



ATTACHMENT 8
**STATE ENVIRONMENTAL POLICY ACT (SEPA)
DETERMINATION OF SEPA EXEMPTION**

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

PROJECT NAME: Beuca Preliminary Plat

SEPA FILE NUMBER: SEPA-2014-00817

PROJECT DESCRIPTION:

SEPA for Beuca Preliminary Plat

PROJECT LOCATION: NE 122nd Street

SITE ADDRESS: 16628 NE 122ND ST
REDMOND, WA 98052

APPLICANT: James Olsen
Corey Watson

LEAD AGENCY: City of Redmond

THE LEAD AGENCY FOR THIS PROPOSAL HAS DETERMINED THAT THE PROPOSAL IS CATEGORICALLY EXEMPT FROM THRESHOLD DETERMINATION AND EIS REQUIREMENTS PURSUANT TO 197-11-800(1)(d)



CITY OF REDMOND

ENVIRONMENTAL CHECKLIST

Project Action

Purpose of 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.

For Agency Use Only

Planner Name

Date of Review

To be completed by applicant	Evaluation for Agency Use only		
<p>A. <u>BACKGROUND</u></p> <p>1. Name of proposed project, if applicable: Beuca Property</p> <p>2. Name of applicant: The Quadrant Corporation</p> <p>3. Address and phone number of applicant and Contact person:</p> <table data-bbox="235 884 1101 1003"> <tr> <td>The Quadrant Corporation Attn: Corey Watson 14725 SE 36th St., Suite 100 Bellevue, WA 98006</td> <td>Lafe B. Hermansen c/o Core Design, Inc. 14711 NE 29th Place, Suite 101 Bellevue, WA 98007</td> </tr> </table> <p>4. Date checklist prepared: December 4, 2013</p> <p>5. Agency requesting checklist: City of Redmond Planning and Community Development</p> <p>6. Give an accurate, brief description of the proposal's scope and nature:</p> <ul style="list-style-type: none"> i. Acreage of the site: <u>3.59 ac</u> ii. Number of dwelling units/ buildings to be constructed: <u>16</u> iii. Square footage of dwelling units/ buildings being added: <u>40,000</u> iv. Square footage of pavement being added: <u>34,000</u> v. Use or Principal Activity: <u>Single Family Home</u> vi. Other information: <u>No other</u> 	The Quadrant Corporation Attn: Corey Watson 14725 SE 36th St., Suite 100 Bellevue, WA 98006	Lafe B. Hermansen c/o Core Design, Inc. 14711 NE 29th Place, Suite 101 Bellevue, WA 98007	
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<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>Site construction is scheduled to start in the spring of 2014, subject to the approval process and market demands. Building construction is proposed to start in late summer of 2014.</p> <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>9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.</p> <ul style="list-style-type: none"> -Preliminary Drainage Report (Core Design Inc.) -Preliminary Arborist Report (Greenforest Inc.) -Preliminary Traffic Study (Traffic Engineers NW) -Preliminary Geotechnical Report (Terra Associates) -Preliminary Wetland & Wildlife Report (Raedeke Associates Inc.) <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>	

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<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>Preliminary Plat approval, Grading Permit, Right-of-Way Permits (if applicable), Residential Building Permits, Forest Practices Application (if applicable), PRD Site Plan approval, SEPA Determination, NPDES permit, Drainage Plan approval.</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. (Lead agencies may modify this form to include additional specific information on project description.)</p> <p>This proposal is for the construction of fourteen (14) single family homes and one (1) duplex (2 dwelling units) on 3.59 acres. Development of the site will also include, but is not limited to: Site preparation, utility installation (Water, Sewer, Storm Drainage), rockeries, vault and road/tract construction.</p> <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>The project is located north of NE 122nd Street and east of 169th Place NE. The site is located in the SW 1/4 of Section 25, Township 26N., Range 5E, City of Redmond, Washington. A legal description and vicinity map is attached hereto and incorporated by reference.</p> <p>Tax Parcel No(s): 2526059029 & 2526059151</p>	

