

Eas-1



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

2-30-15

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>




2-30-15

2-30-15

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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>cw include percent impervious, use maximum if necessary</p> <p style="text-align: center;">S</p> <p>cw include specific BMP's filter fabric fence, straw wattle, soil stabilization</p>

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<p>B. <u>ENVIRONMENTAL ELEMENTS</u></p> <p>1. Earth</p> <p>a. General description of the site (check one)</p> <p><input type="checkbox"/> Flat</p> <p><input 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>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></p> <p></p> <p></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. 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 style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</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 style="text-align: right;">✓</p> <p style="text-align: right;">✓</p> <p style="text-align: right;">✓</p> <p style="text-align: right;">✓</p> <p style="text-align: right;">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; color: red;">sw</p> <p style="text-align: right; color: red;">sw</p> <p style="text-align: right; color: red;">sw</p>

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<p>c. Provide the number of significant and landmark trees located on the site and estimate the number proposed to be removed and saved in the table below:</p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="padding: 5px;">Tree Type</th> <th style="padding: 5px;">Total (#)</th> <th style="padding: 5px;">Removed (#)</th> <th style="padding: 5px;">Saved (#)</th> <th style="padding: 5px;">Percentage saved (%)</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Landmark (>30" dbh*)</td> <td style="padding: 5px;">3</td> <td style="padding: 5px;">1</td> <td style="padding: 5px;">2</td> <td style="padding: 5px;">67%</td> </tr> <tr> <td style="padding: 5px;">Significant (6" – 30" dbh*)</td> <td style="padding: 5px;">97</td> <td style="padding: 5px;">62</td> <td style="padding: 5px;">35</td> <td style="padding: 5px;">36%</td> </tr> <tr> <td style="padding: 5px;">Percentage (%)</td> <td style="padding: 5px;">100%</td> <td style="padding: 5px;">100%</td> <td style="padding: 5px;">36%</td> <td style="padding: 5px;">37%</td> </tr> </tbody> </table> <p style="margin-top: 10px;"><i>Note: Since a SEPA Determination is issued early on in the project's review process; the information above is a preliminary estimate only and could change during the development review process.</i></p> <p style="margin-top: 5px;"><i>* DBH – Diameter at breast height</i></p> <p style="margin-top: 20px;">d. List threatened or endangered species known to be on or near the site.</p> <p style="margin-left: 20px;">Per the Critical Areas Report there are no known endangered species located on or near the proposed site.</p> <p style="margin-top: 20px;">e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p style="margin-left: 20px;">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.</p>	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%	<div style="font-size: 2em; color: red; margin-bottom: 20px;">✓</div> <div style="font-size: 2em; color: red; margin-bottom: 20px;">37%</div> <div style="font-size: 2em; color: red; margin-bottom: 20px;">✓</div> <div style="font-size: 2em; color: red;">✓</div>
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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 style="text-align: right;">✓</p> <p style="text-align: right;">✓</p> <p style="text-align: right;">✓</p> <p style="text-align: right;">✓</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 style="text-align: right;">✓</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 style="text-align: right;">✓</p> <p style="text-align: right;">✓</p> <p style="text-align: right;">✓</p>
<p>c. Describe the potential use of the following:</p> <p>1. <input type="checkbox"/> Flammable liquids</p> <p>2. <input 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>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 style="text-align: right;">g</p> <p style="text-align: right;">g</p> <p style="text-align: right;">g</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 style="text-align: right;">✓</p> <p style="text-align: right;">S</p> <p style="text-align: right;">S</p> <p style="text-align: right;">S</p> <p style="text-align: right;">S</p> <p style="text-align: right;">S</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:</p> <ul style="list-style-type: none"> <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>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 style="text-align: right;">Y</p> <p style="text-align: right;">S</p> <p style="text-align: right;">g</p> <p style="text-align: right;">g</p> <p style="text-align: right;">g Can use area from cover sheet CV-01</p> <p style="text-align: right;">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.</p> <p>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.</p> <p>No dwelling units will be demolished.</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>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?</p> <p>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?</p> <p>No view in the immediate vicinity would be altered. The street scape from both streets will change with the new development.</p>	<p style="text-align: right;">✓</p> <p style="text-align: right;">✓</p> <p style="text-align: right;">✓</p> <p style="text-align: right;">✓</p> <p style="text-align: right;">✓</p>

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<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>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:</p> <p>The completed project will generate limited light and glare as typically associates with residential development.</p>	<p>sf</p>
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views:</p> <p>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>sf</p>
<p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>None known.</p>	<p>sf</p>
<p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>None.</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 style="text-align: right;">✓</p> <p style="text-align: right;">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 style="text-align: right;">sw</p> <p style="text-align: right;">sw</p> <p style="text-align: right;">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>SV</p> <p>SV</p> <p>SV</p> <p>SV</p> <p>SV</p>

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<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 style="text-align: right;">sw</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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<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: _____

Relationship of signer to project: _____

[Handwritten Signature]

5/18/2015

Agent - Planning Coordinator

VICINITY MAP

LAND-2014-01424

