



Notice of Application With Optional DNS Certification of Public Notice

CITY OF REDMOND

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

CERTIFICATE OF MAILING

I hereby certify that to the best of my knowledge a Notice of Application with Optional DNS for Edgewood East File number: LAND 2014-01424 was sent to the Applicant and to the attached mailing list by first class mail, and electronically mailed to the attached SEPA Agency List on or before June 16, 2015

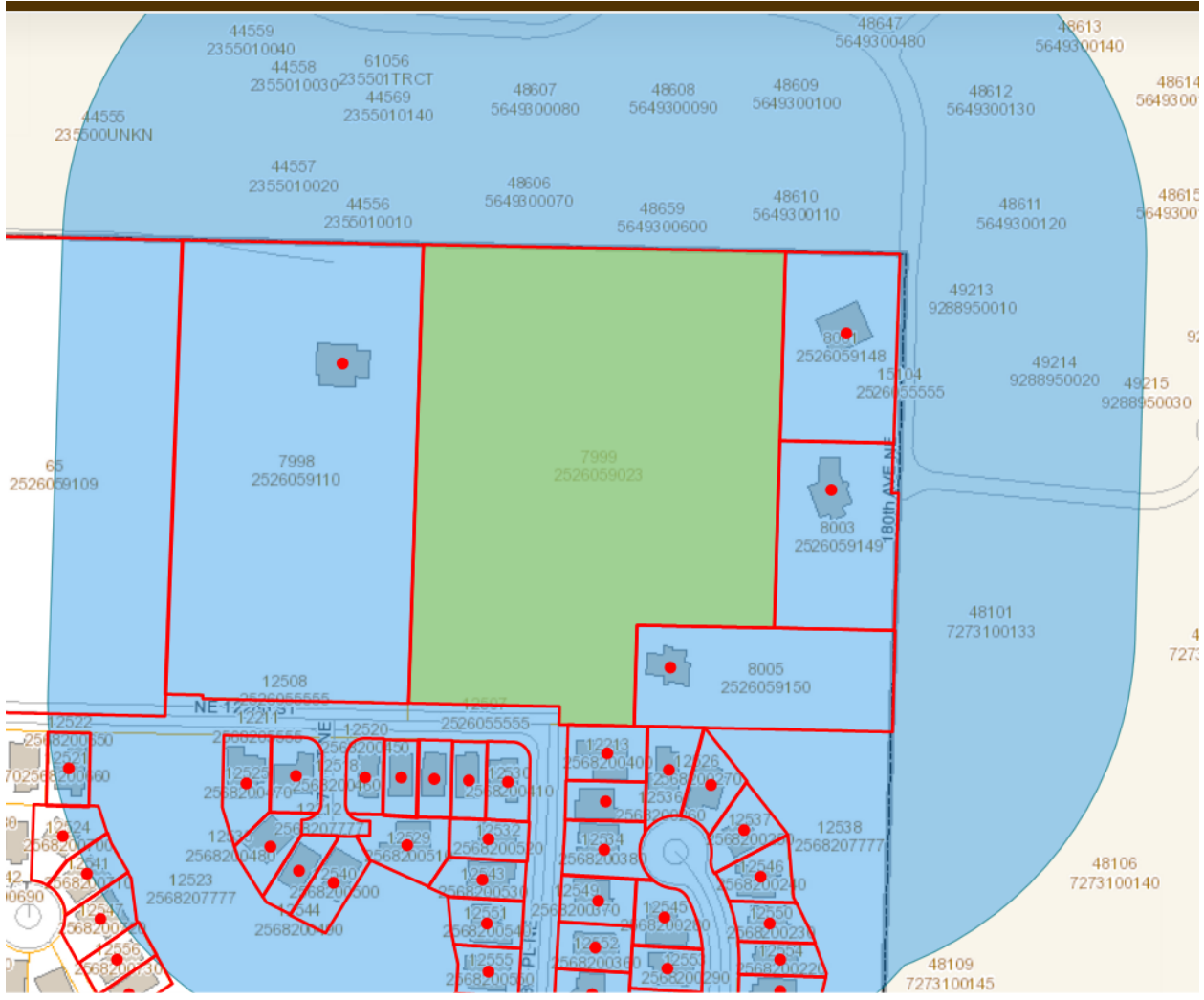
Name Gloria Meerscheidt
Date June 16, 2015

CERTIFICATE OF POSTING

I, the undersigned, certify that on June 16, 2015 I posted copies of the attached Notice of Application with Optional DNS at:

- 1 Location(s) on or near the site
- 1 City Hall
- 1 Library

Name Sarah Vanags
Date June 16, 2015



Attachment 9

BAGGIO SUSANNA
2445 279TH DR SE
SAMMAMISH, WA 98075

BHANDARI NITIN+KOMAL KASHIR
12035 179TH PL NE
REDMOND, WA 98052

BOYCE RYAN+HAWKINS LESLIE
12154 179TH PL NE
REDMOND, WA 98052

CHAIYOCHLARB CHAN+MASUMI
17745 NE 122ND ST
REDMOND, WA 98052

CHAN TO SAMUEL+CHU TERESA
17695 NE 122ND ST
REDMOND, WA 98052

CHEN HUNG-SHIUN+SHANG-FAN
12031 179TH PL NE
REDMOND, WA 98052

CHEN JUNPU+LU ZHANG
12105 178TH PL NE
REDMOND, WA 98052

CHOI YEONG+SOOKJA
12039 179TH PL NE
REDMOND, WA 98052

COSSETTE THOMAS J+LAURIE
17749 NE 122ND ST
REDMOND, WA 98052

Current Resident
17713 NE 124TH ST
REDMOND, WA 98052

Current Resident
12209 180TH AVE NE
REDMOND, WA 98052

Current Resident
12145 179TH PL NE
REDMOND, WA 98052

Current Resident
17674 NE 121ST CT
REDMOND, WA 98052

EGILMEZ BULENT+SIBEL
12156 179TH PL NE
REDMOND, WA 98052

FARAHDEL HASSAN+FROUZESH
12026 178TH PL NE
REDMOND, WA 98052

GHATE PRADIP SHRIRANG+SUSHA
17677 NE 121ST CT
REDMOND, WA 98052

GOVINDASAMY DINESH KUMAR
12044 179TH PL NE
REDMOND, WA 98052

HUANG CHANG+YAN SHEN
12022 178TH PL NE
REDMOND, WA 98052

HUSSEY LINDA+LEON R
12323 180TH AVE NE
REDMOND, WA 98052

INBAR EYAL+LIANIT
12123 177TH CT NE
REDMOND, WA 98052

IYER VENKATRAMAN BALASUBRAM
12101 178TH PL NE
REDMOND, WA 98052

JAMBOTKAR GAUTAM D+KAMAT
12033 179TH PL NE
REDMOND, WA 98052

JAYAPALAN RAJ+KABALEESWARAN
12109 178TH PL NE
REDMOND, WA 98052

KAPNER CHARLES
12104 178TH PL NE
REDMOND, WA 98052

KEMMERLING LARRY D+AMBER
12116 178TH PL NE
REDMOND, WA 98052

KESTER DAVID
12108 178TH PL NE
REDMOND, WA 98052

KHAN MUZZAMMIL+KHADIJA
12020 178TH PL NE
REDMOND, WA 98052

KIM SEUNG G+KYOUNG
12023 178TH PL NE
REDMOND, WA 98052

KONG PETER S+SUN YOUNG
12119 177TH CT NE
REDMOND, WA 98052

KUMAR KIRAN+BINA VISWANATH
17680 NE 121ST CT
REDMOND, WA 98052

Attachment 9

LEE BRIAN
17743 NE 122ND ST
REDMOND, WA 98052

LEWORTY MICHAEL+CROSS BELIN
17681 NE 121ST CT
REDMOND, WA 98052

LIU XUNYI
16541 REDMOND WAY #496C
REDMOND, WA 98052

LNU NAGARAJA+RAO RAMYA RAME
17687 NE 122ND ST
REDMOND, WA 98052

MA YAN+WEI SHI
12034 179TH PL NE
REDMOND, WA 98052

MAR DAVID H+ANN
12038 179TH PL NE
REDMOND, WA 98052

MOVVA RAMU+MADHUSRI
17691 NE 122ND ST
REDMOND, WA 98052

NEERUDU SRINIVASA+BANDI HAR
17735 NE 122ND ST
REDMOND, WA 98052

NELSON KIMBERLY
17685 NE 121ST CT
REDMOND, WA 98052

NGUYEN RAYMOND H+TOT
12114 177TH CT NE
REDMOND, WA 98052

NINOMIYA REIKO
12036 179TH PL NE
REDMOND, WA 98052

QIN BAI LIN+YUPING LIU
12025 178TH PL NE
REDMOND, WA 98052

RAMADOSS RAJESH
12150 179TH PL NE
REDMOND, WA 98052

SALLAWDEKAR SHRIKANT+SHARMA
17739 NE 122ND ST
REDMOND, WA 98052

SCHULDT PAUL F+NANCY
12235 180TH AVE NE
REDMOND, WA 98052

STELZNER JEFFREY+TERESA CHI
12152 179TH PL NE
REDMOND, WA 98052

TEMPLIN PATRICIA L+DUNN JOH
12209 108TH AVE NE
REDMOND, WA 98052

TUFFAHA NASEEM+LENA KHALAF
12019 178TH PL NE
REDMOND, WA 98052

VANDEVOORT BRADLEY+CAROLYN
12024 178TH PL NE
REDMOND, WA 98052

WEBSTER JAMES R+DAWN M
12115 177TH CT NE
REDMOND, WA 98052

WU ELEANOR
12148 179TH PL NE
REDMOND, WA 98052

ZHOU YUANYUAN+YUE
12112 178TH PL NE
REDMOND, WA 98052

From: [Gloria Meerscheidt](#)
To: andy.swayne@pse.com; [Angie Peace](#); charlie.sundberg@kingcounty.gov; chelland@bellevuewa.gov; connie.blumen@kingcounty.gov; [Dan Sokol](#); dbeadle@ci.sammamish.wa.us; [Elaine Somers](#); Elizabeth.Elliott@kingcounty.gov; Erika.Harris; Fisheries.fileroom@muckleshoot.nsn.us; fmiller@lwsd.org; gary.kriedt@kingcounty.gov; Gretchen.Kaehler@dahp.wa.gov; [Jon Regala](#); Karen.Walter@muckleshoot.nsn.us; Mark.Wilgus@kingcounty.gov; mattb@snoqualmtribe.us; mpaine@bellevuewa.gov; [Puget Sound Clean Air Agency](#); [Ramin Pazooki](#); robert.nunnenkamp@kingcounty.gov; sepacenter@dnr.wa.gov; sepadesk@dfw.wa.gov; sepaunit@ecy.wa.gov; Steve.Bottheim@kingcounty.gov; [Steven Mullen-Moses](#); tina.morehead@kingcounty.gov; tlavender2@frontier.com; tmcgruder@gmail.com; [Tom Hinman-citizen](#)
Cc: [Sarah Vanags](#); [Gloria Meerscheidt](#)
Subject: City of Redmond (2) each NOA with Optional DNS LAND-2014-01424-East & LAND-2014-02117-West
Date: Tuesday, June 16, 2015 8:56:19 AM
Attachments: [LAND201401424NOAOptionalDNS-East.pdf](#)
[LAND201402117NOAOptionalDNS-West.pdf](#)

Gloria Meerscheidt

Administrative Assistant, Development Review
City of Redmond – Development Services Center
15670 NE 85th St, MS: 2SPL
Redmond, WA 98052
P: 425.556.2407 F: 425.556.2400
www.redmond.gov

From: [Gloria Meerscheidt](#)
To: andy.swayne@pse.com; [Angie Peace](#); charlie.sundberg@kingcounty.gov; chelland@bellevuewa.gov; connie.blumen@kingcounty.gov; [Dan Sokol](#); dbeadle@ci.sammamish.wa.us; [Elaine Somers](#); Elizabeth.Elliott@kingcounty.gov; [Erika Harris](mailto:Erika.Harris); Fisheries.fileroom@muckleshoot.nsn.us; fmiller@lwsd.org; gary.kriedt@kingcounty.gov; Gretchen.Kaehler@dahp.wa.gov; [Jon Regala](#); Karen.Walter@muckleshoot.nsn.us; Mark.Wilgus@kingcounty.gov; mattb@snoqualmtribe.us; mpaine@bellevuewa.gov; [Puget Sound Clean Air Agency](#); [Ramin Pazooki](#); robert.nunnenkamp@kingcounty.gov; sepacenter@dnr.wa.gov; sepadesk@dfw.wa.gov; sepaunit@ecy.wa.gov; Steve.Bottheim@kingcounty.gov; [Steven Mullen-Moses](#); tina.morehead@kingcounty.gov; tlavender2@frontier.com; tmcgruder@gmail.com; [Tom Hinman-citizen](#)
Cc: [Gloria Meerscheidt](#); [Sarah Vanags](#)
Subject: Correction: City of Redmond (2) each NOA with Optional DNS, LAND-2014-02117-West & LAND-2014-01424-East /
Date: Tuesday, June 16, 2015 12:30:01 PM
Attachments: [LAND201402117NOAwOptionalDNS-West.pdf](#)
[LAND201401424NOAwOptionalDNS-East.pdf](#)

Correction: Public Works Director Name: Linda E. De Boldt

Gloria Meerscheidt

Administrative Assistant, Development Review
City of Redmond – Development Services Center
15670 NE 85th St, MS: 2SPL
Redmond, WA 98052
P: 425.556.2407 F: 425.556.2400
www.redmond.gov



DATE: 06/16/2015

SUBJECT:

DEAR CITY OF REDMOND PROPERTY OWNER:

The City of Redmond has received an application to develop land that is within 500' of your property. Since the proposal is close to your property and the proposal might affect you, your property, or your neighborhood, the City is sending you this letter and the enclosed materials for you to review. With this letter, you will find the following:

1. A vicinity map showing the proposal's location.
2. A public notice describing the proposal, and the methods and deadlines for you to provide comments to City staff.
3. A preliminary site layout illustrating the proposal's design.
4. A process flow chart illustrating where, when, and how you can submit comments.
5. A preliminary tree preservation plan (only if tree removal is proposed).

The City invites you to comment on this proposal. You may submit your written comments to the City (see the enclosed public notice for contact information). Comments may be mailed, e-mailed, or faxed.

Environmental Review: Pursuant to WAC 197-11-355, the Optional DNS process is being used. Under this process, agencies may issue a preliminary Determination of Nonsignificance together with the Notice of Application to provide concurrent comment periods. Therefore this may be your only opportunity to comment on the environmental impacts of the proposed project. A final Determination of Nonsignificance will be sent to parties of record along with the Notice of Decision for the application.

You should feel free to share this with neighbors. Some neighbors may not have received this packet. People not receiving notices are often those neighbors who recently purchased their property or whose property is over 500' from the proposal. Although not officially notified, these neighbors may provide comments also. To receive future notices, they may also request to be a "party of record". To become a party of record an interested person should call, write, or e-mail the contact person, and request to be a party of record.

The City of Redmond looks forward to receiving your comments or answering your questions. Finally, on behalf of the City, I thank you for your interest and participation in your community, the City of Redmond.

Sincerely,

A handwritten signature in black ink that reads "Robert G. Odle". The signature is written in a cursive style with a clear, legible font.

ROBERT G. ODLE
Director of Planning and Community Development



CITY OF REDMOND NOTICE OF APPLICATION WITH OPTIONAL DETERMINATION OF NON-SIGNIFICANCE

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

PROJECT INFORMATION

PROJECT NAME: Edgewood East (Hussey Plat)

FILE NUMBER: LAND-2014-01424

PROJECT DESCRIPTION:

Subdivide one parcel into 24 lots with 23 detached homes and 1- duplex (affordable).

PROJECT LOCATION: XXXX NE 122nd St

SITE ADDRESS: 2526059023

SIZE OF SUBJECT AREA IN ACRES: 6.89 **SQ.FT. :** 0

APPLICANT: Moira Haughian
Matt Perkins

PROCESS TYPE: III (see attached flow chart)

A PUBLIC HEARING REQUIRED, HOWEVER A DATE HAS YET TO BE DETERMINED. A PUBLIC HEARING NOTICE WILL BE SENT IN THE FUTURE.

REQUIRED PERMITS:

REQUIRED PERMITS, NOT A PART OF THIS APPLICATION:

REQUIRED STUDIES: Critical Aquifer Recharge Area Report, Geologic Hazard Report, Noise Study, Parking Analysis, Stormwater Report, Traffic Study, Tree Health Assessment, Wetland Report,

EXISTING ENVIRONMENTAL DOCUMENTS, RELEVANT TO THIS APPLICATION: SEPA Checklist,

REGULATORY INFORMATION

ZONING: R-4 Residential

COMPREHENSIVE PLAN DESIGNATION: Single-Family

CONSISTENT WITH COMPREHENSIVE PLAN: Yes

PRELIMINARY DETERMINATION OF THE DEVELOPMENT REGULATIONS THAT WILL BE USED FOR PROJECT MITIGATION AND CONSISTENCY: Redmond Municipal Code, Zoning Code, and Comprehensive Plan.

