



www.redmond.gov/LandUseForms



SEPA Application

NOTICE: This form must be completed (clearly printed or typed to a SEPA Checklist).

Project Name: LMC Marymoor
 Site Address: 17611 NE 70th Street Redmond, WA 8052
 Parcel Number(s): 122505-9229, 12250519152, 1225059095
 Acres: 4.90 Zoning: MDD2 Section/Township/Range: SE-12-25-5
 Shoreline Designation: NONE Waterbody: NONE

APPLICANT/DEVELOPER INFORMATION

☒ APPLICANT ☐ OWNER

Name: Brad Reisinger

Company Name: Lennar Multifamily Communities, LLC

Mailing Address: 1325 4th Ave., Suite 1300

City: Seattle

State: WA Zip: 98101

Phone: 206.717.7003 Fax: _____

Email: Brad.Machat@LiveLMC.com

CONTACT INFORMATION (PRIMARY CONTACT REGARDING THIS APPLICATION IF OTHER THAN APPLICANT, AND TO WHOM ALL NOTICES AND REPORTS SHALL BE SENT.)

☒ APPLICANT ☐ OWNER ☐ OTHER _____

Name: Rocky Flores

Company Name: Encore Architects

Mailing Address: _____

City: Seattle

State: WA Zip: 98101

Phone: 253.227.9710 Fax: _____

Email: RockyF@EncoreArchitects.com

Select Billing Contact: ☒ APPLICANT ☐ OWNER

AUTHORIZATION TO FILE SIGNATURE (ALL PERSONS WITH AN OWNERSHIP INTEREST IN PROPERTY)

By my signature, I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

☐ Property Owner ☒ Individual authorized to sign on behalf of property owner

Name: Brad Reisinger Address: 1325 4th Ave., Suite 1300, Seattle, WA Phone: 206.717.7003

Signature:

OFFICE USE ONLY: REVIEW PLANNER HAS REVIEWED CAO AND VERIFIED WAC/ RZC CITATIONS OR REQUIREMENT OF SEPA

Name of Planner: _____ Planner Signature: _____ Date: _____

Based upon a review of the attached criteria:

SEPA

_____The proposal is exempt from requiring a SEPA Threshold Determination and therefore the SEPA filing fee does not apply. The applicable exemption is _____ (**applicant must note applicable WAC and RZC**).

X_____The proposal is not exempt from requiring a SEPA Threshold Determination and therefore the SEPA filing fee applies.

Critical Area Mitigation

X_____The proposal does not include activity that would require Critical Area mitigation, and therefore the CAO mitigation fee does not apply.

_____The proposal includes activity that would require Critical Areas mitigation and therefore the CAO mitigation fee applies.

Note: The City makes the final determination as to whether CAO mitigation is required and whether a project is exempt from SEPA. Should the City make a determination that one or both fees apply, the applicable fee(s)

ADDITIONAL PROJECT INFORMATION

Project name and description: The proposed development includes three (3) buildings over a one level parking garage podium. Structures consists of one (1) level above grade Type-IA construction with 4 to 5 levels of Type-VA above and one (1) level below grade Parking Garage. The residential portion of the building will include approximately 450 Residential Units.

Proposed timing or phasing and estimated completion date: Start Construction projected September of 2019 for all phases. Projected completion for Phase 1 & 2 (Parking Garage & North Building) - September 2021, Phase 3 (East Building) - March 2021 and Phase 4 (West Building) - August 2022.

Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain: No plans for future additions, expansions or further activity connected with this proposal.

Do you know of any plans by others that may affect this site? If yes, explain: None.

List other federal, state, or local permits, licenses, or approval required for this proposal: City of Redmond Land Use, Civil Construction Review (CCR), Building and Utilities Permits.

List any environmental information that has been prepared or will be prepared regarding this proposal: Phase I & II Environmental Assessments, Geo-Technical Reports, TESC Plans and Traffic Reports.

