



# Notice of Application With Optional DNS Certification of Public Notice

CITY OF REDMOND          DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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CERTIFICATE OF MAILING

I hereby certify that to the best of my knowledge a Notice of Application with Optional DNS for Edgewood West File number: LAND 2014-02117 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

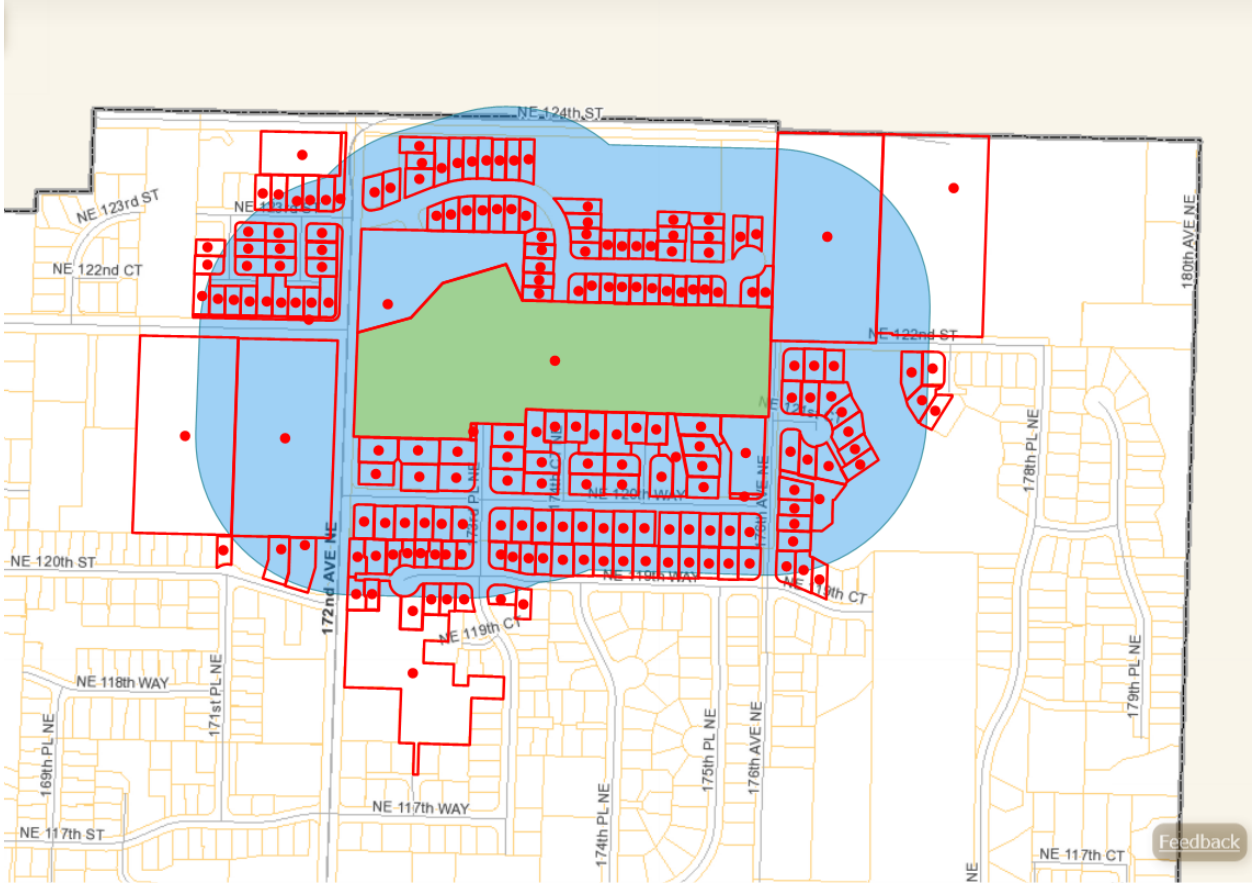
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CERTIFICATE OF POSTING

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

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

Name                                  Sarah Vanags  
Date                                     June 16, 2015





