



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

Attachment 6

For more information about this project visit [www.redmond.gov/landuseapps](http://www.redmond.gov/landuseapps)

## PROJECT INFORMATION

**PROJECT NAME:** Woodside

**SEPA FILE NUMBER:** SEPA-2020-00092

### **PROJECT DESCRIPTION:**

Proposed Development Agreement, Master Plan and Site Plan Entitlement to develop an approx. 12 acre site with a total of 170 dwelling units, open space, and associated site improvements.

**PROJECT LOCATION:** 192nd Ave NE and NE 70th ST

**SITE ADDRESS:** 7041 196TH AVE NE  
REDMOND, WA 98052

**APPLICANT:** Craig Krueger  
Sunshine Kapus

**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:** Cameron Zapata

**PHONE NUMBER:** 425-556-2411

**EMAIL:** [czapata@redmond.gov](mailto:czapata@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 04/08/2020.**

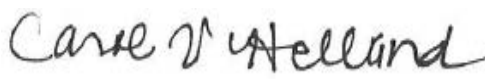
### **APPEAL PERIOD**

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 04/22/2020**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at [www.redmond.gov](http://www.redmond.gov) or at City Hall. You should be prepared to make specific factual objections.

**DATE OF DNS ISSUANCE:** March 25, 2020

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

**RESPONSIBLE OFFICIAL:** Carol V. Helland  
Planning Director

SIGNATURE: 

**RESPONSIBLE OFFICIAL:** Dave Juarez  
Public Works Director

SIGNATURE: 

**Address:** 15670 NE 85th Street Redmond, WA 98052



# SEPA Application



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

Project Name: Woodside  
Site Address: 7039 196th Ave NE. Redmond, WA 98053  
Parcel Number(s): 072506-9033  
Acres: 11.94 Zoning: NDD1 Section/Township/Range: N# 07-25-06  
Shoreline Designation: N/A Waterbody: N/A

## APPLICANT/DEVELOPER INFORMATION

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

☒ APPLICANT ☐ OWNER

Name: Sunshine Kapus

Company Name: Polygon WLF, LLC

Mailing Address: 11624 SE 5th Street, Suite 100

City: Bellevue

State: WA Zip: 98005

Phone: 425-586-7700 Fax: \_\_\_\_\_

Email: Sunshine.Kapus@polygonhomes.com

☐ APPLICANT ☐ OWNER ☒ OTHER Project Manager

Name: Craig Krueger

Company Name: Community Land Planning

Mailing Address: 16340 NE 83rd Street, Suite F-138

City: Redmond

State: WA Zip: 98052

Phone: 422-478-3267 Fax: \_\_\_\_\_

Email: cjkrueger@live.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: Sunshine Kapus Address: 11624 SE 5th Street, Suite 100, 98005 Phone: 425-586-7700

Signature Sunshine Kapus

Digitally signed by Sunshine Kapus  
Date: 2020.01.27 13:59:06 -08'00'

## 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**).

<sup>x</sup> \_\_\_\_\_The proposal is not exempt from requiring a SEPA Threshold Determination and therefore the SEPA filing fee applies.

**Critical Area Mitigation**

\_\_\_\_\_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: Woodside: Site plan entitlement, master plan and development agreement for a mix of townhouses and carriage flats with a total of 170 homes.

Proposed timing or phasing and estimated completion date: Construction to start in 2020. Completion anticipated in 2023.  
There will be phasing in the construction of the buildings, but all infrastructure will be built at once.

Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain: No, None are planned.

Do you know of any plans by others that may affect this site? If yes, explain: No, not to our knowledge.

List other federal, state, or local permits, licenses, or approval required for this proposal: See SEPA Checklist

List any environmental information that has been prepared or will be prepared regarding this proposal: See SEPA Checklist

**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:

**Cameron Zapata**

Date of Review:

**3/11/2020**

To Be Completed By Applicant	Evaluation for Agency Use Only
<p><b>A. <u>BACKGROUND</u></b></p> <p>1. Name of proposed project, if applicable:</p> <p>Woodside</p> <p>2. Name of applicant:</p> <p>Polygon WLH, L.L.C.</p> <p>3. Address and phone number of applicant and contact person:</p> <p>Nick Abdelnour 425-586-7700 11624 SE 5th Street, Bellevue, WA 98005</p> <p>4. Date checklist prepared:</p> <p>10/29/2018</p> <p>5. Agency requesting checklist:</p> <p>City of Redmond Technical Review Committee/Planning and Community Development.</p> <p>6. Give an accurate, brief description of the proposal's scope and nature:</p> <p>i. Acreage of the site: 11.94</p> <p>ii. Number of dwelling units/ buildings to be constructed:</p> <p>170/28</p> <p>iii. Square footage of dwelling units/ buildings being added:</p> <p>246788/28</p> <p>iv. Square footage of pavement being added: 90,000</p> <p>v. Use or principal activity: Residential</p> <p>vi. Other information:</p> <p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>Grading and construction is proposed to begin in Spring of 2020.</p>	<p>CZ</p> <p>CZ</p> <p>CZ</p> <p>Revised March 11, 2020-CZ</p> <p>CZ</p> <p>CZ</p> <p>CZ</p> <p>CZ</p> <p>282,405 SF impervious surface-CZ</p> <p>CZ</p> <p>CZ</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p>	<p>CZ</p>
<p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal.</p> <p>Geotechnical report, Critical Area Memo, Preliminary Drainage Report, Arborist Report, Cultural Resources, Stormwater Report</p>	<p>CZ</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.</p>	<p>CZ</p>
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>grading permit, right of way permits (if applicable), building permits, SEPA determination, coordinated civil review, Site Plan Entitlement, Master Plan, and a Development Agreement</p>	<p>CZ</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.</p> <p>Our parcel is 11.94 acres and we will have about 2.5 acres of more roads and grading to add to the existing road network. It will consist of 170 units in townhomes and flats. We will have a central east-west common space. The southwest corner will have a storm infiltration vault and open space. Access will be gained from 2 new right-of-ways to the south (192nd Ave NE) and west (NE 70th ST.).</p>	<p>CZ</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>Our project is located directly east of SE Redmond Park Address: 7039 196TH AVE NE 98053. Parcel # 0725069033</p> <p>Legal: Lot 2 of City of Redmond Boundary Line Adjustment Number LAND-2017-00391, recorded under recording number 20170908900001 and also recorded under recording number 20170912900002, in King County, Washington.</p>	<p>CZ</p>
<p><b>B. ENVIRONMENTAL ELEMENTS</b></p> <p><b>1. Earth</b></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 checked="" 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>Approx. 50% on the east property edge. This site has berms that were created during mining along the west and south property lines. The east property sits along a 50' high slope. Elevations across the site generally range from approximately 130 to 150 feet.</p>	<p>CZ (RZC 21.64 Critical Areas Clearing and Grading Regulations)</p> <p>CZ (RZC 21.64 Critical Areas Clearing and Grading Regulations)</p>



To Be Completed By Applicant	Evaluation for Agency Use Only
<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>Based on the information obtained from our explorations, the soil profile generally consists of fill at the ground surface that is underlain by native silt, sand, and gravel. The soil at the site is mapped as Pleistocene glacial outwash (Fraser-age) (DNR, 2018). Recessional outwash deposits typically include sand, gravel, and cobbles with varying amounts of silt. Recessional outwash deposits generally overlie glacially consolidated soil (Minard and Booth, 1988). See geotechnical report.</p>	<p>CZ (RZC 21.64 Critical Areas Clearing and Grading Regulations)</p>
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe.</p> <p>Yes, Mapping shows a small surficial landslide along the east slope. Other than this, the area does not have unstable soils in the immediate vicinity. See geotechnical report.</p>	<p>CZ (RZC 21.64 Critical Areas' Clearing and Grading Regulations)</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>The purpose of grading will be to create level building pads, road, and ensure proper site drainage. This site will export material to the adjacent Cadman property. The site will cut approximately 6' off of the site plus the berms that were added on the south and west, +/- 225,480 CY of cut and +/- 2,230 CY of fill.</p>	<p>CZ (RZC 21.64 Critical Areas' Clearing and Grading Regulations)</p>
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Erosion could occur as a result of denuded soil during and immediately following storm events during the construction cycle of the plat. Appropriate measures will be used to protect the surrounding area.</p>	<p>CZ (RZC 21.64 Critical Areas Clearing and Grading Regulations)</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>The site will be covered with approximately 55% impervious surfaces after project construction.</p>	<p>CZ (Max. Impervious surface 70% per RZC 21.13.020)RZC 21.64 Critical Areas Clearing and Grading Regulations)</p>