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:

David Lee, Senior Planner

Date of Review:

April 8, 2019

| To Be Completed By Applicant | Evaluation for Agency Use Only |
|---|--------------------------------|
| A. <u>BACKGROUND</u> | |
| 1. Name of proposed project, if applicable: LMC Marymoor | DL |
| 2. Name of applicant: Rocky Flores - Encore Architect | DL |
| 3. Address and phone number of applicant and contact person: 1402 3rd Ave #1000 Seattle WA 98101 - 253-227-9710 | DL |
| 4. Date checklist prepared: 08/01/18 Updated: 3.4.2019 | DL |
| 5. Agency requesting checklist: City of Redmond | DL |
| 6. Give an accurate, brief description of the proposal's scope and nature: i. Acreage of the site: 5.2 | DL |
| ii. Number of dwelling units/ buildings to be constructed: 450 | DL |
| iii. Square footage of dwelling units/ buildings being added: 431,905 | DL |
| iv. Square footage of pavement being added: 53,546 SF | DL |
| v. Use or principal activity: Residential - R2 | DL |
| vi. Other information: | |
| 7. Proposed timing or schedule (including phasing, if applicable): Start construction projected September of 2019 for all phases. Projected completion for Phase 1 & 2 (Parking Garage & North Building) - September 2021, Phase 3 (East Building) - March 2021 and Phase 4 (West Building) - August 2022. | DL |

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| <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. there are no proposed future additions.</p> | <p>DL</p> |
| <p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal. A Geo-technical and hydrology report has been prepared. Traffic and Parking impact has also been provided. A cultural Resources Assessment has been prepared. An environmental Site Assessment has been prepared.</p> | <p>DL</p> |
| <p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain. No known pending applications affecting the property.</p> | <p>DL</p> |
| <p>11. List any government approvals or permits that will be needed for your proposal, if known. Site Plan Entitlement , Master Plan Development, Developer Agreement, Building Permit, Mechanical Permit, Electrical Permit Plumbing Permit, Smoke Control Permit and all major utility work at public right of way with the City of Redmond.</p> | <p>DL</p> |
| <p>12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. Proposal is to construct three mixed use buildings with 450 multifamily units, +/- 35,738 sf of commercial space, and 555 parking stalls. Construction to be 4 to 5 levels of Type-VA over 1 level of Type-IA. One level below grade to accommodate parking. Project is proposed to be completed in phases.</p> | <p>DL</p> |

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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>17609 NE 70th St, 6900 176th Ave NE & 6820 176th Ave NE. Refer to Architectural & Civil Drawings for proposed site plans. Survey Drawings for additional info on legal description, vicinity and topographic information.</p> | <p>DL</p> |
| <p>B. ENVIRONMENTAL ELEMENTS</p> <p>1. Earth</p> <p>a. General description of the site</p> <p><input checked="" type="checkbox"/> Flat</p> <p><input type="checkbox"/> Rolling</p> <p><input type="checkbox"/> Hilly</p> <p><input type="checkbox"/> Steep slopes</p> <p><input type="checkbox"/> Mountainous</p> <p><input type="checkbox"/> Other</p> <p>b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.</p> <p>Existing site is for the most part flat. Existing topography contains slopes at approximately 45% grade in a limited area along the southern-most property line. Proposed regrading and street improvements will limit on site sloping to approximately 5% grade.</p> | <p>DL</p> <p>Site previously developed</p> <p>DL</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>gravel below surface fill 3-6 inches. Quaternary Younger Alluvium loose to medium dense for depth of 7.5', dense sand and gravel to depth of 20-30', very dense sand with gravel 26'-31' depth.</p> <p>At single boring for a depth of 12.5', encountered gray to black silty fine sand loose to medium density with wood debris.</p> | <p>DL</p> |
| <p>d. Are there surface indications or history of unstable soils in the immediate vicinity? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> | <p>DL</p> |
| <p>e. Describe the purpose, type, total area, location and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.</p> <p>Excavation will occur to accommodate one level of below grade parking and foundations. Approx 64,700 cubic yard will be removed. No fill proposed.</p> | <p>DL Project subject to RMC Chapter 15.24 Clearing/Grading/Stormwater Management</p> |
| <p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>No erosion is likely to occur. To ensure this, best practices will be used during excavation and appropriate de-watering practices will be implemented. A construction ground water management plan will be included in the permit review. Appropriate temp. erosion and sediment control measures shall be done on site. Wet weather appropriate</p> | <p>DL Project subject to RMC Chapter 15.24 Clearing/Grading/Stormwater Management</p> |
| <p>g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>Onsite 83% Right of Way (ROW) 86%</p> | <p>DL Project subject to RZC 21.13 Site Standards</p> |