CITY CONTACT INFORMATION

PROJECT PLANNER NAME: Sarah Vanags

PHONE NUMBER: 425-556-2426

EMAIL: svanags@redmond.gov

IMPORTANT DATES

APPLICATION & COMPLETENESS DATE: 06/02/2014

NOTICE OF APPLICATION DATE: 06/16/2015

To allow a minimum comment period as specified in the RZC, the City will not issue a decision on this project prior to 07/07/2015. If date ends on a weekend or holiday comments are due on the next business day

PUBLIC COMMENT

Although comments are accepted up until CLOSE OF PUBLIC HEARING, submittal of comments early on in the process is encouraged to allow staff and/or applicant to address comments as early in the design process as possible. the technical committee shall not issue a recommendation until the end of the minimum comment period. In addition, persons who want to be informed of future actions or would like to become a party of record on this proposal must provide their name and mailing address to the project planner. Comments are due by 5:00 PM on the date noted above to the City of Redmond Planning Department, development services center at 15670 NE 85th street, p.o. box 97010, mail stop 2spl, redmond, wa 98073-9710, or fax to 425-556-2400. A final decision regarding the DNS will be included within the Technical Committee recommendation. the final decision can be appealed according to the city appeal provision

ENVIRONMENTAL REVIEW

The City has reviewed the proposal and expects to issue a Determination of Non-significance (DNS). The Optional DNS process is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. The City has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan, and other applicable local, state, or federal laws or rules. Our agency will not require any additional mitigation measures under SEPA

RESPONSIBLE OFFICIAL: ROBERT G. ODLE

PLANNING DIRECTOR

SIGNATURE: _____

Robert G. Odle

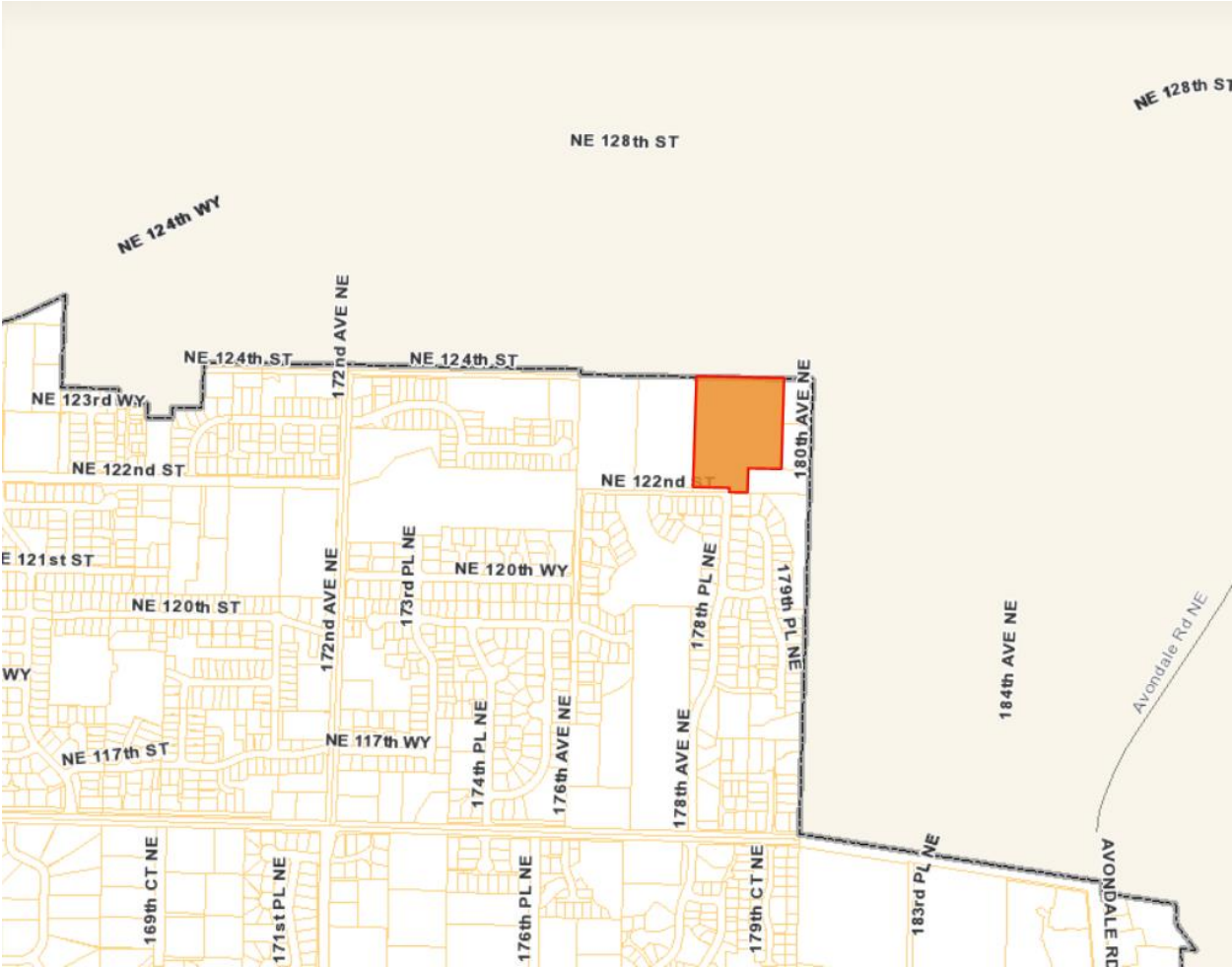
RESPONSIBLE OFFICIAL: Linda E. De Boldt
Public Works Director

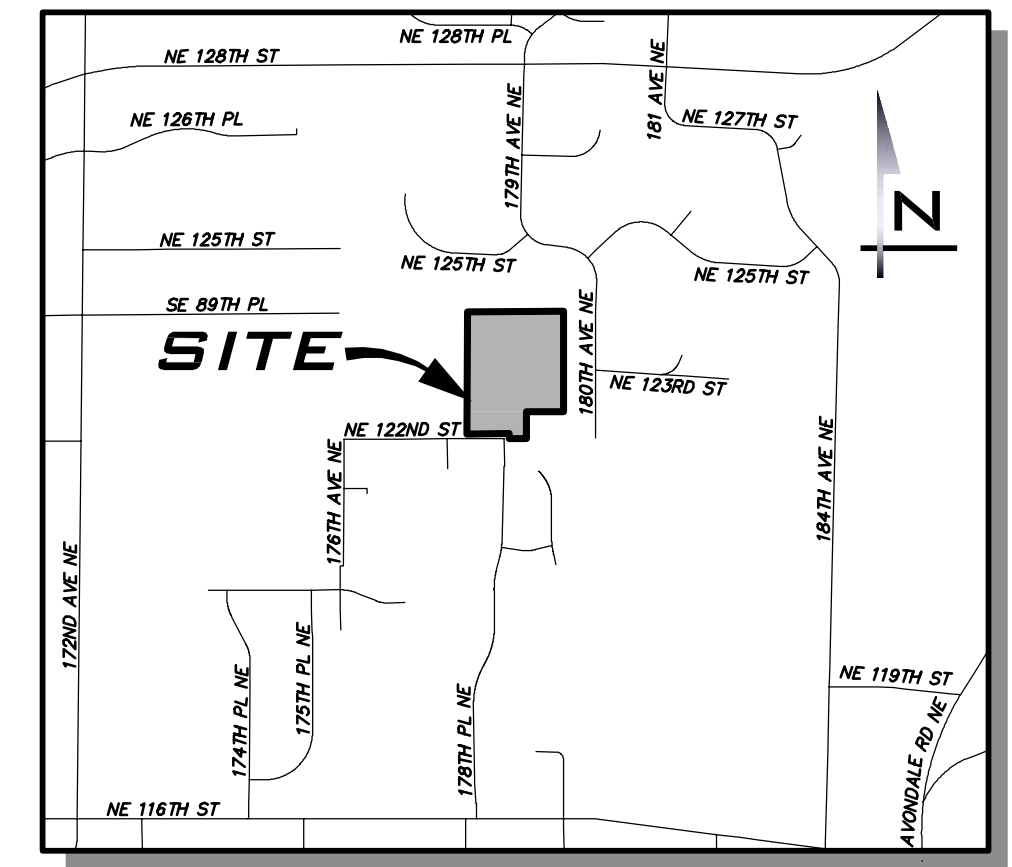
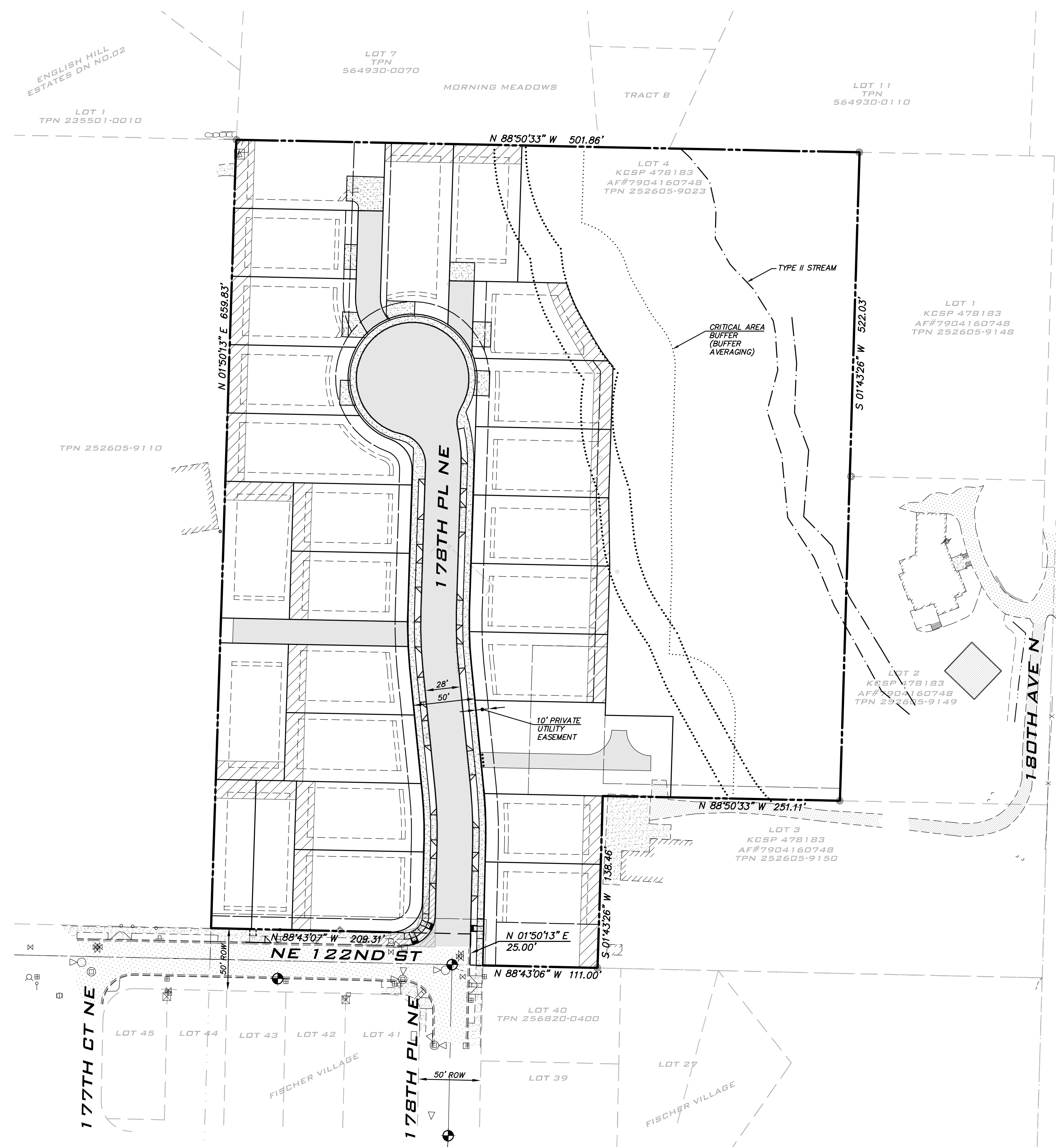
SIGNATURE: _____