## Attachment 9

ACTOR MARY FRANCES+RYAN WAY  
12012 176TH AVE NE  
REDMOND, WA 98052

AGRAWAL NITIN+ANSHU  
17527 NE 120TH WAY  
REDMOND, WA 98052

BAGGIO SUSANNA  
2445 279TH DR SE  
SAMMAMISH, WA 98075

BAICK SEUNG+JENNIFER J  
12296 170TH CT NE  
REDMOND, WA 98052

BALASUBRAMANIAN RAMESH+MYTH  
12286 171ST CT NE  
REDMOND, WA 98052

BALDWIN RYAN & DANILEE  
17530 NW 120TH WAY  
REDMOND, WA 98052

BAM GYANENDRA B+RITA  
17268 NE 119TH WAY  
REDMOND, WA 98052

BOOTY MATTHEW V  
12282 171ST CT NE  
REDMOND, WA 98052

BRAND JOSH S  
17263 NE 119TH WAY  
REDMOND, WA 98052

BUI THU BICH+MARTIN GREGORY  
12005 173RD PL NE  
REDMOND, WA 98052

BUTTERWORTH NEIL S+SABRINA  
17391 NE 120TH WAY  
REDMOND, WA 98052

CASPER BERT+JENNY  
12025 174TH CT NE  
REDMOND, WA 98052

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

CHANDER GIRISH+RUCHI CHOPRA  
17288 NE 120TH WAY  
REDMOND, WA 98052

CHAWLA ASHISH+VIDHI OHRI  
12291 171ST CT NE  
REDMOND, WA 98052

CHEN HSIEN-YI+SZUCHI  
12014 174TH CT NE  
REDMOND, WA 98052

CHEN SHI+QINQIN ZHANG  
17082 NE 123RD ST  
REDMOND, WA 98052

CHEN WEIGE+SU XIAOHONG  
12001 173RD PL NE  
REDMOND, WA 98052

CHURCH CHRISTOPHER+WENDY  
17276 NE 120TH WAY  
REDMOND, WA 98052

CODY SHAY S+LEAH H  
17291 NE 120TH WAY  
REDMOND, WA 98052

CONNELL SUSAN H  
23409 SE 49TH ST  
ISSAQUAH, WA 98029

CONNORS JOSEPH & GRETCHEN  
12008 174TH CT NE  
REDMOND, WA 98052

CORDELL RICHARD W+BO M  
17656 NE 119TH CT  
REDMOND, WA 98052

CORT DAVID+ARPIE J  
17255 NE 119TH WAY  
REDMOND, WA 98052

Current Resident  
17374 NE 119TH WAY  
REDMOND, WA 98052

Current Resident  
17271 NE 119TH WAY  
REDMOND, WA 98052

Current Resident  
12102 172ND AVE NE  
REDMOND, WA 98052

Current Resident  
12206 172ND AVE NE  
REDMOND, WA 98052

Current Resident  
17713 NE 124TH ST  
REDMOND, WA 98052

Current Resident  
17683 NE 122ND ST  
REDMOND, WA 98052

## Attachment 9

Current Resident  
17674 NE 121ST CT  
REDMOND, WA 98052

Current Resident  
12010 176TH AVE NE  
REDMOND, WA 98052

Current Resident  
17416 NE 119TH WAY  
REDMOND, WA 98052

Current Resident  
17412 NE 119TH WAY  
REDMOND, WA 98052

Current Resident  
12025 175TH CT NE  
REDMOND, WA 98052

Current Resident  
17530 NE 120TH WAY  
REDMOND, WA 98052

Current Resident  
17260 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
17270 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
17303 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
12231 174TH PL NE  
REDMOND, WA 98052

Current Resident  
12261 174TH PL NE  
REDMOND, WA 98052

Current Resident  
12291 174TH PL NE  
REDMOND, WA 98052

Current Resident  
12311 174TH PL NE  
REDMOND, WA 98052

Current Resident  
17320 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
17330 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
17340 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
17350 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
17360 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
17370 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
17485 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
17499 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
12308 174TH PL NE  
REDMOND, WA 98052

Current Resident  
12316 174TH PL NE  
REDMOND, WA 98052

Current Resident  
12324 174TH PL NE  
REDMOND, WA 98052

Current Resident  
12332 174TH PL NE  
REDMOND, WA 98052

Current Resident  
17452 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
17458 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
17462 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
17468 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
17472 NE 123RD WAY  
REDMOND, WA 98052

## Attachment 9

Current Resident  
17478 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
17506 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
17502 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
17313 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
17323 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
17343 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
17405 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
17507 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
17477 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
17493 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
17280 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
17420 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
17461 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
17428 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
17436 NE 123RD WAY  
REDMOND, WA 98052