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| <p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>Temporary erosion and storm water controls will be used Washington State DOE and City of Redmond requirements. Wet season appropriate measures for the wet season.</p> | <p>DL Project subject to RMC Chapter 15.24 Clearing/Grading/Stormwater Management</p> |
| <p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>yes</p> | <p>DL Project subject to RMC Chapter 15.24 Clearing/Grading/Stormwater Management</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>Minimal emissions to the air will occur during construction, operation and maintenance. These emissions include dust and construction equipment exhaust during construction.</p> | <p>DL Project subject to receiving Air Operating Permits and Puget Sound Air Quality Agency requirements</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>adjacent properties do not have any known sources of emissions or odors.</p> | <p>DL Project subject to receiving Air Operating Permits and Puget Sound Air Quality Agency requirements</p> |
| <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>Standard construction practices will be used to reduce or control emissions.</p> | <p>DL Project subject to receiving Air Operating Permits and Puget Sound Air Quality Agency requirements</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 type="checkbox"/> Yes <input checked="" 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>No surface water is present in the vicinity.</p> <p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? <input type="checkbox"/> Yes <input checked="" 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 is proposed within 200ft of surface water.</p> <p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p>No dredging or filling from surface water is proposed.</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>In lieu of temporary dewatering, the project will implement construction groundwater management strategies, such as water-tight shoring or construction in standing water and conducting below grade work in the dry season.</p> | <p>DL Project subject to stormwater management code and stormwater technical notebook</p> <p>DL Project subject to stormwater management code and stormwater technical notebook</p> <p>DL Project subject to stormwater management code and stormwater technical notebook</p> <p>DL Project subject to stormwater management code and stormwater technical notebook</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.</p> <p>Property is not within the 100-year floodplain.</p> | <p>DL</p> |
| <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.</p> <p>There is no proposed discharge of waste materials to surface water.</p> | <p>DL Project subject to stormwater management code and stormwater technical notebook Subject to National Pollution Discharge Elimination System Permit</p> |
| <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.</p> <p>Property is not located within Bear/Evans Creek Watershed</p> | <p>DL</p> |
| <p>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <p>The current proposal includes infiltrating facilities, such as infiltration chambers, drywells, and infiltrating bioretention, to manage clean water run off and introduce it to back to the aquifer. A full civil plan will be developed to include forthcoming details.</p> | <p>DL Project subject to stormwater management code and stormwater technical notebook Subject to National Pollution Discharge Elimination System Permit</p> |
| <p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts.</p> <p>No, all plumbing within proposed project will be properly routed to water treatment facilities.</p> | <p>DL Project subject to stormwater management code and stormwater technical notebook Subject to National Pollution Discharge Elimination System Permit</p> |