Linda E. De Boldt

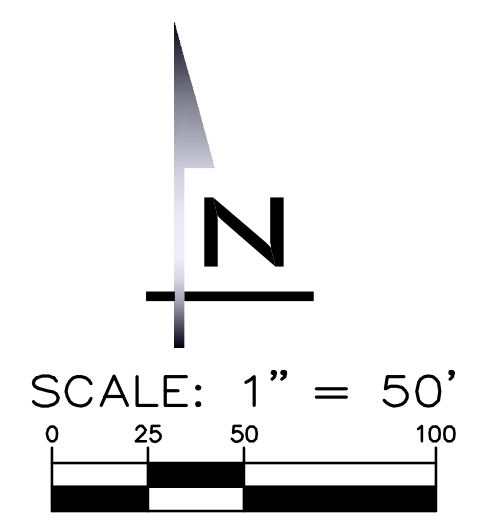
VICINITY MAP

LAND-2014-01424





VICINITY MAP
SCALE: 1" = 500'



SITE ADDRESS:
177xx NE 124TH ST
REDMOND, WA 98054

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

BLUELINE

SCALE: AS NOTED
 PROJECT MANAGER: GEOFF E. TAMBLE, PE
 PROJECT ENGINEER: GEOFF E. TAMBLE, PE
 DESIGNER: JUSTIN H. RODDA
 ISSUE DATE: 11/4/2014

NO.	DATE	BY	REVISIONS

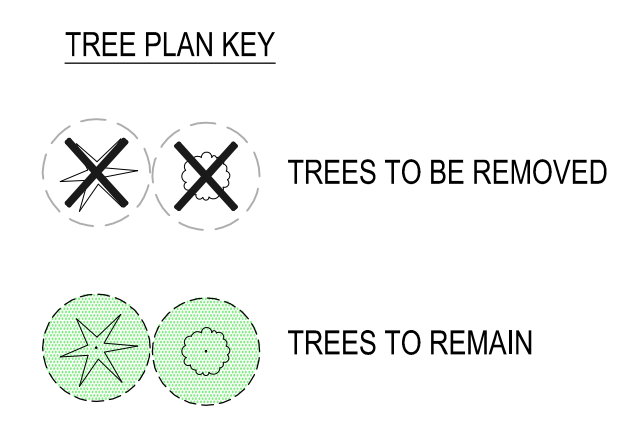
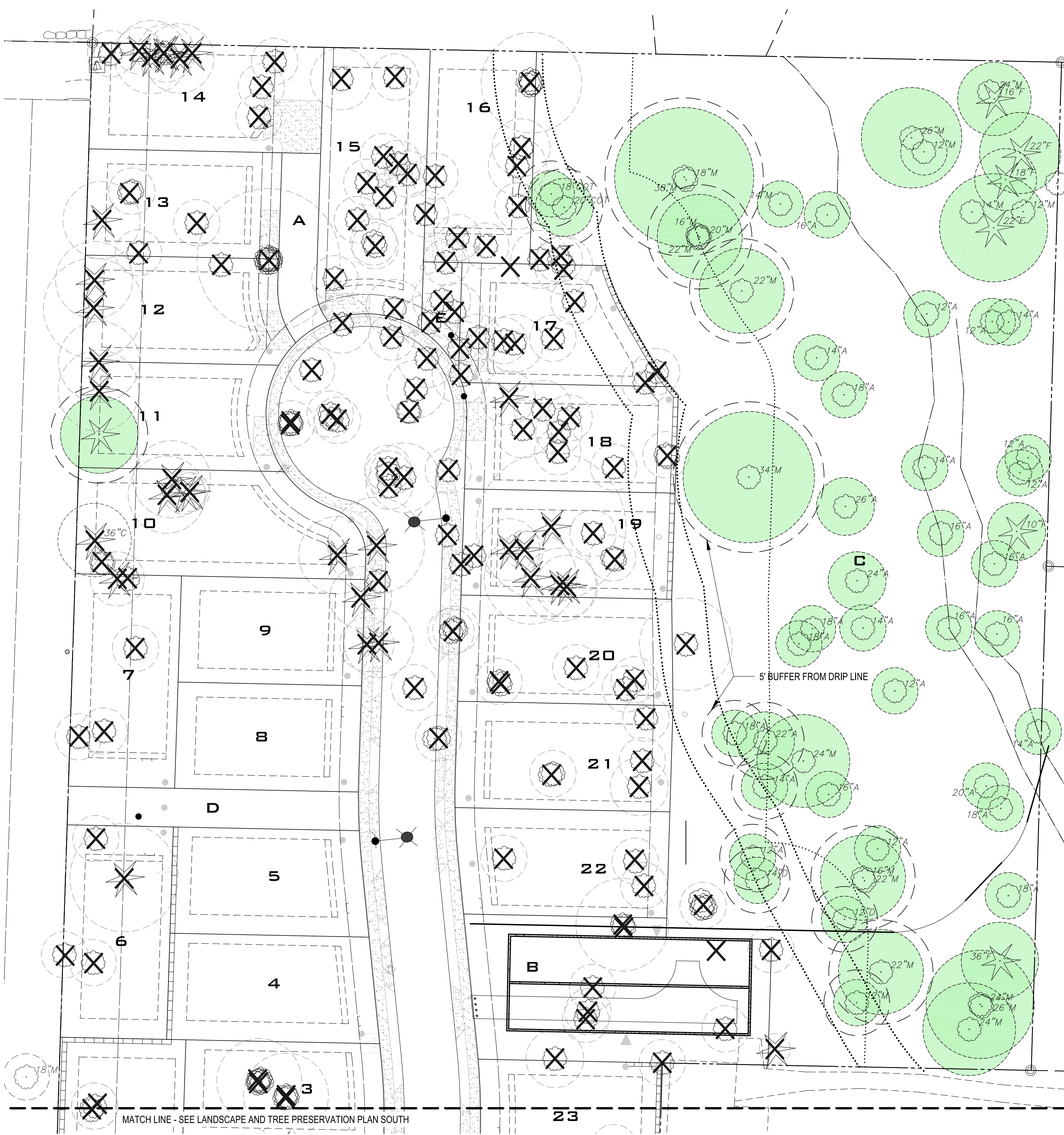
PUBLIC NOTICE SITE PLAN