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<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>A TESC plan will be prepared and implemented prior to commencement of construction activities. During construction, erosion control measures may include the following: siltation fence and silt ponds and other measurements required by the City.</p>	<p>CZ (RZC 21.64 Critical Areas Clearing and Grading Regulations)</p>
<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>Yes, this project will excavate or landfill over 100 cubic yards.</p>	<p>CZ (RZC 21.64 Critical Areas Clearing and Grading Regulations)</p>
<p><b>2. Air</b></p>	
<p>a. What types of emissions to the air ( i . e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.</p> <p>During construction there will be increased exhaust and dust particle emissions. After construction, the principle source of emissions will be from automobile traffic, lawn equipment, and other sources typical of a residential neighborhood.</p>	<p>CZ (Air Operations Permits; Puget Sound Air Quality Agency)</p>
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe.</p> <p>Yes, there is a chance that off-site sources of emissions or odor may affect this proposal. The adjacent property to the north is an active mining operation with machinery that exhausts diesel fumes. There is a chance that the odor from that exhaust will come onto this project.</p>	<p>CZ (Air Operations Permits; Puget Sound Air Quality Agency)</p>
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>Construction impacts will not be significant and can be controlled by several methods: watering or using dust suppressants on areas of exposed soils, washing truck wheels before leaving the site, and maintaining gravel construction entrances.</p>	<p>CZ (Air Operations Permits; Puget Sound Air Quality Agency)</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p><b>3. Water</b></p> <p>a. Surface</p> <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, lakes, ponds, wetlands)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe type, location and provide names. If appropriate, state what stream or river it flows into. Provide a sketch if not shown on site plans.</p> <p>Yes, there is a surface water body in the immediate vicinity of the site. Approximately 250-500' to the east of our project are wetlands and Evans Creek.</p> <p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc.</p> <p>CZ Wetland buffer averaging will be applied, the minimum buffer distance from the wetland will be 110' (RZC 21.64 Critical Areas, RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook)</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>There will be no fill or dredge material placed in or removed from surface water or wetlands on our project.</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>CZ Wetland and stream are off-site (RZC 21.64 Critical Areas, RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook)</p> <p>CZ (RZC 21.64 Critical Areas, RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook)</p> <p>CZ (RZC 21.64 Critical Areas, RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook)</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<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> <div style="background-color: yellow; height: 80px; width: 100%;"></div>	<p>CZ (RZC 21.64 Critical Areas, RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook)</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> <div style="background-color: yellow; height: 80px; width: 100%;"></div>	<p>CZ (RZC 21.64 Critical Areas, RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook)</p>
<p>7. Is your property located within the Bear/Evans Creek Watershed (see attached map)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No          If yes, answer questions 8 &amp; 9. If no, go to the next section.</p> <div style="background-color: yellow; height: 80px; width: 100%;"></div>	<p>CZ (RZC 21.64 Critical Areas, RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook)</p>
<p>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <div style="background-color: yellow; padding: 5px;"> <p>Through years of mining operations and construction fill, there is an impermeable layer that covers the site. The site will have biofiltration swales to control runoff on-site, but this will not recharge the associated stream.</p> </div>	<p>CZ (RZC 21.64 Critical Areas, RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook)</p>
<p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts.</p> <div style="background-color: yellow; padding: 5px;"> <p>No, our project does not propose an increase in fecal coliform levels in the surface water.</p> </div>	<p>CZ (RZC 21.64 Critical Areas, RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook)</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> <div style="background-color: yellow; height: 120px; margin-top: 10px;"></div> <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> <div style="background-color: yellow; padding: 10px; margin-top: 10px;"> <p>Septic is not proposed for the site. The site will be served by public gravity sewer.</p> </div> <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> <div style="background-color: yellow; padding: 10px; margin-top: 10px;"> <p>Runoff will be generated from the row, driveways, and roofs. On-site runoff is routed to a storm infiltration vault, which has a volume of approximately 128,800 CF. Public row runoff is routed to a storm infiltration vault, which has a volume of approximately 12,500 CF.</p> </div>	<div style="background-color: #e0ffe0; padding: 10px; margin-top: 10px;"> <p>CZ (RZC 21.64 Critical Areas, RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook)</p> </div> <div style="background-color: #e0ffe0; padding: 10px; margin-top: 10px;"> <p>CZ (RZC 21.64 Critical Areas, RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook)</p> </div> <div style="background-color: #e0ffe0; padding: 10px; margin-top: 10px;"> <p>CZ (RZC 21.64 Critical Areas, RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook)</p> </div>