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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 drinking wells are proposed. In lieu of temporary dewatering, the project will limit excavation depths and manage any groundwater seepage encountered by implementing construction groundwater management strategies, such as water-tight shoring or construction in standing water. Temporary dewatering of groundwater is mitigated by limiting depth of excavation. Stormwater is directed through infiltration facilities. Quantities are not know at this time.</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>No proposed discharge of waste materials into ground.</p> | <p>DL Project subject to stormwater management code and stormwater technical notebook</p> <p>Subject to National Pollution Discharge Elimination System Permit</p> <p>DL Project subject to stormwater management code and stormwater technical notebook</p> <p>Subject to National Pollution Discharge Elimination System Permit</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>ROW stormwater will be collected through a series of inlets, routed to water quality treatment facilities such as bioretention, and then directed to infiltrating facilities. Onsite stormwater will be collected using area drains, trench drains, roof drains, other plumbing systems, etc, routed to bioretention, and directed to infiltrating facilities.</p> | <p>DL Project subject to stormwater management code and stormwater technical notebook</p> <p>Subject to National Pollution Discharge Elimination System Permit</p> |

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| <p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>None is anticipated</p> <p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>No, site is relatively flat and proposed development does not alter drainage patterns in the vicinity. The project improves adjacent ROW drainage patterns by providing water quality treatment and a controlled means of stormwater infiltration where there currently is none.</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p> <p>Mitigation of the runoff will be provided per City of Redmond requirement.</p> | <p>DL Project subject to stormwater management code and stormwater technical notebook Subject to National Pollution Discharge Elimination System Permit</p> <p>DL Project subject to stormwater management code and stormwater technical notebook Subject to National Pollution Discharge Elimination System Permit</p> <p>DL Project subject to stormwater management code and stormwater technical notebook Subject to National Pollution Discharge Elimination System Permit</p> |
| <p>4. Plants</p> <p>a. Select types of vegetation found on the site:</p> <p>Deciduous Tree: Alder <input type="checkbox"/> Maple <input type="checkbox"/> Aspen <input type="checkbox"/> Other <input checked="" type="checkbox"/></p> <p>Evergreen Tree: Cedar <input 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 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> | |

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|---|--------------------------------|-------------|-------------|----------------------|----------------------|----------------------|--|--|--|--|-----------------------------|---|---|--|---|----------------|-----|-----|---|---|--|
| <p>Other types of vegetation (please list)</p> <p>Misc. native and ornamental shrubs.</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>Removal of minor landscape trees to accommodate excavation and construction. Existing trees to be replaced.</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="237 932 1039 1386"> <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></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>6</td> <td>6</td> <td></td> <td>0</td> </tr> <tr> <td>Percentage (%)</td> <td>100</td> <td>100</td> <td>0</td> <td>0</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.</p> <p>None known.</p> | Tree Type | Total (#) | Removed (#) | Saved (#) | Percentage saved (%) | Landmark (>30" dbh*) | | | | | Significant (6" – 30" dbh*) | 6 | 6 | | 0 | Percentage (%) | 100 | 100 | 0 | 0 | <p>DL</p> <p>DL Project subject to RZC 21.32 and RZC 21.72</p> <p>DL Project subject to RZC 21.32 and RZC 21.72</p> <p>DL Project subject to RZC 21.64</p> |
| Tree Type | Total (#) | Removed (#) | Saved (#) | Percentage saved (%) | | | | | | | | | | | | | | | | | |
| Landmark (>30" dbh*) | | | | | | | | | | | | | | | | | | | | | |
| Significant (6" – 30" dbh*) | 6 | 6 | | 0 | | | | | | | | | | | | | | | | | |
| Percentage (%) | 100 | 100 | 0 | 0 | | | | | | | | | | | | | | | | | |

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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>Landscaping is proposed at the ground level and along the sidewalk planter strip. Native plants are proposed.</p> <p>f. List all noxious weeds and invasive species known to be on or near the site.</p> <p>None known</p> | <p>DL Project subject to RZC 21.32 and RZC 21.72</p> <p>DL</p> |
| <p>5. Animals</p> <p>a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.</p> <p>Birds: Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input type="checkbox"/> Songbirds <input type="checkbox"/> Other <input type="checkbox"/></p> <p>Mammals: Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input 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>b. List any threatened or endangered species known to be on or near the site.</p> <p>none known</p> <p>c. Is the site part of a migration route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p> | <p>DL</p> <p>DL Project subject to RZC 21.64</p> <p>DL Project subject to RZC 21.64</p> |

