



**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**

H. Maiefski 03/26/2015

**Date of Review**

H. Maiefski 03/26/2015

To be completed by applicant	Evaluation for Agency Use only		
<p><b>A. BACKGROUND</b></p> <p>1. Name of proposed project, if applicable: Ellsworth Short Plat</p> <p>2. Name of applicant: Quadrant Homes / Matt Perkins</p> <p>3. Address and phone number of applicant and Contact person:   <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">Applicant 14725 SE 36th, Suite 200 Bellevue, WA 98006 (425) 452-6526</td> <td style="width: 50%;">Contact: LDC, Inc. 14201 NE 200th St. #100 Woodinville, WA 98072 (425) 806-1869</td> </tr> </table> </p> <p>4. Date checklist prepared: October 2014</p> <p>5. Agency requesting checklist: City of Redmond</p> <p>6. Give an accurate, brief description of the proposal's scope and nature:</p> <p>i. Acreage of the site: <u>1.53 acres</u></p> <p>ii. Number of dwelling units/ buildings to be constructed: <u>8</u></p> <p>iii. Square footage of dwelling units/ buildings being added: <u>40,082 s</u> </p> <p>iv. Square footage of pavement being added: <u>9583 SF</u></p> <p>v. Use or Principal Activity: <u>Residential Subdivision in the RIN Zone</u></p> <p>vi. Other information: _____</p>	Applicant 14725 SE 36th, Suite 200 Bellevue, WA 98006 (425) 452-6526	Contact: LDC, Inc. 14201 NE 200th St. #100 Woodinville, WA 98072 (425) 806-1869	<p>HM</p> <p>HM</p> <p>HM</p> <p>HM</p> <p>HM</p> <p>HM</p> <p>HM</p>
Applicant 14725 SE 36th, Suite 200 Bellevue, WA 98006 (425) 452-6526	Contact: LDC, Inc. 14201 NE 200th St. #100 Woodinville, WA 98072 (425) 806-1869		

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<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>Construction is proposed to start in the spring/summer of 2015 subject to the approval process and market demands.</p>	<p>HM</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>HM</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>A geotechnical report has been prepared by Geotech Consultants, Inc. A Critical areas report has been prepared by Wetland Resources and an Arborist report has been prepared by Creative Landscape Solutions. All of the these reports are a part of this application submittal.</p>	<p>HM - Environmental Checklist and Wildlife Report</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>None known</p>	<p>HM</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 and Final Short Plat approvals, road, storm and utilities, design approvals, clearing and grading permits, building permits and right-of-way use permits</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>The proposal is a subdivision consisting of 8 single-family lots, and associated infrastructure located on 1.53 acres. The property is in the RIN zone.</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 proposed subdivision is located on the south side of NE 100th St. approximately 550 east of 132nd Ave NE.. in Redmond, WA and lies within the northwest quarter of the northwest quarter of Section 3, Township 25 N, Range 5 E, Willamette Meridian. Please refer to the Attached Preliminary Short Plat Map and Vicinity Map.</p>	<p>HM- Potential HPA from WDFW</p> <p>HM - 1 duplex (8-lots/8 dwellings)</p> <p>HM</p>

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<p><b>B. ENVIRONMENTAL ELEMENTS</b></p> <p><b>1. Earth</b></p> <p>a. General description of the site (check one)</p> <p><input type="checkbox"/> Flat</p> <p><input checked="" type="checkbox"/> Rolling</p> <p><input type="checkbox"/> Hilly</p> <p><input type="checkbox"/> Steep slopes</p> <p><input type="checkbox"/> Mountainous</p> <p><input type="checkbox"/> Other</p> <p>b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.</p> <p>Approximately 30 percent in the south eastern portion of the site in Open Space Tract 996.</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>According to the NRCS King County Soil Survey the site is underlain with Alderwood Gravelly Sandy Loam, 0 to 15 percent slopes</p>	<p>HM</p> <p>HM - Small portion of 40% slopes on southeast corner</p> <p>HM</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>Road and building sites would be cleared, graded and compacted as necessary to achieve proper grade transition, drainage and structural stability. A balance between cut and fill would be sought, thereby, reducing the need to import or export soil. Current grading plans show 2,500 CY of Cut and 3,500 CY of Fill is anticipated.</p> <p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>During construction the potential for increased erosion would be present. Erosion control measures in accordance with City of Redmond code will be implemented during construction. Following construction, erosion potential would decrease when drainage is controlled and cleared areas are re-vegetated.</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>Upon completion approximately 54% of the site will be covered with impervious surfaces.</p> <p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>Temporary measures to control erosion could include sedimentation ponds, filter fences and diversion swales, permanent measures could include landscaping, piping and armoring of outfall areas.</p>	<p>HM</p> <p>HM</p> <p>HM</p> <p>HM</p> <p>HM - Proposed development to meet City Erosion Control Requirements and implement BMP's</p>