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<p>B. <u>ENVIRONMENTAL ELEMENTS</u></p> <p>1. Earth</p> <p>a. General description of the site (check one)</p> <p><input type="checkbox"/> Flat</p> <p><input type="checkbox"/> Rolling</p> <p><input checked="" type="checkbox"/> Hilly</p> <p><input type="checkbox"/> Steep slopes</p> <p><input type="checkbox"/> Mountainous</p> <p><input type="checkbox"/> Other</p> <p>The site currently contains one (1) single family home and associated outbuildings. The site slopes down from the west side to the east at about a general slope of 5-10%.</p> <p>b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.</p> <p>The site does not contain steep slopes that deviate from the 5-10% uniform slope.</p> <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 prime farmland.</p> <p>The site is underlain with Alderwood soil types (AgC and AgD in the southwest corner). This soil type is a gravelly sandy loam.</p>	

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<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 so, describe.</p> <p>e. Describe the purpose, type, location and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>Please see attached.</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.</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>Approximately 51% of the site will be covered by impervious surface, which will include buildings, walks, driveways and site access. This meets the standard for the R-4 zones within the City of Redmond.</p> <p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>Please see attached.</p>	

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<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>Yes, approximately 24,000 cubic yards of cut and fill will be included in this project.</p> <p>2. Air</p> <p>a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) during construction and 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 typical of a residential neighborhood.</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 so, generally describe.</p> <p>Off-site sources of emissions or odors are those typical of the residential neighborhoods and commercial properties that surrounded this site, such as automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby homes.</p> <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>Please see attached.</p> <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, saltwater, 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>	

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<p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters: <input 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>N/A</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, if from on site.</p> <p>None proposed.</p> <p>4. Will the proposal require surface water withdrawals or diversions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>5. Does the proposal lie within a 100-year floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, note location on the site plan.</p>	

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<p>6. Does the proposal involve any discharge of waste materials to surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe the type of waste and anticipated volume of discharge.</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>8. Provide details on how your propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <p>Perforated lot drains will be provided to maximize infiltration to the extent possible, although soils in this area are generally not conducive to infiltration.</p> <p>9. Does your project propose an increase in fecal coliform levels In surface water? If so, describe impacts.</p> <p>No</p>	

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<p>b. Ground</p> <p>1. Will ground water be withdrawn, or will water be discharged to ground water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>Please see attached.</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>Not applicable, the site is served by public sewer.</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>Please see attached.</p> <p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>Please see attached.</p>	

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<p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>Please see attached.</p> <p>4. Plants</p> <p>a. Check and select types of vegetation found on the site:</p> <p><input checked="" type="checkbox"/> Deciduous Tree: <input checked="" type="checkbox"/> Alder <input checked="" type="checkbox"/> Maple <input type="checkbox"/> Aspen <input type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> Evergreen Tree: <input checked="" type="checkbox"/> Cedar <input checked="" type="checkbox"/> Fir <input type="checkbox"/> Pine <input type="checkbox"/> Other</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"/> Wet soil plants: <input type="checkbox"/> Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/> Skunk cabbage <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Water plants: <input type="checkbox"/> Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Other types of vegetation (please list)</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>Please see attached.</p>	

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<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" style="margin-left: auto; margin-right: auto; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="padding: 5px;">Tree Type</th> <th style="padding: 5px;">Total (#)</th> <th style="padding: 5px;">Removed (#)</th> <th style="padding: 5px;">Saved (#)</th> <th style="padding: 5px;">Percentage saved (%)</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Landmark (>30" dbh*)</td> <td style="padding: 5px;">15</td> <td style="padding: 5px;">15</td> <td style="padding: 5px;">0</td> <td style="padding: 5px;">0</td> </tr> <tr> <td style="padding: 5px;">Significant (6" – 30" dbh*)</td> <td style="padding: 5px;">137</td> <td style="padding: 5px;">79</td> <td style="padding: 5px;">58</td> <td style="padding: 5px;">42</td> </tr> <tr> <td style="padding: 5px;">Percentage (%)</td> <td style="padding: 5px;">152</td> <td style="padding: 5px;">94</td> <td style="padding: 5px;">58</td> <td style="padding: 5px;">38</td> </tr> </tbody> </table> <p style="margin-left: 40px; margin-top: 10px;"><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 style="margin-left: 40px; margin-top: 10px;"><i>* DBH – Diameter at breast height</i></p>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	15	15	0	0	Significant (6" – 30" dbh*)	137	79	58	42	Percentage (%)	152	94	58	38	
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<p>d. List threatened or endangered species known to be on or near the site.</p> <p style="margin-left: 40px; margin-top: 10px;">No threatened or endangered species known to be on or near the site.</p>																					
<p>e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p style="margin-left: 40px; margin-top: 10px;">Per Redmond Zoning Code the site will retain a minimum of 35% of the existing significant trees. A preliminary landscape plan has been completed and submitted as part of this package.</p>																					