EDGEWOOD EAST
 PRELIMINARY PLAT
 PARCEL #2526059023
 CITY OF REDMOND WASHINGTON

JOB NUMBER:
14-036

SHEET NAME:
SP-01

SHT **1** OF **1**

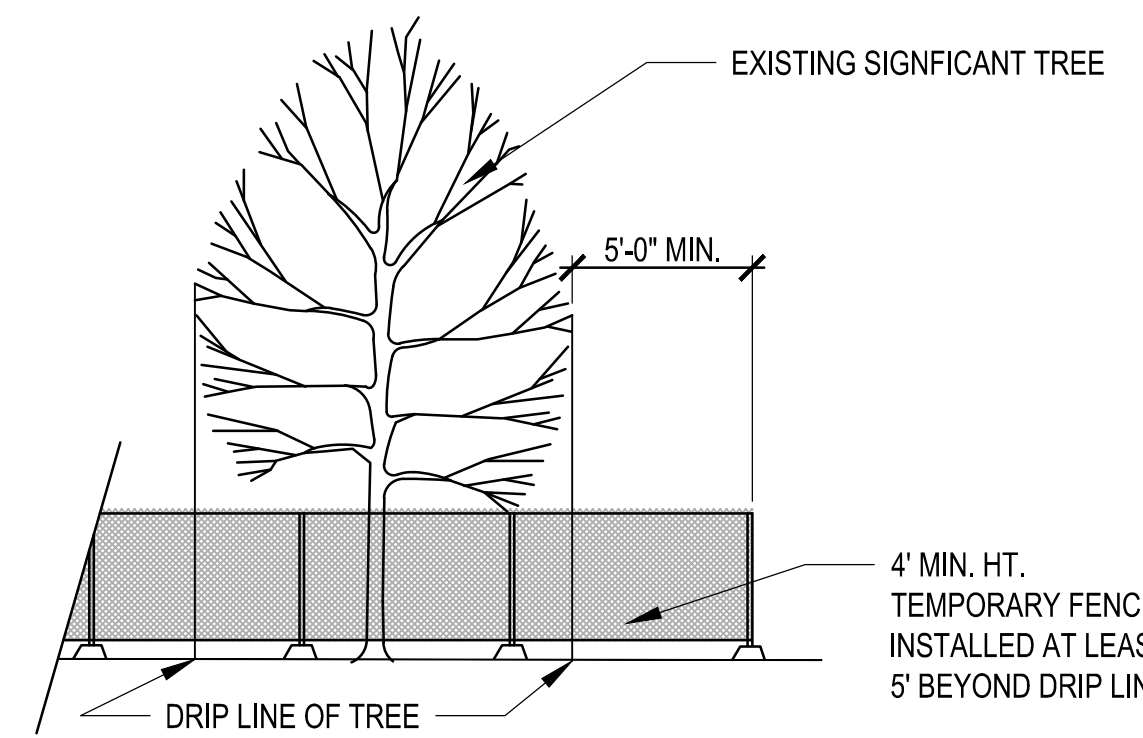


TREE PRESERVATION SUMMARY TABLE

TYPE OF TREE (DBH)	QUANTITY OF TREES		
	REMOVED	IMPACTED	RETAINED
LANDMARK (>30")	6	2	1
Replacement ratio:	3:1		
SIGNIFICANT (>6" - <30")	149	10	43
Replacement ratio:	1:1/ 3:1 for trees beyond 65% total trees		
NOTES:	No more than 65% of healthy Landmark + Significant Trees may be removed, unless approved by an exception. If approved, then mitigation is required, i.e. replacement trees, at a ratio of 3:1 if exception is approved. Tree Replacement Performance Bond required for each replacement tree. 3 year maintenance bond required after performance.		
	3-year Tree Replacement Performance Bond required for each impacted tree dies and the applicant does not replace it.		
	5-year Tree Preservation Bond is required for each Retained Tree. The bond is used if an impacted tree dies and the applicant does not replace it.		

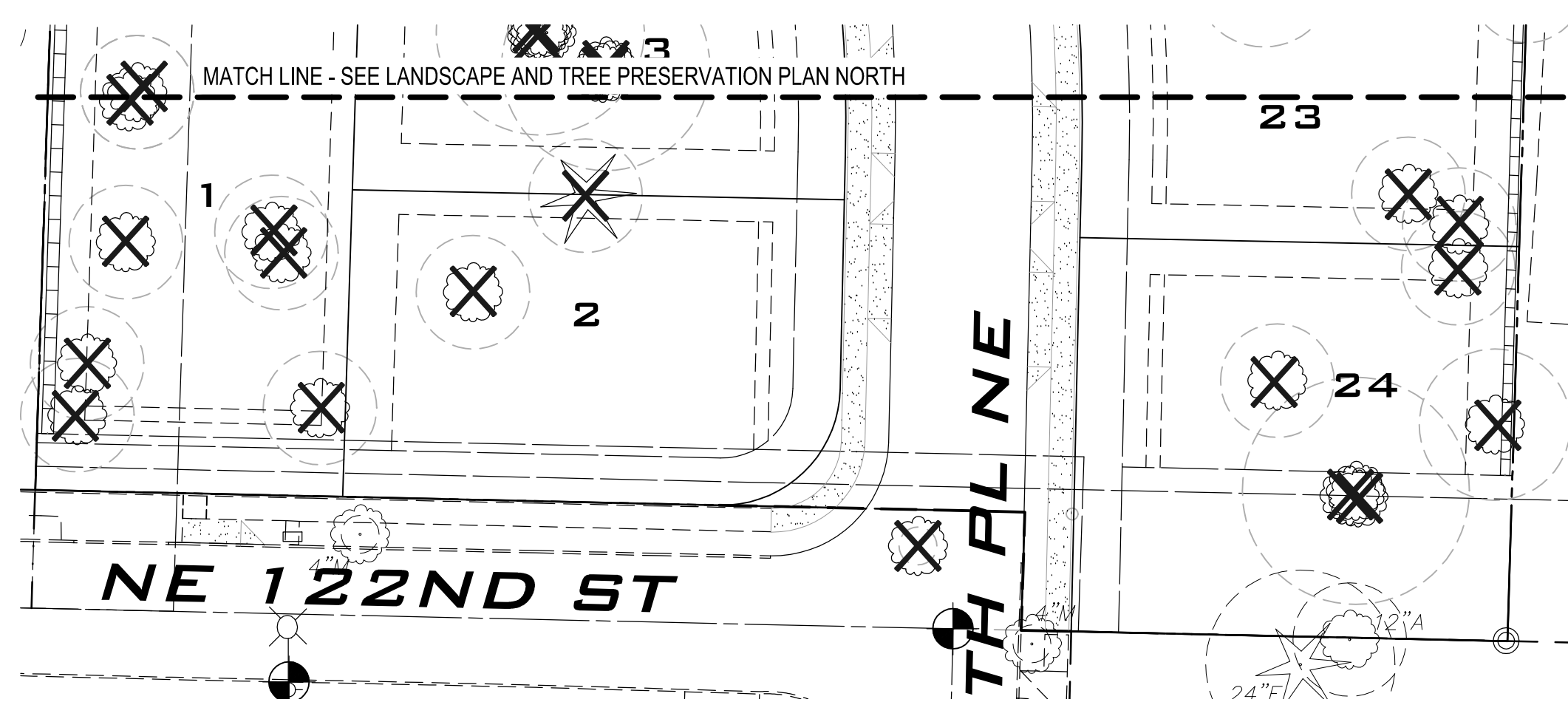
TREE REPLACEMENT DATA

REDMOND MUNICIPAL CODE (21.72.080 TREE REPLACEMENT)	TOTAL TREES	REPLACEMENT TREES REQD
TOTAL SIGNIFICANT TREES ON PROPERTY	212	
TOTAL SIGNIFICANT TREES TO BE REMOVED	155	155
TREES REMOVED BEYOND 65% THRESHOLD - TO BE REPLACED AT 3:1 RATIO (212 X .65=138, 155-138=17)	17	51
LANDMARK TREES TO BE REMOVED (REPLACED AT 3:1 RATIO)	6	18
TOTAL REPLACEMENT TREES REQUIRED:		224
TOTAL REPLACEMENT TREES PROVIDED:		230



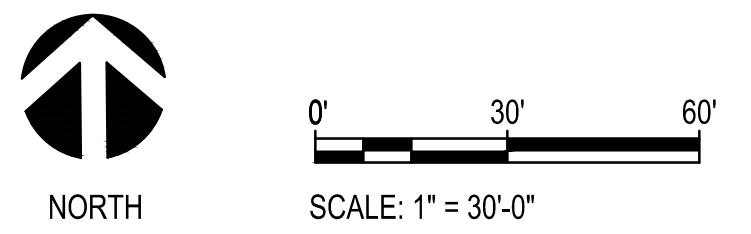
- MINIMUM 4' HT. TEMPORARY FENCE SHALL BE PLACED AT THE DESIGNATED LIMITS OF DISTURBANCE OF THE TREE TO BE SAVED. FENCING SHALL COMPLETELY ENCIRCLE TREE(S). AVOID DRIVING FENCE POSTS OR STAKES INTO ROOTS.
- TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION. FOR ROOTS OVER (1) ONE INCH DIAMETER DAMAGED DURING CONSTRUCTION; MAKE A CLEAN STRAIGHT CUT TO REMOVE THE DAMAGED PORTION OF THE ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
- NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE RESPONSIBLE OFFICIAL GOVERNING THE WORK. WORK WITHIN THE PROTECTION FENCE SHALL BE DONE MANUALLY.