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| <p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>none needed. Site is located in existing developed area.</p> | <p>DL Project subject to RZC 21.64</p> |
| <p>e. List any invasive animal species known to be on or near the site.</p> <p>none known</p> | <p>DL Project subject to RZC 21.64</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>The proposed project will use electricity for heating and lighting while natural gas will be used for fireplaces and select cooking equipment. The proposed project will also include solar per requirements of the 2015 WSEC</p> | <p>DL Project subject to RZC 21.64 & RZC 21.67</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>DL</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>The proposed project will meet Washington State Energy code requirements</p> | <p>DL Project subject to RZC 21.64 & RZC 21.67</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>no known environmental health hazards are anticipated for proposed use.</p> <p>1. Describe any known or possible contamination at the site from present or past practices.</p> <p>The Phase I ESA notes the presence of storage containers with surface stains as well as septic systems serving existing facilities. The potential release hazards materials on site is a recognized conditional that will be appropriately addressed and mitigated as needed.</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>no known hazardous conditions are anticipated to impact the development and design.</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>Minor amounts of diesel fuel for construction equipment might be used during the proposed projects development.</p> | <p>DL Project subject to RMC 6.36 & RMC 13.07</p> <p>DL Project subject to RMC 13.07</p> <p>DL Project subject to RMC 13.07</p> <p>DL Project subject to RMC 13.07</p> |

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| <p>4. Describe special emergency services that might be required.</p> <p>The development of the proposed project will implement best practices to minimize need for emergency services and to provide a quick response if any potential issues arise.</p> <p>5. Proposed measures to reduce or control environmental health hazards, if any.</p> <p>No measures are proposed because no environmental health hazards are known.</p> | <p>DL</p> <p>DL</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>Adjacent traffic noise from NE 70th St, 176th Ave NE and NE 68 St may affect the proposed project.</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 of the proposed project, noise will be generated from 7am to 5pm. Long term noise will be generated by automobile traffic to and from the site.</p> | <p>DL</p> <p>DL Subject to RMC 6.36, any noise generated outside of construction hours requires noise deviation request.</p> |

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| <p>3. Proposed measures to reduce or control noise impacts, if any.</p> <p>proposed measures to reduce or control noise impact related to the proposed project include locating parking within the structure where possible. Additionally, the proposed project will comply with City of Redmond noise ordinances.</p> | <p>DL Subject to RMC 6.36, any noise generated outside of construction hours requires noise deviation request.</p> |
| <p>8. Land and Shoreline Use</p> <p>a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.</p> <p>The current use of the properties is four commercial/warehouse buildings with surface parking. Adjacent properties include a mix of similar uses. The property and adjacent parcels are zoned to replace existing warehouse & manufacturing with mixed use residential building as part of the city or Redmond's comprehensive plan.</p> <p>b. Has the site been used as working farmlands or working forest lands? Is so, describe. How much agricultural or forest land of long term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?</p> <p>No, the site has not been used as working farmlands or working forest lands.</p> <p>1). Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?</p> <p>No, property is not adjacent to any farm or forest land.</p> | <p>DL Project meets Redmond 2030 comp plan policies, visions, and goals for SE Redmond To comply with Art.I & II of RZC</p> <p>DL</p> <p>DL</p> |