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<p>5. Animals</p> <p>a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site</p> <p><input type="checkbox"/> Birds: <input type="checkbox"/> Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input checked="" type="checkbox"/> Songbirds <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Mammals: <input checked="" type="checkbox"/> Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input checked="" type="checkbox"/> Other</p> <p><input type="checkbox"/> Fish: <input type="checkbox"/> Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring</p> <p><input type="checkbox"/> Shellfish <input type="checkbox"/> Other</p> <p>b. List any threatened or endangered species known to be on or near the site</p> <p>No threatened or endangered species known to be on or near the site.</p> <p>c. Is the site part of a migration route: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, explain?</p> <p>Yes, the site is part of the Pacific Fly Way.</p> <p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>Per Redmond Zoning Code the site will retain a minimum of 35% of the existing significant trees. A Preliminary Landscape Plan has been completed and submitted as part of this package.</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>Electricity will be the primary source of energy used to provide heating and cooling to each building. This form of energy is immediately available to the site.</p>	

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<p>The builder will provide the appropriate heating and cooling systems, which are energy efficient and cost effective for the end user.</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 so, 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 Uniform Building Code and the State Energy Code will be incorporated into the construction of the buildings. Energy conserving materials and fixtures are encouraged in all new construction.</p> <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 so, describe.</p> <p>The project will not generate any environmental health hazards.</p> <p>1. Describe special emergency services that might be required.</p> <p>None to our knowledge. The project will generate the same need for emergency services as other residential projects in the area.</p> <p>2. Proposed measures to reduce or control environmental health hazards, if any:</p> <p>There are no on-site environmental health hazards known to exist today nor are there any that will be generated as a direct result of this proposal.</p>	

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<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 main source of the off-site noise in this area originate from the vehicular traffic present on NE 122nd Street and NE 124th Way.</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>Please see attached.</p> <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. Construction equipment will be equipped with muffler devices and idling time should be kept at a minimum.</p> <p>c. Describe the potential use of the following:</p> <ol style="list-style-type: none"> 1. <input type="checkbox"/> Flammable liquids 2. <input type="checkbox"/> Combustible liquids 3. <input type="checkbox"/> Flammable gases 4. <input type="checkbox"/> Combustible or flammable fibers 5. <input type="checkbox"/> Flammable solids 6. <input type="checkbox"/> Unstable materials 7. <input type="checkbox"/> Corrosives 8. <input type="checkbox"/> Oxidizing materials 9. <input type="checkbox"/> Organic peroxides 10. <input type="checkbox"/> Nitromethane 11. <input type="checkbox"/> Ammonium nitrate 12. <input type="checkbox"/> Highly toxic material 	