3 TREE PROTECTION DETAIL



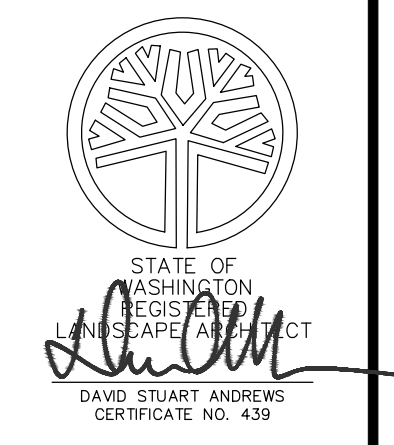
2 PUBLIC NOTICE TREE PLAN- SOUTH

1 PUBLIC NOTICE TREE PLAN - NORTH



PUBLIC NOTICE TREE PLAN

DATE	REVISION	BY	CHK. NO.
7/2/14	PRELIMINARY PLAT SUBMITTAL		
9/18/14	PLAT SUBMITTAL		



EDGEWOOD EAST
 177XX NE 124TH ST
 REDMOND, WA

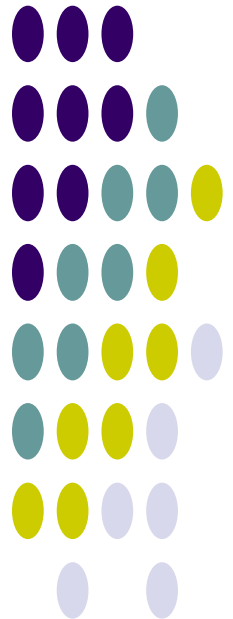
CLIENT
QUADRANT HOMES
 QUADRANT HOMES, INC.
 14725 SE 36TH STREET
 SUITE #100
 PO BOX 130
 BELLEVUE, WA 98009

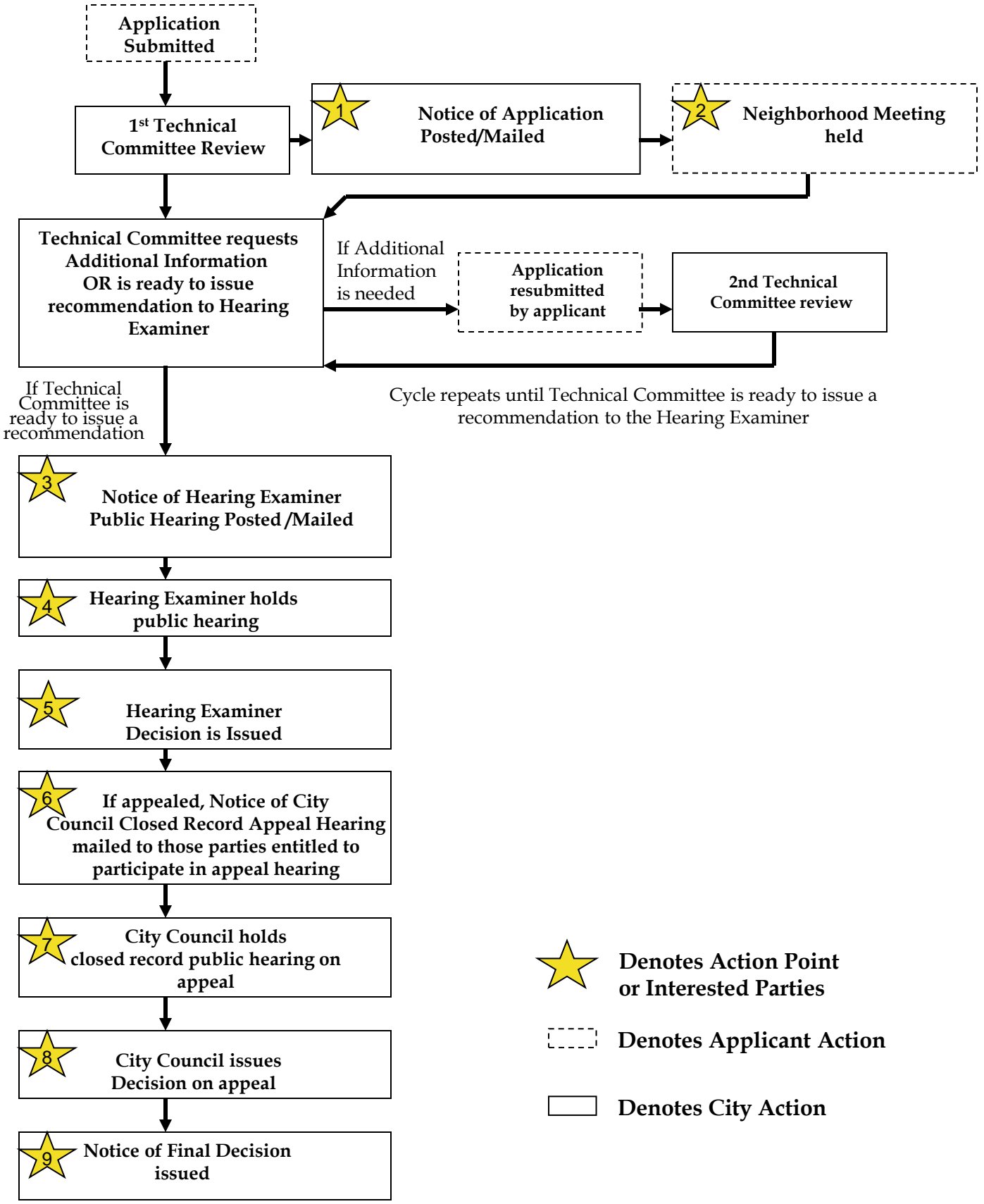


PROJECT NO.
SHEET TITLE
DRAWING
SHEET ____ OF ____

Process Flow Chart for: Preliminary Plat Applications

Preliminary Plats follow the Type III process which requires a public hearing before the Hearing Examiner. The Hearing Examiner is the final decision maker.







Notes on Participation Points 1-9

Attachment 9

#1- Notice of Application (completed within 14 days of application):

Sent to: Applicant, property owners and residents within 500 feet

Posted: On site, City Hall, Library, Internet.

Who May Participate? Any interested party may submit comments prior to or at hearing to establish themselves as Party of Record. You must become a Party of Record to reserve right to request reconsideration or appeal the Hearing Examiner's Decision. Although comments are accepted up until close of public hearing, submittal of comments during the 21 day comment period is encouraged to allow staff and/or the applicant to incorporate changes as early in the design process as possible.

#2-Neighborhood Meeting (notice sent 21 days in advance of meeting):

Sent to: Applicant, property owners and residents within 500 feet, as well as Parties of Record.

Posted: On site, City Hall, Library

Who May Participate? Any interested party may participate. Those who participate establish themselves as a Party of Record, but meeting attendance is not required to become a Party of Record if comments are submitted prior to or at public hearing.

#3-Notice of Public Hearing (sent 21 days in advance of hearing):

Sent to: Applicant, property owners/residents within 500 feet and any Parties of Record

Posted: On site (large white sign), City Hall, Library, Internet, published in paper.

Who May Participate? Any person may participate. Any person who has already submitted comments up until this point are established as a Party of Record and are considered participants of the hearing. Others who have not submitted comments, must submit comments prior to or at hearing in order to establish themselves as a Party of Record. Only Parties of Record have the right to request reconsideration or appeal the Hearing Examiner's decision

#4-Public Hearing:

Who May Participate? Any person may participate and establish themselves as a Party of Record by submitting written comments prior to hearing, submitting written comments at hearing or making oral comments at hearing. Interested parties must have submitted comments prior to or at hearing in order to establish themselves as a Party of Record and reserve their right to request reconsideration or appeal the Hearing Examiner's decision.

#5-Hearing Examiner Decision is issued:

When: The Decision is issued within 14 days after hearing

Who receives the decision? Applicant and Parties of Record.