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<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project? Yes.</p> <p>2. <b>Air</b></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.  During construction activities there would be increased exhaust and dust particle emissions to the ambient air. Objectionable odors could be caused by the roofing of homes or the paving of roadways. After construction, the principal source of pollution would be exhaust from vehicles.</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.  Vehicular emissions from traffic on nearby roadways would be the primary off-site source of air pollution that could affect the proposal.</p> <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:  Should construction activities be undertaken during the dry season, periodic watering, if deemed necessary, could be used to control dust. Automobile emissions should be negligible because of the emission standards regulated by the Washington State Department of Licensing.</p> <p>3. <b>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, saltwater, 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>HM</p> <p>HM</p> <p>HM</p> <p>HM - Required to keep construction equipment properly maintained</p>

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<p>A Class IV stream is located in and adjacent to the far eastern portion of the site. This stream will be retained in Open Space Tract 996. Buffer reduction and buffer increase will result in a net increase in stream buffer.</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>Some work will be done within 200 feet of the Class IV stream, but required buffers will be maintained, except for the detention vault discharge</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>	<p>HM - Required to meet CAO stream regulations</p> <p>HM</p> <p>HM</p> <p>HM</p> <p>HM</p>



To be completed by applicant	Evaluation for Agency Use only
<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 &amp; 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>Not applicable</p> <p>9. Does your project propose an increase in fecal coliform levels In surface water? If so, describe impacts.</p> <p>Not applicable</p>	<p>HM</p> <p>HM</p> <p>HM</p> <p>HM</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>Any alteration to the direction or rate of flow of ground water due to grading operations should be localized on-site.</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>The project would include a public sanitary sewer system, therefore, there would be no major sources of waste material, which could be discharged to the ground.</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>Through the construction of residences and roadways, the existing runoff pattern would be locally modified. Runoff from the proposal would be generated by building roofs, driveways, sidewalks and roadways. This water would be collected by the storm drainage system and directed to storm retention / detention facilities located within the proposed plat of Ellsworth. Runoff released from the detention facility will discharge adjacent to the on-site stream</p> <p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>Please refer to Surface Water Response #6 and Ground Water Response #2</p>	<p>HM</p> <p>HM</p> <p>HM</p> <p>HM</p>

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<p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>Temporary erosion control devices would be installed during construction. After construction, stormwater runoff will be collected and directed to detention / retention facilities by the storm drainage system</p> <p><b>4. Plants</b></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 checked="" 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>Existing vegetation will be removed as necessary for the roadway, utility and building pad construction</p>	<p>HM - to meet City Stormwater Management Regulations</p> <p>HM - Riparian Vegetation present along Class IV Stream</p> <p>HM - Vegetation removal limited to site improvement areas.</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" data-bbox="389 493 1161 934"> <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>22</td> <td>12</td> <td>10</td> <td>45.45%</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>44</td> <td>40</td> <td>4</td> <td>9.09%</td> </tr> <tr> <td>Percentage (%)</td> <td>66</td> <td>52</td> <td>14</td> <td>21.21%</td> </tr> </tbody> </table> <p><i>Note: Since a SEPA Determination is issued early on in the project's review process; the information above is a preliminary estimate only and could change during the development review process.</i></p> <p>* DBH – Diameter at breast height</p> <p>d. List threatened or endangered species known to be on or near the site.</p> <p>None known</p> <p>e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>Development would reduce existing vegetation, although as much native vegetation as practical would be retained during construction. Cleared and graded areas would be revegetated with some native species and species common to urban residential areas.</p>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	22	12	10	45.45%	Significant (6" – 30" dbh*)	44	40	4	9.09%	Percentage (%)	66	52	14	21.21%	<p>HM - Revised Arborist Report identifies 36% Tree Retention</p> <p>HM</p> <p>HM - City Landscaping Requirements to be met.</p>
Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)																	
Landmark (>30" dbh*)	22	12	10	45.45%																	
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<p><b>5. Animals</b></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 checked="" 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 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>None known</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>Pacific Flyway Migration Route</p> <p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>Retention of as many existing trees in accordance with City Code and as compatible with road, utility and home construction will help preserve wildlife habitat. If replacement trees are required the applicant will examine on-site planting opportunities first.</p>	<p>HM</p> <p>HM</p> <p>HM</p> <p>HM - Replacement required per Tree Regulations. Primarily Use Northwest Native Plants</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 and natural gas would be the primary sources of energy for the proposal and would be used for heating, lighting and other household purposes.</p>	<p>HM</p>