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<p>13. <input type="checkbox"/> Poisonous gas</p> <p>14. <input type="checkbox"/> Smokeless powder</p> <p>15. <input type="checkbox"/> Black sporting powder</p> <p>16. <input type="checkbox"/> Ammunition</p> <p>17. <input type="checkbox"/> Explosives</p> <p>18. <input type="checkbox"/> Cryogenics</p> <p>19. <input type="checkbox"/> Medical gas</p> <p>20. <input type="checkbox"/> Radioactive material</p> <p>21. <input type="checkbox"/> Biological material</p> <p>22. <input type="checkbox"/> High piled storage (over 12' in most cases)</p> <p>All potential use of listed materials to be consistent with typical household use.</p> <p>8. Land and Shoreline Use</p> <p>a. What is the current use of the site and adjacent properties?</p> <p>The site currently contains one (1) single family home and associated out buildings. The current use of the adjacent properties is as follows; North: Vacant, South: Single-Family Residential, East: Single-Family Residential, West: Single-Family Residential.</p> <p>b. Has the site been used for agriculture? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>c. Describe any structures on the site.</p> <p>The site currently contains one (1) single family home and associated out buildings.</p>	

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<p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, what? The single residence and outbuildings currently on the site will be removed.</p> <p>e. What is the current zoning classification of the site? R-4 - Low Moderate Density Residential zone Other _____</p> <p>f. What is the current comprehensive plan designation of the site? Single-Family Urban Other _____</p> <p>g. If applicable, what is the current shoreline master program designation of the site? Not Applicable Other _____</p> <p>h. Has any part of the site been classified as an "environmentally sensitive" area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, specify. (If unsure check with City)</p> <p>i. Approximately how many people would reside or work in the completed project. Approximately 40 (16 x 2.5) people will reside in the neighborhood.</p> <p>j. Approximately how many people would the completed project displace?</p>	

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<p>Approximately one household.</p> <p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>None known.</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 comply with the current zoning of the site and the homes will be of similar style and size to the surrounding homes.</p> <p>m. What percentage of the building will be used for:</p> <p><input type="checkbox"/> Warehousing</p> <p><input type="checkbox"/> Manufacturing</p> <p><input type="checkbox"/> Office</p> <p><input type="checkbox"/> Retail</p> <p><input type="checkbox"/> Service (specify)</p> <p><input type="checkbox"/> Other (specify)</p> <p><input checked="" type="checkbox"/> Residential</p> <p>n. What is the proposed I.B.C. construction type?</p> <p>IRC type is R-3.</p> <p>o. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)</p> <p>A total of approximately 40,000 gross square footage proposed for all 16 units for the project.</p> <p>p. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions).</p>	

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<p>None known.</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>14 homes in the middle income range will be provided. The duplex (2 units) will be affordable housing units. One of the two affordable housing units is from the proposed Federspiel Property development adjacent to the site.</p> <p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>One (1) existing home will be removed which is in the middle income range.</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>Not applicable.</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>The building will meet the height requirements of the R-4 zone. The exterior building materials may include (but is not limited to) any of the following: wood, hardwood, vinyl, masonry, cedar shakes and/or asphalt shingles.</p> <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>None.</p>	

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<p data-bbox="298 300 1195 365">c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p data-bbox="233 384 1105 447">The project will be complying with the current zoning of the site and will be similar in style and size to the surrounding neighborhoods.</p> <p data-bbox="185 552 521 590">11. Light and Glare</p> <p data-bbox="298 617 1195 682">a. What type of light or glare will the proposal produce: What time of day or night would it mainly occur:</p> <p data-bbox="233 714 1154 804">Light and glare will originate from street lights and exterior lighting. Light will also be produced from vehicles using the on-site roads. These impacts would occur primarily in the evening and before dawn.</p> <p data-bbox="298 877 1195 942">b. Could light or glare from the finished project be a safety hazard or interfere with views:</p> <p data-bbox="233 968 282 995">No.</p> <p data-bbox="298 1138 1195 1203">c. What existing off-site sources of light or glare may affect your proposal?</p> <p data-bbox="233 1241 1179 1297">The only offsite source of light and glare are from vehicles and outdoor (outdoor lights on homes) lighting from the adjacent streets and nearby neighborhoods.</p> <p data-bbox="298 1457 1195 1522">d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p data-bbox="233 1539 1105 1629">Street lighting, when deemed necessary, will be installed in a manner that directs the lighting downward without exposed bulbs. Exterior lighting of buildings will be restricted to porch style lights.</p> <p data-bbox="185 1707 451 1745">12. Recreation</p> <p data-bbox="298 1772 1195 1837">a. What designated and informal recreational opportunities are in the immediate vicinity?</p>	