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<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>This would be very unlikely. The only materials that could enter ground or surface waters would be those associated with yard/garden preparations. Pollutants generated during construction include suspended solids and trace petroleum hydrocarbons.</p> <p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>No, the proposal does not alter or otherwise affect drainage patterns in the vicinity of the site.</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p> <p>A City approved storm drainage system will be designed and implemented to mitigate any adverse impacts from stormwater runoff. Temporary erosion control measures will include silt fence and mulching, plastic covering, temporary/permanent seeding, and dust control as needed.</p>	<p>CZ (RZC 21.64 Critical Areas, RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook)</p> <p>CZ (RZC 21.64 Critical Areas, RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook)</p> <p>CZ (RZC 21.64 Critical Areas, RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook)</p>
<p><b>4. Plants</b></p> <p>a. Select types of vegetation found on the site:</p> <p>Deciduous Tree: Alder <input checked="" type="checkbox"/> Maple <input checked="" type="checkbox"/> Aspen <input type="checkbox"/> Other <input type="checkbox"/></p> <p>Evergreen Tree: Cedar <input checked="" type="checkbox"/> Fir <input type="checkbox"/> Pine <input type="checkbox"/> Other <input type="checkbox"/></p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input 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>	

To Be Completed By Applicant	Evaluation for Agency Use Only																				
<p>Other types of vegetation (please list)</p> <p>The site is covered in scattered herbs and forbs. Scots broom and blackberry are on the property.</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>The entire site is planned on being excavated. This will mean removing the majority of trees and vegetation on-site.</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 1037 1388"> <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 (&gt;30" dbh*)</td> <td>2</td> <td>0</td> <td>2</td> <td>100</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>66</td> <td>42</td> <td>24</td> <td>36</td> </tr> <tr> <td>Percentage (%)</td> <td>100</td> <td>62</td> <td>38</td> <td></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>There are no known threatened or endangered species known to be on or near the site.</p>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	2	0	2	100	Significant (6" – 30" dbh*)	66	42	24	36	Percentage (%)	100	62	38		<p>CZ (RZC 21.64 Critical Areas, RZC 21.72 Tree Preservation, TZC 21.32 Landscaping)</p> <p>CZ (RZC 21.64 Critical Areas, RZC 21.72 Tree Preservation, TZC 21.32 Landscaping)</p> <p>CZ (RZC 21.64 Critical Areas, RZC 21.72 Tree Preservation, TZC 21.32 Landscaping)</p> <p>CZ (RZC 21.64 Critical Areas, RZC 21.72 Tree Preservation, TZC 21.32 Landscaping)</p>
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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>Proposed landscaping may include the use of native or drought resistant plants. Invasive species found on site will be removed to enhance existing vegetation, where retained. Please reference the Landscape Plans submitted with this proposal.</p> <p>f. List all noxious weeds and invasive species known to be on or near the site.</p> <p>There are no known noxious or invasive species known to be on or near the site.</p>	<p>CZ (RZC 21.64 Critical Areas, RZC 21.72 Tree Preservation, TZC 21.32 Landscaping)</p> <p>CZ (RZC 21.64 Critical Areas, RZC 21.72 Tree Preservation, TZC 21.32 Landscaping)</p>
<p><b>5. Animals</b></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 checked="" type="checkbox"/>  Other <input type="checkbox"/></p> <p>Mammals: Deer <input checked="" 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>No threatened or endangered species are known to be on the site. Evans creek to the east has threatened chinook and protected coho salmon.</p> <p>c. Is the site part of a migration route? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain.</p> <p>The site is part of the Pacific Flyway</p>	<p>CZ (RZC 21.64 Critical Areas, Endangered Species Act Sections 4,7,10, NMFS and USFWS)</p> <p>CZ (RZC 21.64 Critical Areas, Endangered Species Act Sections 4,7,10, NMFS and USFWS)</p> <p>CZ (RZC 21.64 Critical Areas, Endangered Species Act Sections 4,7,10, NMFS and USFWS)</p>



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<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>Non-invasive vegetation and a mix of native plants will be added to the site to help to provide additional wildlife habitat. A landscape plan has been completed and submitted as part of this package.</p> <p>e. List any invasive animal species known to be on or near the site.</p> <p>There are no known invasive animal species known to be on or near the site.</p>	<p>CZ (RZC 21.64 Critical Areas, Endangered Species Act Sections 4,7,10, NMFS and USFWS)</p> <p>CZ (RZC 21.64 Critical Areas, Endangered Species Act Sections 4,7,10, NMFS and USFWS)</p>
<p><b>6. Energy and Natural Resources</b></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>Electricity or Gas will be the primary source of energy used to provide heating and cooling to each home. This form of energy is immediately available to the site.</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>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 requirements of the Building Code and the State Energy Code will be incorporated into the construction of the buildings. Energy conserving materials and fixtures will be evaluated for the suitability in all new construction.</p>	<p>CZ (RZC 21.17 Adequate Public Facilities)</p> <p>CZ (RZC 21.17 Adequate Public Facilities)</p> <p>CZ (RZC 21.17 Adequate Public Facilities)</p>