Who can request reconsideration or appeal? Parties of record may request reconsideration or appeal within 10 business days

What if a Party of Record requests reconsideration? The Hearing Examiner, shall, within 14 days either deny the request, issue a revised decision, or call for an additional public hearing. A final decision on the Preliminary Plat will be sent to all Parties of Record. This final decision on the Plat may be appealed to the City Council.

#6-Notice of City Council Closed Record Appeal Hearing:

Sent to: Applicant and Appellant or their representatives

When Mailed: A minimum of 14 days prior to hearing

#7-City Council Closed Record Appeal Hearing:

Who May Participate? The applicant, the appellant, the applicable department director, or representatives of these parties.

#8-City Council Makes Decision on Appeal:

When? The Council typically takes action on the appeal the same night as the closed record appeal hearing.

Can the Council Decision be appealed? Yes, the decision of the City Council may be appealed to Superior Court after the Notice of Decision has been issued

#9-Notice of Final Decision (typically sent within 14 days of City Council action):

Sent to: Applicant and those who participated in the closed record appeal hearing

Appeal Provision: The final decision is appealable to King County Superior Court within 21 days from issuance of Notice. To have standing to appeal, one must meet the criteria under the Land Use Petition Act (L.U.P.A.).



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

Sarah Vanags

Date of Review

4/8/15

To be completed by applicant	Evaluation for Agency Use only
<p>A. BACKGROUND</p> <p>1. Name of proposed project, if applicable: Edgewood East (fka Hussey Plat)</p> <p>2. Name of applicant: The Quadrant Corporation</p> <p>3. Address and phone number of applicant and Contact person: 14725 SE 36th Street, Suite 100 Bellevue, WA 98006 425.646.4139 Corey Watson</p> <p>4. Date checklist prepared: 5/11/2015 Updated (7/23/2014 Original)</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>6.89</u></p> <p>ii. Number of dwelling units/ buildings to be constructed: <u>25</u></p> <p>iii. Square footage of dwelling units/ buildings being added: <u>~2-4000</u></p> <p>iv. Square footage of pavement being added: <u>34,489</u></p> <p>v. Use or Principal Activity: <u>Residential</u></p> <p>vi. Other information: _____</p>	<p>SN</p> <p>SV</p> <p>SV</p> <p>SV</p> <p>SV</p> <p>SV</p>

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<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>City of Redmond - Subdivision Approval, Construction Drawing Approval, and Building Permit Approval. DOE-NOI. DFW-HPA (if necessary). DNR-FPA (if necessary).</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 to subdivide one parcel of land into 25 residential lots, 23 detached homes and one duplex, within the R-4 zone. All lots will be served by a public road with direct access to NE 122nd Street and 178th Place NE. The project will be served by public water and sewer and will include installation of the infrastructure needed to accommodate the site grading, frontage improvements to NE 122nd Street, installation of utilities and construction of 23 single family residences and one duplex. As part of the project the existing outbuilding and septic system will be removed in accordance with applicable codes.</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 subject site is located within City of Redmond in Section 25, Township 26 N, Range 5 E WM. The project is situated on approximately 6.89 acres and is comprised of one parcel of land, 2526059023 with an approximate address of 177xx NE 124th Street.</p>	<p><i>aw</i> <i>QW</i> <i>There appears to be enough information to know if HPA or FPA is necessary.</i> <i>Timber removal > 5000 BF?</i></p> <p><i>aw</i> <i>QW</i> <i>Include size of project and site in answer.</i></p> <p><i>aw</i></p>

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<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>The applicant will begin construction upon receiving all necessary approvals and permits. Conceptual start date is Spring/Summer of 2015.</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> <p>Survey, prepared by Axis Survey and Mapping. Arborist Report, prepared by Susan Prince. Critical Area Study/Mitigation Plans, prepared by Raedeke Associates. Storm Drainage Report/Road-Utility Plans, prepared by The Blueline Group. Geotech Report, prepared by AESI. Traffic Memo, prepared by TEN W.</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>SV</p> <p>SV</p> <p>SV Add "Critical Aquifer Recharge Areas Report" by Associated Earth Sciences, Inc.</p> <p>SV</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>Grading for the application will be limited to those areas identified for development of residential lots, roads, storm drainage and utility infrastructure in addition to home construction. Approximately, 14,053 CY of excavation and 7,378 CY of fill is proposed. Source of fill will be located during time of construction.</p> <p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Limited erosion could occur as a result of the initial construction, however erosion control measures will be utilized during construction phase to minimize potential erosion impacts. Temporary erosion and sedimentation control plans will be submitted and approved by City of Redmond.</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 not exceed the maximum impervious surface area as allowed by City of Redmond.</p> <p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>A temporary erosion and sediment control plan designed in accordance with City of Redmond standards will be employed during construction phase of the project.</p>	<p style="text-align: center;">N</p> <p style="text-align: center;">S</p> <p style="text-align: center;">S</p> <p><i>cw</i> include percent impervious, use maximum if necessary</p> <p style="text-align: center;">S</p> <p><i>cw</i> include specific BMP's filter fabric fence, straw wattle, soil stabilization</p>

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<p>B. ENVIRONMENTAL ELEMENTS</p> <p>1. Earth</p> <p>a. General description of the site (check one)</p> <ul style="list-style-type: none"><input type="checkbox"/> Flat<input checked="" type="checkbox"/> Rolling<input type="checkbox"/> Hilly<input type="checkbox"/> Steep slopes<input type="checkbox"/> Mountainous<input type="checkbox"/> Other <p>b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.</p> <p>Slopes along the stream bank vary between 2% and 180%.</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 Geotechnical Report prepared by AESI the onsite soils consists of topsoil, fill and Vashon-aged Lodgment Till, see report for additional information.</p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</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, over 100 CY of excavation is planned for the construction of this proposal.</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>Heavy equipment operation and worker's vehicles would generate exhaust emissions into the local air. Construction activity on-site could also stir up exposed soils and generate dust in the local air. The completed project would result in a minor increase in the amount of exhaust related pollutants in the local air from project related traffic.</p> <p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, generally describe.</p> <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>Watering on-site as necessary during construction phase of the project will help control dust and other particulates.</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 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 style="text-align: right;">✓</p> <p style="text-align: right;">✓</p> <p style="text-align: right;">✓</p> <p style="text-align: right;">CW Include other BMP's such as Construction Entrance, Street sweeping, Tire Wash, Soil Stabilization</p> <p style="text-align: right;">✓</p>

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<p>There is an unnamed Class II Stream and buffer located on-site. The applicant is proposing to discharge treated and detained stormwater runoff from the developed site to the stream.</p> <p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc..</p> <p>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>N/A</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>✓</p> <p>✓</p> <p>✓</p> <p>✓</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 checked="" type="checkbox"/> Yes <input 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>A Subsurface and Geotech Engineering Assessment, prepared by AESI identifies on-site soils as Vashon glacial till, which is not typically suitable for infiltration (see Section 6 of Storm Drainage Report for a copy of the full assessment). However, perforated pipe in gravel trenches will be installed for roof downspouts, with an overflow connection to the tight-line conveyance system, in order to provide partial infiltration to the maximum extent feasible.</p> <p>9. Does your project propose an increase in fecal coliform levels In surface water? If so, describe impacts.</p> <p>Fecal coliform levels are not expected to increase with the proposed 24 lot subdivision. Any portable-potty's will be located in an area far from the stream to avoid potential discharged into the Class II Stream. The existing septic system will be abandon per Health Department Regulation and the new homes will be connected to public sewer.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>8</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>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>No waste materials will be discharged into the ground. There is an existing septic system located on-site that will be abandon per Health Department regulations.</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>Runoff will be collected via a tightline conveyance system and directed to an on-site detention and water quality facility prior to discharging to the downstream system. Refer to the Storm Drainage Report for additional information.</p> <p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>In accordance with City of Redmond codes, TESC and BMP measures will be implemented to prevent waste materials from entering ground or surface waters during construction.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>Describe source of runoff i.e. roofs, sidewalks, driveways, & roads</p> <p>✓</p>

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<p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>On-site detention and water quality facilities as well as approved TESC BMP's will be provided in accordance with City of Redmond codes to reduce and/or control runoff water impacts. Refer to the Storm Drainage Report for additional information.</p> <p>4. Plants</p> <p>a. Check and select types of vegetation found on the site:</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> Deciduous Tree: <input checked="" type="checkbox"/> Alder <input checked="" type="checkbox"/> Maple <input type="checkbox"/> Aspen <input type="checkbox"/> Other<input checked="" type="checkbox"/> Evergreen Tree: <input checked="" type="checkbox"/> Cedar <input checked="" type="checkbox"/> Fir <input checked="" type="checkbox"/> Pine <input type="checkbox"/> Other<input checked="" type="checkbox"/> Shrubs<input checked="" type="checkbox"/> Grass<input type="checkbox"/> Pasture<input type="checkbox"/> Crop or Grain<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<input type="checkbox"/> Water plants: <input type="checkbox"/> Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/> Other<input type="checkbox"/> Other types of vegetation (please list) <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>To generate the site grade appropriate for the proposed buildings, all vegetation within the building pad and roadways will be removed with the exception of protected areas associated with the trees that are required to be retained in accordance with Redmond code.</p>	<p style="text-align: right;">sw</p> <p style="text-align: right;">sw</p> <p style="text-align: right;">sw</p>

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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:

Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)
Landmark (>30" dbh*)	3	1	2	67%
Significant (6" – 30" dbh*)	97	62	35	36%
Percentage (%)	100%	100%	36%	37%

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.