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<p>The NE Redmond Area Neighborhood Park is approximately 2/3 of a mile to the east.</p> <p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</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 neighborhood will provide an open space tract that will include an active recreation area that includes a tot lot.</p> <p>13. Historic and Cultural Preservation</p> <p>a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.</p> <p>None to our knowledge.</p> <p>b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.</p> <p>None to our knowledge.</p> <p>c. Proposed measures to reduce or control impacts, if any:</p> <p>None, as there are no known impacts. If an archeological site is found during the course of construction, the State Historical Preservation Officer will be notified.</p>	

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<p>14. Transportation</p> <p>a. Identify public streets and highways service the site, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>The site currently fronts NE 122nd Street. One entrance will be provided off of 122nd. Internally the site will have one (1) public road (50' right-of-way) with two (2) private access tracts. Please refer to the Preliminary Plat Plan for specific layout of roads and private access tracts.</p> <p>b. Is site currently served by public transit? <input type="checkbox"/> Yes <input type="checkbox"/> No If not, what is the approximate distance to the nearest transit stop.</p> <p>The nearest transit stop (METRO) is located at the intersection of 172nd Avenue NE and NE 124th Way, approximately one (1) mile to the east.</p> <p>c. How many parking spaces would the completed project have? How many would the project eliminate?</p> <p>The project currently proposes 64 parking stalls. The existing home, which will be removed, has parking for approximately 4 cars.</p> <p>d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).</p> <p>Yes. The site currently fronts NE 122nd Street. One entrance will be provided off of 122nd. Internally the site will have one (1) public road (50' right of way) with two (2) private access tracts. Please refer to the Preliminary Plat Plan for the specific layout of roads and private access tracts.</p> <p>e. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>110 ADT</u> If known, indicate when peak volumes would occur. _____ - <u>8</u> a.m. & - <u>11</u> p.m. How many of these trips occur in the a.m. peak hours? <u>8</u> How many of these trips occur in the p.m. peak hours? <u>11</u></p>	

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<p data-bbox="298 396 1192 464">f. Proposed measures to reduce or control transportation impacts, if any.</p> <p data-bbox="269 489 1187 548">Traffic Mitigation fees will be paid as determined during the preliminary review of this project.</p> <p data-bbox="185 695 506 726">15. Public Services</p> <p data-bbox="298 753 1192 861">a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No. If so, generally describe.</p> <p data-bbox="263 894 1154 955">The need for public service such as fire, health, and police protection will be typical of residential development of this size.</p> <p data-bbox="298 1073 1192 1142">b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p data-bbox="263 1176 1182 1297">The buildings will be constructed to meet all applicable standards and codes of the County and the Uniform Building Code. The proposed development will contribute to the local tax base and provide additional tax revenue for the various public services.</p> <p data-bbox="185 1411 407 1442">16. Utilities</p> <p data-bbox="298 1470 935 1501">a. Select utilities currently available at the site:</p> <ul style="list-style-type: none"> <li data-bbox="370 1524 553 1556"><input checked="" type="checkbox"/> Electricity <li data-bbox="370 1581 568 1612"><input checked="" type="checkbox"/> Natural gas <li data-bbox="370 1638 500 1669"><input checked="" type="checkbox"/> Water <li data-bbox="370 1694 607 1726"><input checked="" type="checkbox"/> Refuse service <li data-bbox="370 1751 557 1782"><input checked="" type="checkbox"/> Telephone <li data-bbox="370 1808 615 1839"><input checked="" type="checkbox"/> Sanitary Sewer <li data-bbox="370 1864 602 1896"><input type="checkbox"/> Septic System 	

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<p><input type="checkbox"/> Other</p> <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>Electricity will be provided by Puget Sound Energy. Natural gas will be provided by Puget Sound Energy. Water service will be provided by the City of Redmond. Sanitary sewer service will be provided by the City of Redmond. Telephone service will be provided by Verizon.</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.

Signature: 

Date Submitted: 2/13/14

Relationship of signer to project: Partner