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| <p>c. Describe any structures on site.</p> <p>a two-story 3,750-square-foot service repair garage constructed in 1975 (Building A); a one-story 2,800-square-foot storage warehouse constructed in 1980 (Building B); a one-story 4,800-square-foot manufacturing building constructed in 1978 (Building C); and a one-story 1,840-square-foot office building with a basement constructed in 1940 (Building D). Remaining areas of the Site consist of paved and unpaved parking areas and areas used for the storage of tires, equipment, and machinery.</p> | <p>DL</p> |
| <p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, what?</p> <p>All structures are proposed for demolition</p> | <p>DL</p> |
| <p>e. What is the current zoning classification of the site?</p> <p>Marymoor Design District 2 (MDD2)</p> | <p>DL</p> |
| <p>f. What is the current comprehensive plan designation of the site?</p> <p>SE Redmond - Marymoor Subarea - Mixed use with residential and commercial permitted outright.</p> | <p>DL Project meets Redmond 2030 comp plan policies, visions, and goals for SE Redmond To comply with Art.I & II of RZC</p> |
| <p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>no shoreline master program applicable to site.</p> | <p>DL</p> |
| <p>h. Has any part of the site been classified as a critical area by the city or county? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, specify. (If unsure, check with City)</p> <p>Wellhead protection zones 3 & 4</p> | <p>DL</p> |

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| <p>i. Approximately how many people would reside or work in the completed project?</p> <p>600 residents and 30 workers</p> | <p>DL</p> |
| <p>j. Approximately how many people would the completed project displace?</p> <p>None - no residential use on site currently.</p> | <p>DL</p> |
| <p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>there is no current housing provided in the existing structures. no displacement would occur.</p> | <p>DL</p> |
| <p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>The project will pursue tech committee approval from the City of Redmond through the PREP process, along with Building Permit approval.</p> | <p>DL Project meets Redmond 2030 comp plan policies, visions, and goals for SE Redmond To comply with Art.I & II of RZC</p> |
| <p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:</p> <p>Proposal is not adjacent agricultural and/or forest land.</p> | <p>DL Project meets Redmond 2030 comp plan policies, visions, and goals for SE Redmond To comply with Art.I & II of RZC</p> |
| <p>n. What percentage of the building will be used for:</p> <p>Warehousing 0</p> <p>Manufacturing 0</p> <p>Office</p> <p>Retail 4%</p> | |

