed project has four loading docks and grade level loading, because of the relatively small size of the building and likely mix of office, design, manufacturing and warehousing, high volumes of truck traffic generated by this site is unlikely, particularly compared to neighboring large format retail, distribution, and industrial uses.</p>	
3. Public Notice	<p>Please see Attachment G for additional information regarding the public notice that has occurred to date for the Redmond Flex project. This information includes a graphic of the 500 foot public notice area for the project, as well as the list of property owners that were sent a Notice of Application and Notice of Neighborhood Meeting. The notices were sent to a total of 94 surrounding property owner addresses.</p>	To be discussed at 10/24 Study Session

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	<p>Based on the discussion at the last Council meeting, please note that the Woodbridge HOA did receive a Notice of Application and Notice of Neighborhood meeting. The Woodbridge subdivision is to the south of the Redmond Flex site.</p> <p>Per Council's direction, the Public Hearing Notice for Redmond Flex has been expanded to include all addresses of parties who provided their contact information as part of the Southeast Redmond Park Master Plan process. This will increase the number of notices sent to 573 property owner addresses, an increase of 479 parties who will receive the Public Hearing Notice.</p>	
4. Public Restrooms	<p>Currently, a public restroom is not contemplated for the Commercial Space. Consistent with Building Code, there will be a restroom in the lobby of the professional services component of the building located in the NC-1 zone. This is not meant to be a public restroom but will ultimately depend on the nature of the tenant within the commercial space. The restroom in the professional services component of the building has not been designed to serve food truck customers. The food truck will meet all applicable Health Code requirements.</p>	To be discussed at 10/24 Study Session
5. Parties Involved in Development	<p>Redmond WA 188, LLC is the owner of the parcel and project. This is a partnership consisting of Columbia Pacific Advisors and BI Redmond 188, LLC (an affiliate entity of Avenue 55, LLC), involving the following individuals:</p> <ul style="list-style-type: none">• Columbia Pacific Advisors: Stan Baty and Alex Washburn• Avenue 55, LLC: Joseph Blattner <p>A construction contract has not been executed, pending final land use entitlement. The Contractor will be Sierra Construction.</p>	To be discussed at 10/24 Study Session