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<p>Wood burning and passive solar gain would be secondary sources of heat.</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 inclusion of energy conservation measures would be per the residential energy code and the choice of individual residents.</p>	<p>HM</p> <p>HM</p>
<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 so, describe.</p> <p>Not to our knowledge</p> <p>1. Describe special emergency services that might be required.</p> <p>No special emergency services would be required by the proposed project.</p> <p>2. Proposed measures to reduce or control environmental health hazards, if any:</p> <p>None required or proposed</p>	<p>HM</p> <p>HM</p> <p>HM</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>Noise from traffic on surrounding roadways could have a minimal impact on the project.</p> <p>2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p> <p>Noise levels would be intermittently high throughout construction, but should be limited to normal waking hours. After construction residential activity and traffic noise created by daily vehicular trips would increase ambient noise levels in the vicinity.</p> <p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>Standard soundproofing materials would be used in the construction of residences. Use of proper muffling devices and limitation of construction to allowed working hours would minimize construction-related noise.</p>	<p>HM</p> <p>HM</p> <p>HM</p>
<p>c. Describe the potential use of the following:</p> <p>1. <input checked="" type="checkbox"/> Flammable liquids</p> <p>2. <input checked="" type="checkbox"/> Combustible liquids</p> <p>3. <input type="checkbox"/> Flammable gases</p> <p>4. <input type="checkbox"/> Combustible or flammable fibers</p> <p>5. <input type="checkbox"/> Flammable solids</p> <p>6. <input type="checkbox"/> Unstable materials</p> <p>7. <input type="checkbox"/> Corrosives</p> <p>8. <input type="checkbox"/> Oxidizing materials</p> <p>9. <input type="checkbox"/> Organic peroxides</p> <p>10. <input type="checkbox"/> Nitromethane</p> <p>11. <input type="checkbox"/> Ammonium nitrate</p> <p>12. <input type="checkbox"/> Highly toxic material</p>	

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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>Flammable and combustible liquids would be primarily in the form of vehicle fuel. Combustible materials would be the lumber associated with home construction.</p>	<p>HM</p>
<p><b>8. Land and Shoreline Use</b></p> <p>a. What is the current use of the site and adjacent properties?</p> <p>The site is currently vacant. Adjacent properties are single family residences.</p> <p>b. Has the site been used for agriculture? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>Not to our knowledge.</p> <p>c. Describe any structures on the site.</p> <p>There are no structures on the site.</p>	<p>HM</p> <p>HM</p> <p>HM</p>



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<p>d. Will any structures be demolished? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, what?</p> <p>e. What is the current zoning classification of the site? RIN - Residential Innovative 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, specify. (If unsure check with City) The Class IV stream is classified as a environmentally sensitive/critical area</p> <p>i. Approximately how many people would reside or work in the completed project. Upon completion approximately 25 people would reside in the development (3.1 per residence x 8 residences).</p> <p>j. Approximately how many people would the completed project displace?</p>	<p>HM</p> <p>HM</p> <p>HM</p> <p>HM</p> <p>HM - Small portion of 40% slope on southeast corner</p> <p>HM</p>