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<p><b>7. Environmental Health</b></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> <div style="background-color: yellow; height: 80px; margin: 10px 0;"></div> <p>1. Describe any known or possible contamination at the site from present or past practices.</p> <div style="background-color: yellow; padding: 5px; margin: 10px 0;"> <p>There are possible contaminants known to exist today on-site. They are diesel, residual-range hydrocarbons, diesel-range hydrocarbons, oil-range hydrocarbons, lead and subsurface methane. The project should not generate any in the future.</p> </div> <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> <div style="background-color: yellow; padding: 5px; margin: 10px 0;"> <p>There are no known hazardous chemical/conditions which may affect the proposal of this design.</p> </div> <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, <u>nitromethane</u>, 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> <div style="background-color: yellow; padding: 5px; margin: 10px 0;"> <p>The storage of toxic or hazardous chemicals stored on site is very unlikely. If any were to be, it would be typical of standard residential construction.</p> </div>	<div style="background-color: #d4f1d4; padding: 10px; margin: 10px 0;"> <p>CZ (RMC 6.36 Noise Standards, Model Toxics Control Act)</p> </div> <div style="background-color: #d4f1d4; padding: 10px; margin: 10px 0;"> <p>CZ (RMC 6.36 Noise Standards, Model Toxics Control Act)</p> </div> <div style="background-color: #d4f1d4; padding: 10px; margin: 10px 0;"> <p>CZ (RMC 6.36 Noise Standards, RZC 21.26 Hazardous Liquid Pipelines, Model Toxics Control Act)</p> </div> <div style="background-color: #d4f1d4; padding: 10px; margin: 10px 0;"> <p>CZ (RMC 6.36 Noise Standards, RZC 21.26 Hazardous Liquid Pipelines, Model Toxics Control Act)</p> </div>

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<p>4. Describe special emergency services that might be required.</p> <p>There are none to our knowledge.</p> <p>5. Proposed measures to reduce or control environmental health hazards, if any.</p> <p>The geotech is proposing a CMMP (contaminated media management plant) to provide protocol for the management of the known and potentially impacted soil. There also is the possibility of a methane mitigation system if necessary.</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>The type of noise in the area that may affect this project is off-site road noise and noise from the Cadman property to the north. The noise originates from the vehicular traffic present on 188th Ave NE and machinery being used on the Cadman Property to the north.</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>Short-term noise impacts will result from the use of construction and building equipment during site development and home construction. These temporary activities will be limited to legal working hours as prescribed by City Code. Long-term impacts will be those associated with the increase of human population, additional traffic and noise associated with residential neighborhoods.</p>	<p>CZ (RMC 6.36 Noise Standards, RZC 21.26 Hazardous Liquid Pipelines, Model Toxics Control Act)</p> <p>CZ (RMC 6.36 Noise Standards, RZC 21.26 Hazardous Liquid Pipelines, Model Toxics Control Act)</p> <p>CZ (RMC 6.36 Noise Standards)</p> <p>CZ (RMC 6.36 Noise Standards)</p>

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<p>3. Proposed measures to reduce or control noise impacts, if any.</p> <p>Building construction will be done during the hours prescribed by the City of Redmond. Construction equipment will be equipped with muffler devices and idling time will be encouraged to be kept to a minimum.</p>	<p>CZ (RMC 6.36 Noise Standards)</p>
<p><b>8. Land and Shoreline Use</b></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>Site: Mining North: Mining East: Open Space/Single Family South: Single Family West: Park/Vacant Single Family The proposal is not expected to impact nearby uses.</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 proposal has not been used as working farmlands or 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. The proposal will not affect or be affected by surrounding working farms or forest land normal business operations.</p>	<p>CZ (RZC Article 1 Zoning Based Regulations, Article II Citywide Regulations)</p> <p>CZ (RZC Article 1 Zoning Based Regulations, Article II Citywide Regulations)</p> <p>CZ (RZC Article 1 Zoning Based Regulations, Article II Citywide Regulations)</p>