** DBH – Diameter at breast height*

d. List threatened or endangered species known to be on or near the site.

Per the Critical Areas Report there are no known endangered species located on or near the proposed site.

e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Landscaping will be retained within the stream buffer. The ultimate development of new single family residences will provide new landscaping including such features as retained trees, new lawns, shrubs and ornamental trees.

✓

37%

✓

✓

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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 checked="" type="checkbox"/> Other</p> <p><input type="checkbox"/> Mammals: <input 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>There are no threatened or endangered species that have been observed on or near the site.</p> <p>c. Is the site part of a migration route: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, explain?</p> <p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>The stream and its buffer will act as a wildlife enhancement.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</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>Electrical and/or natural gas will be used to meet the energy needs of the new homes.</p>	<p>✓</p>

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<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 buildings will be constructed to meet or exceed applicable local, state and/or federal building code to ensure compliance with energy conservation standards.</p>	<p>✓</p> <p>✓</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>1. Describe special emergency services that might be required.</p> <p>The construction of 25 dwelling units may increase the the need for emergency services. Necessary impact fees are in place with City of Redmond to address the increased need of these services. No special emergencies are anticipated.</p> <p>2. Proposed measures to reduce or control environmental health hazards, if any:</p> <p>State regulations regarding safety and the handling of hazardous material would be enforced during construction process.</p>	<p>✓</p> <p>✓</p> <p>✓</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 dominant source of noise would be from traffic along NE 122nd Street and 178th Place NE.</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>Construction activities on-site would temporarily increase the peak on-site noise levels. All construction will follow City of Redmond approved hours of operation. The complete project would result in slight increase in ambient noise.</p> <p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>Construction activity would be limited to hours as specified by City of Redmond, which will mitigate the impact of potential construction noise.</p> <p>c. Describe the potential use of the following:</p> <ul style="list-style-type: none">1. <input type="checkbox"/> Flammable liquids2. <input type="checkbox"/> Combustible liquids3. <input type="checkbox"/> Flammable gases4. <input type="checkbox"/> Combustible or flammable fibers5. <input type="checkbox"/> Flammable solids6. <input type="checkbox"/> Unstable materials7. <input type="checkbox"/> Corrosives8. <input type="checkbox"/> Oxidizing materials9. <input type="checkbox"/> Organic peroxides10. <input type="checkbox"/> Nitromethane11. <input type="checkbox"/> Ammonium nitrate12. <input type="checkbox"/> Highly toxic material	<p style="text-align: right;">✓</p> <p style="text-align: right;">✓</p> <p style="text-align: right;">✓</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>Fuels associated with automobiles and construction machinery as well as typical household products (cleaners, adhesives, etc) may be present at the site. Natural gas may be utilized to fuel household appliances.</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 has one outbuilding. Adjacent properties are developed with single family residential homes.</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>There is an existing outbuilding on-site.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>

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<p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, what? Yes, the outbuilding will be demolished.</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, specify. (If unsure check with City) There is a Class II Stream and associated buffer located on-site.</p> <p>i. Approximately how many people would reside or work in the completed project. Assuming approximately 2.5 people would live in each of the new single family homes, it is estimated that a 62.5 people would reside in the completed project.</p> <p>j. Approximately how many people would the completed project displace?</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>

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<p>N/A</p> <p>k. Proposed measures to avoid or reduce displacement impacts, if any: The proposal includes the construction of 25 new dwelling units and will demolish no dwelling units.</p> <p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The project will be developed in accordance with applicable City of Redmond codes to ensure the project is consistent with the goals and policies of the Comprehensive Plan in place at the time of this application.</p> <p>m. What percentage of the building will be used for: <input type="checkbox"/> Warehousing <input type="checkbox"/> Manufacturing <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Service (specify) <input type="checkbox"/> Other (specify) <input checked="" type="checkbox"/> Residential</p> <p>n. What is the proposed I.B.C. construction type? Typical wood framed structures.</p> <p>o. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.) To be determined during the building permit process. Note that proposed square footages will be in compliance with City of Redmond standards.</p> <p>p. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions).</p>	<p>Y</p> <p>Y</p> <p>g</p> <p>g</p> <p>g Can use area from cover sheet CV-01</p> <p>g</p>


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<p>Project is anticipated to be built out in one phase. Expansion is not anticipated.</p> <p>9. Housing</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 23 market rate homes and 2 affordable homes will be provided</p> <p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. No dwelling units will be demolished.</p> <p>c. Proposed measures to reduce or control housing impacts, if any: None at this time.</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? Final architectural plans have not been developed to date. However, the proposed development will be governed by height restrictions dictated by City of Redmond Code.</p> <p>b. What views in the immediate vicinity would be altered or obstructed? No view in the immediate vicinity would be altered. The street scape from both streets will change with the new development.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>

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<p>c. Proposed measures to reduce or control aesthetic impacts, if any: The site plan has been developed to be consistent with the development regulations for an R-4 zoning district and the subdivision regulations.</p>	<p>sf</p>
<p>11. Light and Glare</p> <p>a. What type of light or glare will the proposal produce: What time of day or night would it mainly occur: The completed project will generate limited light and glare as typically associates with residential development.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views: Under normal circumstances it is not anticipated that light or glare from the finished project will present a safety hazard or block views.</p> <p>c. What existing off-site sources of light or glare may affect your proposal? None known.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any: None.</p>	<p>sf</p> <p>sf</p> <p>sf</p> <p>sf</p>
<p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p>	<p>sf</p>

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<p>NE Redmond Area Neighborhood Park is located approximately 300' from the subject site.</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 project would be subject to City of Redmond's open space requirements.</p>	<p>✓</p> <p>sw</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>No.</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>There are no landmarks or evidence of any significant historical, archaeological, scientific or cultural resources known to be on or next to the site.</p> <p>c. Proposed measures to reduce or control impacts, if any:</p> <p>If any cultural evidence was encountered during construction or installation of improvements, work would be halted in the area and a state approved archaeologist/historian would be engaged to investigate, evaluate and/or move or curate such resource as appropriate.</p>	<p>sw</p> <p>sw</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>Primary access to the development will be from 178th Place NE and NE 122nd Street.</p> <p>b. Is site currently served by public transit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If not, what is the approximate distance to the nearest transit stop.</p> <p>The closest transit stops would be along NE 128th Street and NE 116th Street, both located approximately 500' from the subject site.</p> <p>c. How many parking spaces would the completed project have? How many would the project eliminate?</p> <p>No parking spaces will be eliminated. Provided parking spaces will meet or exceed the minimum required per City of Redmond standards.</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 will install a new public road with cul-de-sac.</p> <p>e. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>264</u> If known, indicate when peak volumes would occur. _____ - _____ a.m. & - _____ p.m. How many of these trips occur in the a.m. peak hours? <u>16</u> How many of these trips occur in the p.m. peak hours? <u>27</u></p> <p>See Preliminary Traffic Information and Trip Generation Estimate for more information.</p>	<p>CV</p> <p>SV</p> <p>SV</p> <p>SV</p> <p>SV</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>The applicant will comply with City of Redmond's Transportation Code and pay any required impact fees.</p> <p>15. Public Services</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>There will be a small increase in need for public services due to the new 25 dwelling units.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>There will be a small increase in need for school enrollment, police and fire as well as emergency medical with the addition of 25 dwelling units.</p> <p>16. Utilities</p> <p>a. Select utilities currently available at the site:</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> Electricity<input checked="" type="checkbox"/> Natural gas<input checked="" type="checkbox"/> Water<input type="checkbox"/> Refuse service<input checked="" type="checkbox"/> Telephone<input checked="" type="checkbox"/> Sanitary Sewer<input checked="" type="checkbox"/> Septic System	<p>sw ✓</p> <p>sw ✓</p> <p>sw ✓</p> <p>sw ✓</p>

To be completed by applicant	Evaluation for Agency Use only
<p><input checked="" type="checkbox"/> Other</p> <p>Cable</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>The existing septic system will be abandoned in accordance with applicable standards. The proposed single family residences will be served by public sewer and water (City of Redmond) natural gas and electricity (Puget Sound Energy) and communication facilities (phone, cable TV) based on availability in the area.</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: 5/18/2015

Relationship of signer to project: Agent - Planning Coordinator

VICINITY MAP

LAND-2014-01424