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<p>None</p>	<p>HM</p>
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p>	
<p>None proposed</p>	<p>HM</p>
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p>	
<p>Compliance with existing regulatory codes and standards.</p>	<p>HM</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>HM</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>Residential, V-A (Protected Combustible)</p>	<p>HM</p>
<p>o. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)</p>	
<p>Residential square footage ranges from approximately 3,211 SF to 5,761sf per residence.</p>	<p>HM</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>Not applicable</p>	<p>HM</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>8 total housing units are proposed. All units are middle to low income housing.</p>	<p>HM - No low income housing is proposed</p>
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>No units would be eliminated</p>	<p>HM</p>
<p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>Compliance with regulatory codes and standards, including "smaller" housing regulations, would reduce the housing impacts of the proposed development. Affordable housing is not required on projects with less than 10 units.</p>	<p>HM</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 tallest height of any structure would be per the building code. Exterior building materials are expected to be of wood and masonry.</p>	<p>HM - Height to meet zoning regulations</p>
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>None</p>	<p>HM</p>

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<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>The observance of building setbacks, retention of as much native vegetation as practical during construction and provision of ornamental and native landscaping in the home construction, would reduce aesthetic impacts of the project.</p> <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>The proposal would produce light from automobile headlights, street lighting and home lighting, primarily at night.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views:</p> <p>Not to our knowledge. Night lighting would promote safety at the project.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>Surrounding residences and traffic</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>None proposed</p> <p><b>12. Recreation</b></p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p>	<p>HM</p> <p>HM</p> <p>HM</p> <p>HM</p> <p>HM - Lighting to meet City Regulations</p>

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<p>Mark Twain Park is approximately .5 miles away. Spinney Homestead Park is approximately 1.1 miles away. Willows Run Golf Complex is approximately .9 miles away</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>Provision of a minimum of 20% Open Space in accordance with the City regulations.</p>	<p>HM</p> <p>HM</p> <p>HM</p>
<p><b>13. Historic and Cultural Preservation</b></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 known</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 known</p> <p>c. Proposed measures to reduce or control impacts, if any:</p> <p>Construction would be temporarily halted, should evidence of historic, archeological, scientific or cultural importance be discovered.</p>	<p>HM</p> <p>HM</p> <p>HM - City to be immediately notified</p>

To be completed by applicant	Evaluation for Agency Use only
<p><b>14. Transportation</b></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>NE 100th Street provides access to the site, the project proposes a single access point, along the north property line extending to the south providing access to the lots.</p> <p>b. Is site currently served by public transit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If not, what is the approximate distance to the nearest transit stop.</p> <p>A metro bus stop is approximately 0.1 mile from the site, located at 132nd Ave NE &amp; NE 100th Street</p> <p>c. How many parking spaces would the completed project have? How many would the project eliminate?</p> <p>Off-street parking would be accommodated in residents' driveways and garages. A minimum of 2 parking stalls per unity would be provided. No parking would be eliminated.</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>The proposal would require the construction of approximately 260 lineal feet of public roadway.</p> <p>e. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>78</u>            If known, indicate when peak volumes would occur. _____ - _____ a.m. &amp; - _____ p.m. How many of these trips occur in the a.m. peak hours? _____ How many of these trips occur in the p.m. peak hours? _____</p>	<p>HM</p> <p>HM</p> <p>HM</p> <p>HM</p> <p>HM</p> <p>HM</p>

To be completed by applicant	Evaluation for Agency Use only
<p>f. Proposed measures to reduce or control transportation impacts, if any.</p> <p>Payment of Traffic Mitigation fees in accordance with City code.</p> <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, health care, schools, other)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No. If so, generally describe.</p> <p>The proposal would place additional demands on public services, however, facilities are generally in place to handle these additional demands.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>Mitigation measures in accordance with City code for impacts will be provided. Also, residents would become part of the tax base / user group that supports these services.</p> <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> </ul>	<p>HM - City requires Traffic Impact Fees</p> <p>HM</p> <p>HM - City requires Impact Fees for Fire, Parks and School</p> <p>HM</p>

To be completed by applicant	Evaluation for Agency Use only
<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>Utilities required for the site include: Water (City of Redmond), Sewer (City of Redmond), Power and Gas (Puget Sound Energy), Solid Waste (Waste Management), Telephone (Verizon). General construction for these utilities will include utility trenches both on and off-site. See enclosed plans for details.</p>	<p>HM</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: November 3, 2014

Relationship of signer to project: Applicant's consultant