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<p>c. Describe any structures on site.</p> <p>There are no structures on-site.</p>	<p>CZ (RZC Article 1 Zoning Based Regulations, Article II Citywide Regulations)</p>
<p>d. Will any structures be demolished? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, what?</p>	<p>CZ (RZC Article 1 Zoning Based Regulations, Article II Citywide Regulations)</p>
<p>e. What is the current zoning classification of the site?</p> <p>NDD1 Northeast Design District</p>	<p>CZ (RZC Article 1 Zoning Based Regulations, Article II Citywide Regulations)</p>
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Design District</p>	<p>CZ (RZC Article 1 Zoning Based Regulations, Article II Citywide Regulations)</p>
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>Not applicable. There is no current shoreline master program designation for the subject project.</p>	<p>CZ (RZC Article 1 Zoning Based Regulations, Article II Citywide Regulations)</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>The county shows a landslide potential and seismic hazard on the easterly boundary. See geotechnical report. The site is within a Critical Aquifer Recharge Area II.</p>	<p>CZ (RZC Article 1 Zoning Based Regulations, Article II Citywide Regulations)</p>

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i.	<p>Approximately how many people would reside or work in the completed project?</p> <p>430</p>	170 Single family homes are proposed CZ (RZC Article 1 Zoning Based Regulations, Article II Citywide Regulations)
j.	<p>Approximately how many people would the completed project displace?</p> <p>There will be no people displaced with this complete project. There are no persons that reside on-site. Those who work on-site for Cadman will remain employed on the property to the north as far as we know.</p>	CZ (RZC Article 1 Zoning Based Regulations, Article II Citywide Regulations)
k.	<p>Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>n/a, there are no persons that reside on-site.</p>	CZ (RZC Article 1 Zoning Based Regulations, Article II Citywide Regulations)
l.	<p>Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>The proposal will follow the Redmond Zoning Code which has be designed to ensure compatibility with adjacent land uses.</p>	CZ (RZC Article 1 Zoning Based Regulations, Article II Citywide Regulations)
m.	<p>Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:</p> <p>There are no proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance.</p>	CZ (RZC Article 1 Zoning Based Regulations, Article II Citywide Regulations)
n.	<p>What percentage of the building will be used for:</p> <p>Warehousing 0</p> <p>Manufacturing 0</p> <p>Office 0</p> <p>Retail 0</p>	

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<p>Service (specify) <input type="text" value="0"/></p> <p>Other (specify) <input type="text" value="0"/></p> <p>Residential <input type="text" value="100"/></p>	<p>CZ (RZC Article 1 Zoning Based Regulations, Article II Citywide Regulations)</p>
<p>0. What is the proposed I.B.C. construction type?</p> <p>The proposed I.B.C. Type V-B Construction type is proposed. (IRC as well)</p>	<p>CZ (RZC Article 1 Zoning Based Regulations, Article II Citywide Regulations)</p>
<p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?</p> <p>The proposed square feet is approximately 304,600 sf.</p>	<p>CZ (RZC Article 1 Zoning Based Regulations, Article II Citywide Regulations)</p>
<p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)?</p> <p>There is no available square feet for future expansion.</p>	<p>CZ (RZC Article 1 Zoning Based Regulations, Article II Citywide Regulations)</p>
<p><b>9. Housing</b></p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>There will be 170 units provided at the completion of this project. These units will be for the middle to low income range.</p>	<p>10% of the proposed dwelling units are affordable CZ (RZC 21.08 Residential Regulations, RZC 21.20 Affordable Housing)</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>There will be no units eliminated.</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>The project will follow zoning code at time of vesting. Also, there will be an increase in the amount of housing available once the project is completed. 10% of the homes will be affordable per the requirement of the zoning and the City regulations. ARCH has been contacted re. the affordable housing.</p>	<p>CZ (RZC 21.08 Residential Regulations, RZC 21.20 Affordable Housing)</p> <p>CZ (RZC 21.08 Residential Regulations, RZC 21.20 Affordable Housing)</p>
<p><b>10. Aesthetics</b></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>The structures will not exceed three stories per the incentive program for this NDD1 zone. The homes will be a mix of wood and Fiber cement siding materials.</p> <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>Currently this property has berms on the south and west sides which block any view from ground level. Once the final grading and structures are built, this berm will be replaced with buildings which will allow some views north and east.</p> <p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>The project will comply with the current zoning of the site and will be similar in style to current structures of this type in Redmond, including landscaping. The homes will not affect the views from the neighboring homes in Woodbridge.</p>	<p>CZ (RZC 21.13.020 Northeast Design District, RZC Article III Design Standards)</p> <p>CZ (RZC 21.42 Public View Corridors)</p> <p>CZ (RZC 21.13.020 Northeast Design District, RZC Article III Design Standards, RZC 21.32 Landscaping)</p>