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| <p>Service (specify) <u>childcare - 3%</u></p> <p>Other (specify) <u></u></p> <p>Residential <u>93%</u></p> | <p>DL</p> |
| <p>0. What is the proposed I.B.C. construction type?</p> <p>Type-VA construction for the upper 5 levels. Type-IA for the ground level and single below grade level of parking.</p> | <p>DL</p> |
| <p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?</p> <p>431,905 sf</p> | <p>DL</p> |
| <p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)?</p> <p>none proposed</p> | <p>DL</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>450 residential units will be provided. (90% of them to be market rate and 10% to be affordable housing per zoning requirements)</p> | <p>DL Project to comply with RZC 21.08 & RZC 21.20</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>no proposed elimination of housing.</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>none</p> | <p>DL</p> <p>DL Project to comply with RZC 21.17 and RZC 21.08 and RZC 21.20</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>80' from average grade. Primary building materials proposed are masonry and fiber cement siding.</p> <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>No major view impacts to existing buildings will occur because of the proposed project.</p> <p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>The bulk of the proposed project is designed to reduce the perceived mass through the use of recesses and material articulations. The proposed project will comply with the City of Redmond design guidelines.</p> | <p>DL Project to comply with RZC 21.60, and Article III Design Standards of RZC</p> <p>DL Project to comply with RZC 21.60, and Article III Design Standards of RZC</p> <p>DL Project to comply with RZC 21.60, and Article III Design Standards of RZC</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>No significant light or glare will occur because of the proposed project. Reflections from unit windows may occur in the early morning and late evening.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>No light or glare from the proposed project will not be a safety hazard or interfere with views.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>None expected</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>Exterior lighting will be selected in order to reduce light pollution and provide proper shades for directional control</p> | <p>DL</p> <p>DL Project subject to RZC 21.34 lighting requirements and Article III of the RZC</p> <p>DL</p> <p>DL Project subject to RZC 21.34 lighting requirements and Article III of the RZC</p> |
| <p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>Marymoor Park, East Lake Sammamish Trail,</p> | <p>DL</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 recreational uses are located on site.</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 a landscaped roof terrace for shared use by the building occupants. Bike storage will be provided to promote the use of non-automobile transportation. A community garden and children's play area is proposed.</p> | <p>DL</p> <p>DL</p> <p>Project to comply with RZC 21.36 and subject to impact fees (RMC 3.10)</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>None currently known. A cultural resources report will be submitted.</p> | <p>DL</p> <p>Project to comply with RZC 21.30. Cultural Resources report submitted and reviewed. Section 106 Review / Dept of Archeology and Historic Preservation</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 currently known. A cultural resources report will be submitted.</p> | <p>DL Project to comply with RZC 21.30. Cultural Resources report submitted and reviewed. Section 106 Review / Dept of Archeology and Historic Preservation</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>A cultural assessment was prepared per City of Redmond PREP process requirements. Assessment methods included background research (local environmental and cultural information, and historical maps) and pedestrian survey. Area tribes were contacted regarding project specific concerns and information. Comments received were included the the assessment. The report was submitted to the City of Redmond and DAHP for review and comment.</p> | <p>DL Project to comply with RZC 21.30. Cultural Resources report submitted and reviewed. Section 106 Review / Dept of Archeology and Historic Preservation</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>Due to the higher probability for the project to contain buried archaeological sites, archaeological monitoring was recommended during ground disturbing activities. Monitoring would follow an archaeological monitoring and inadvertent discovery plan which would provide protocols for avoiding and minimizes project effects to any inadvertently discovered cultural resources. To date, no cultural resources permits are required.</p> | <p>DL Project to comply with RZC 21.30. Cultural Resources report submitted and reviewed. Section 106 Review / Dept of Archeology and Historic Preservation</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 site is bordered by 176 Ave NE, NE 70th St, East Lake Sammamish Trail and NE 68th St. NE 69th St is proposed to provide vehicle access. All garage access is proposed from NE 69th St and NE 68th St. This will limit the impact of vehicular traffic interference with bike and pedestrian flow.</p> <p>b. Is the site currently or affected geographic area currently served by public transit? <input type="checkbox"/> Yes <input checked="" 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 and Sound Transit. The nearest public transit stops are located on the north side of Redmond Way at NE 70th Street and on the east side of 180th Ave NE at NE 70th Street. In addition, the Bear Creek Park & Ride is located on approximately 3/4 mile north of the project site on 180th Ave NE.</p> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <p>The completed project would include a total of 545 on-site parking stalls. There are no existing striped parking stalls on the project site.</p> <p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or transportation facilities not including driveways? If so, generally describe (indicate whether public or private).</p> <p>Yes, the proposed development will be improving all adjacent roads and creating new vehicle, bicycle and pedestrian paths, both public and private, per the city of Remond's Marymoor Design District Master Plan and street improvement requirements.</p> | <p>DL</p> <p>DL</p> <p>DL Project subject to RZC 21.40 Parking Standards</p> <p>DL Project subject to RZC 21.17, RZC 21.52, and COR Transportation Master Plan and Impact Fees per RMC 3.10</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> | <p>DL</p> |
| <p>f. How many weekday vehicular trips (one way) per day would be generated by the completed project? 4,055 If known, indicate when peak volumes would occur: 7:00 - 9:00 a.m. and 4:00 - 6:00 p.m. How many of these trips occur in the a.m. peak hours? 382 How many of these trips occur in the p.m. peak hours? 405 What percentage of the volume would be trucks (such as commercial and non-passenger vehicles)? < 5% What data or transportation models were used to make these estimates?</p> <p>Based on the methodologies outlined in ITE Trip Generation (10th Ed), the project is estimated to generate up to 4,055 net new weekday daily trips (2,027 entering and 2,028 exiting), with 382 net new trips occurring in the weekday AM peak hour and 405 net new trips occurring in the weekday PM peak hour. This accounts for credit for trips from the existing uses to be removed.</p> | <p>DL</p> |
| <p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.</p> <p>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> | <p>DL</p> |
| <p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>The proposal will provide off-street vehicular parking for all uses and bike parking will also be provided in multiple locations throughout the project to help promote bicycle use. The applicant will be also be improving all adjacent roads and creating new vehicle, bicycle and pedestrian paths, both public and private, per City of Redmond requirements.</p> | <p>DL Project subject to RZC 21.17, RZC 21.52, and COR Transportation Master Plan and Impact Fees per RMC 3.10</p> |