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<p><b>11. Light and Glare</b></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>Building lighting and exterior lighting and vehicles using the site. Before dawn and evenings.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>Light or glare form the finished project should 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>The only off-site sources of light or glare that may affect our proposal will be sources from vehicles and street lighting from the adjacent streets,neighborhood and possible lighting from the Cadman property to the north.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>Street lighting, when deemed necessary, will be installed in a manner that directs the lighting downward as a measure to reduce or control light and glare impacts.</p>	<p>CZ (RZC 21.34 Lighting)</p> <p>CZ (RZC 21.34 Lighting)</p> <p>CZ (RZC 21.34 Lighting)</p> <p>CZ (RZC 21.34 Lighting)</p>
<p><b>12. Recreation</b></p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>Within the immediate vicinity of our project there are recreational opportunities to the east in the SE Redmond park and south there is the SE Redmond Open Space which has a trail north to south that overlooks the valley to the east. We are showing this trail connection through our site along the east boundary.</p>	<p>CZ (RZC 21.36 Open Space, RMC 3.10 Impact fees)</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> <div style="background-color: yellow; height: 100px; width: 100%;"></div> <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> <div style="background-color: yellow; height: 100px; width: 100%;"> <p>Our project is showing the connection of the existing Evans Creek trail along the east boundary.</p> </div>	<div style="background-color: #90EE90; padding: 5px;"> <p>CZ (RZC 21.36 Open Space, RMC 3.10 Impact fees)</p> </div> <div style="background-color: #90EE90; padding: 5px; margin-top: 100px;"> <p>CZ (RZC 21.36 Open Space, RMC 3.10 Impact fees)</p> </div>
<p><b>13. Historic and Cultural Preservation</b></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> <div style="background-color: yellow; height: 300px; width: 100%; padding: 10px;"> <p>There are no known to us, buildings, structures or sites located on or near the site that are over 45 years old, listed in or eligible for listing in preservation registers.</p> </div>	<div style="background-color: #90EE90; padding: 5px;"> <p>CZ (RZC 21.30 Historic &amp; Archaeological Resources, Section 106 Review, DAHP)</p> </div>

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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>There are no known landmarks, features or other evidence of Indian or historic use or occupation on our project know to us.</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>The method used to assess the potential impacts to cultural and historic resources on or near the project site was to not disturb native ground. There are no known impacts on our site. If we find a need for an assessment we will contact the appropriate expert/professional.</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>Our plan is to avoid excavating into native soil. If we find a need for an assessment we will contact the appropriate expert/professional. Per the geotechnical report, we should not excavate any native soil due to its depth.</p>	<p>CZ (RZC 21.30 Historic &amp; Archaeological Resources, Section 106 Review, DAHP)</p> <p>CZ (RZC 21.30 Historic &amp; Archaeological Resources, Section 106 Review, DAHP)</p> <p>CZ (RZC 21.30 Historic &amp; Archaeological Resources, Section 106 Review, DAHP)</p>

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<p><b>14. Transportation</b></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> <div data-bbox="355 443 1125 753" style="background-color: yellow; padding: 5px;"> <p>The site will be served by a new NE 70th Street right-of-way from the West that connects to 188th Avenue NE. From the south, we will connect to 191st Avenue NE with a new roundabout the will intersect with the west connection in a roundabout.</p> </div> <p>b. Is the site currently or affected geographic area currently served by public transit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe. If not, what is the approximate distance to the nearest transit stop?</p> <div data-bbox="355 871 1125 1161" style="background-color: yellow; padding: 5px;"> <p>Within a half mile to the south there is a transit stop.</p> </div> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <div data-bbox="355 1241 1125 1493" style="background-color: yellow; padding: 5px;"> <p>Additional parking spaces provided: 250 (garage, driveway, street)</p> <p>The project will not eliminate parking.</p> </div> <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> <div data-bbox="355 1640 1125 1902" style="background-color: yellow; padding: 5px;"> <p>Yes. The project is proposing to build new public right-of-way with to the the west (NE 70th St.) and 192nd Ave NE along the west boundary to connect south, including a roundabout at their intersection.</p> </div>	<div data-bbox="1169 443 1507 753" style="background-color: #d4f1d4; padding: 5px;"> <p>CZ (RZC 21.52 Transportation Standards, RMC 3.10 Impact Fees)</p> </div> <div data-bbox="1169 871 1507 1161" style="background-color: #d4f1d4; padding: 5px;"> <p>CZ (RZC 21.52 Transportation Standards, RMC 3.10 Impact Fees)</p> </div> <div data-bbox="1169 1241 1507 1493" style="background-color: #d4f1d4; padding: 5px;"> <p>CZ (RZC 21.52 Transportation Standards, RMC 3.10 Impact Fees)</p> </div> <div data-bbox="1169 1640 1507 1902" style="background-color: #d4f1d4; padding: 5px;"> <p>CZ (RZC 21.52 Transportation Standards, RMC 3.10 Impact Fees)</p> </div>