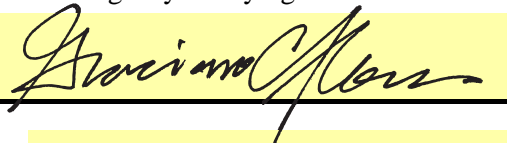
| To Be Completed By Applicant | Evaluation for Agency Use Only |
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| <p>15. Public Services</p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe.</p> <p>Yes, there will be an increased need that is typical of apartment projects.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>Impact Fees and increase tax base.</p> <p>16. Utilities</p> <p>a. Select utilities currently available at the site:</p> <p><input checked="" type="checkbox"/> Electricity</p> <p><input checked="" type="checkbox"/> Natural Gas</p> <p><input checked="" type="checkbox"/> Water</p> <p><input checked="" type="checkbox"/> Refuse Service</p> <p><input checked="" type="checkbox"/> Telephone</p> <p><input checked="" type="checkbox"/> Sanitary Sewer</p> <p><input type="checkbox"/> Septic System</p> <p><input checked="" type="checkbox"/> Other</p> | <p>DL Project subject to RZC 21.17, RZC 21.52, and COR Transportation Master Plan and Impact Fees per RMC 3.10</p> <p>DL Project subject to RZC 21.17, RZC 21.52, and COR Transportation Master Plan and Impact Fees per RMC 3.10</p> <p>DL</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 - PSE Natural gas - PSE Water/Sewer/Refuse - City of Redmond Phone/Cable - Comcast / Century Link / Wave</p> | <p>DL</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:



Name of Signee:

Rocky Flores

Position and Agency/Organization:

Principal / Encore Architects

Project Manager

Relationship of Signer to Project:

Date Submitted:

4.1.2019



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

Exhibit 5

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

PROJECT INFORMATION

PROJECT NAME: LMC Marymoor

SEPA FILE NUMBER: SEPA-2019-00297

PROJECT DESCRIPTION:

Demolition of existing commercial buildings & parking lots. Construction of (1) six story and (2) five story +/- 307,980 sf multi-family residential buildings with 450 apartment units, +/-37,265 sf of commercial space and parking for 555 vehicles. Parcel numbers are 122505-9095, 122505-9152 & 122505-9229

PROJECT LOCATION: 17609 NE 70TH ST
REDMOND, WA 98052

SITE ADDRESS: 17609 NE 70TH ST
REDMOND, WA 98052

APPLICANT: Bryan Bellissimo
Rocky Flores

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: David Lee

PHONE NUMBER: 425-556-2462

EMAIL: dlee@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 04/26/2019.**

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 04/26/2019**, 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: April 12, 2019

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

RESPONSIBLE OFFICIAL: Erika Vandenbrande
Planning Director

SIGNATURE: Erika Vandenbrande

RESPONSIBLE OFFICIAL: Kristy Wilson
Interim Public Works Director

SIGNATURE: Kristy Wilson

Address: 15670 NE 85th Street Redmond, WA 98052

Vicinity Map

SEPA-2019-00297, LCM Marymoor

Parcel Number(s): 1225059229, 1225059095 and 1225059152