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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 project will not use water, rail or air transportation.</p>	<p>CZ (RZC 21.52 Transportation Standards, RMC 3.10 Impact Fees)</p>
<p>f. How many weekday vehicular trips (one way) per day would be generated by the completed project? 480 If known, indicate when peak volumes would occur: 7 - 9 a.m. and 4 - 6 p.m. How many of these trips occur in the a.m. peak hours? 64 How many of these trips occur in the p.m. peak hours? 83 What percentage of the volume would be trucks (such as commercial and non-passenger vehicles)? &lt;3% What data or transportation models were used to make these estimates?</p> <p>ITE Trip Generation Manual, 10th Edition</p>	<p>CZ (RZC 21.52 Transportation Standards, RMC 3.10 Impact Fees)</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>No, There is no agricultural or forest products on roads or streets in this area.</p>	<p>CZ (RZC 21.52 Transportation Standards, RMC 3.10 Impact Fees)</p>
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>The City will impose traffic impacts fees which the developer will have to pay.</p>	<p>CZ (RZC 21.52 Transportation Standards, RMC 3.10 Impact Fees)</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p><b>15. Public Services</b></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> <div style="background-color: yellow; padding: 10px; margin: 10px 0;"> <p>The need for public service such as fire, health, and police protection will be typical of a single family development of this size. The school children originating from the homes in this development will attend the schools in the Lake Washington School District.</p> </div> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <div style="background-color: yellow; padding: 10px; margin: 10px 0;"> <p>The roads and homes will be constructed to meet all applicable standards and codes of the City and the Building Code. The proposed development will contribute to the local tax base and provide additional tax revenue for the various public services.</p> </div> <p><b>16. Utilities</b></p> <p>a. Select utilities currently available at the site:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Electricity</li> <li><input checked="" type="checkbox"/> Natural Gas</li> <li><input checked="" type="checkbox"/> Water</li> <li><input checked="" type="checkbox"/> Refuse Service</li> <li><input checked="" type="checkbox"/> Telephone</li> <li><input checked="" type="checkbox"/> Sanitary Sewer</li> <li><input type="checkbox"/> Septic System</li> <li><input type="checkbox"/> Other</li> </ul>	<div style="background-color: #e0ffe0; padding: 10px; margin: 10px 0;"> <p>CZ (RZC 21.17 Adequate Public Facilities, RMC 3.10 Impact fees)</p> </div> <div style="background-color: #e0ffe0; padding: 10px; margin: 10px 0;"> <p>CZ (RZC 21.17 Adequate Public Facilities, RMC 3.10 Impact fees)</p> </div> <div style="background-color: #e0ffe0; padding: 10px; margin: 10px 0;"> <p>CZ (RZC 21.17 Adequate Public Facilities)</p> </div>

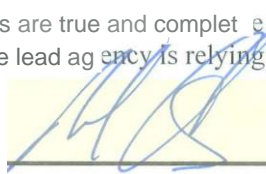


To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</p> <p>Water &amp; Sewer: City of Redmond  Power &amp; Gas: Puget Sound Energy  Telephone: Verizon  General construction activities include minor excavation for trenches which will contain the utilities</p>	<p>CZ (RZC 21.17 Adequate Public Facilities)</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: #U<.. AIY:/A.JfIDiu-

Position and Agency/Organization: Avt.'-ff!t!Nhr/ -l<sup>3</sup>/4W= - f:fjy vULI-f, LJ..(!\_

Relationship of Signer to Project: C)vJ7"1.r q /1.A.¥-1-

Date Submitted: JJvv<iJv tJ: '#- . £.v.

REVISED MARCH 11, 2020

## ***LEGAL DESCRIPTION***

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*LOT 2 OF CITY OF REDMOND BLA# LEGAL DESCRIPTION = LAND-2017-00391  
REC# 20170912900002 SD BLA BEING POR OF S 1/2 OF SW 1/4 STR  
06-25- 06 TGW POR OF NE 1/4 STR 07-25-06 TGW POR OF N 1/2 OF NE  
1/4 OF SE 1/4 STR 07-25-06*