Current Resident  
17442 NE 123RD WAY  
REDMOND, WA 98052

DALAL VIHANG+POORVA ARANKAL  
17514 NE 119TH WAY  
REDMOND, WA 98052

DARBHA SATISH+SWATHI R  
12020 176TH AVE NE  
REDMOND, WA 98052

DEBARROS MARCELO+RAQUEL SOA  
17256 NE 119TH WAY  
REDMOND, WA 98052

DEVATHA VIJAY K+LEKA V  
17136 NE 120TH ST  
REDMOND, WA 98052

DIAS VICTOR+ORFELINDA ALMEI  
17447 NE 120TH WAY  
REDMOND, WA 98052

DIGHDE RAJESH M+NELIMA  
12011 174TH CT NE  
REDMOND, WA 98052

DING BOLIN+JIEQIU CHEN  
17180 NE 123RD ST  
REDMOND, WA 98052

DOUGHERTY FRANCIS X+MARIANN  
12016 176TH AVE NE  
REDMOND, WA 98052

DSILVA DYLAN  
12317 174TH PL NE  
REDMOND, WA 98052

D'URSO MARK S+LAURA M  
17679 NE 122ND ST  
REDMOND, WA 98052

EWING ERIC JF+REDMAN BRUCE  
17508 NE 119TH WAY  
REDMOND, WA 98052

FARAGO RYAN M  
17260 NE 119TH WAY  
REDMOND, WA 98052

FOX MATTHEW+ALICIA M  
12276 170TH CT NE  
REDMOND, WA 98052

FURTADO IVONA D  
17272 NE 119TH WAY  
REDMOND, WA 98052

## Attachment 9

GARG SANDEEP+AMEESHI MITTAL  
17425 NE 123RD WAY  
REDMOND, WA 98052

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

GHOSH GARGI+MAJUMDAR AMITAV  
17370 NE 119TH WAY  
REDMOND, WA 98052

GIFFIN PETER J+CANDICE J  
17275 NE 120TH WAY  
REDMOND, WA 98052

GLENN MARGARET+ENDRE  
17295 NE 120TH WAY  
REDMOND, WA 98052

GLENSHIRE AT ENGLISH HLL HOA  
8201 164TH AVE NE STE 200  
REDMOND, WA 98052

GOEL NITIN+SHUCHI  
17419 NE 123RD WAY  
REDMOND, WA 98052

GRIFFIN CANDACE  
PO BOX 317  
REDMOND, WA 98052

GUPTA AMIT+HARINI  
17443 NE 120TH WAY  
REDMOND, WA 98052

HAFEEZ MOHAMMAD K  
17264 NE 119TH WAY  
REDMOND, WA 98052

HALIM ANDYGIBB+ELSA INDRIAN  
17511 NE 123RD WAY  
REDMOND, WA 98052

HARUT OZALP+BETUL  
12288 170TH CT NE  
REDMOND, WA 98052

IMANI REZA G+SEDIGHEH MIRZA  
17385 NE 120TH WAY  
REDMOND, WA 98052

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

IQBAL KAMRAN+SHAMHA ATULLAH  
17380 NE 119TH WAY  
REDMOND, WA 98052

JAIN KUSH+GUNJAN  
17420 NE 119TH WAY  
REDMOND, WA 98052

JAYSINGH BISWA BHUSAN+SINGH  
12293 170TH CT NE  
REDMOND, WA 98052

JOSAN DEVINDER SINGH+THIND  
17279 NE 120TH WAY  
REDMOND, WA 98052

KANADE ABHIJAT+KESHKAMAT T  
17667 NE 121ST CT  
REDMOND, WA 98052

KASHIKAR RAHUL S+APARNA S G  
17240 NE 123RD WAY  
REDMOND, WA 98052

KAUSHIK KUNAL+RITIKA NIJHAW  
12283 171ST CT NE  
REDMOND, WA 98052

KAYSER MARTIN+PHUONG BUI  
12024 175TH CT NE  
REDMOND, WA 98052

KEARNS ANTHONY B+DIANA H  
17333 NE 123RD WAY  
REDMOND, WA 98052

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

KRAMER BRADLEY+TATYANA  
17076 NE 123RD ST  
REDMOND, WA 98052

KRISHNA VIJAY+PREETI  
17529 NE 120TH WAY  
REDMOND, WA 98052

KRYLTSOV GRYGORIY+TETYANA K  
17283 NE 120TH WAY  
REDMOND, WA 98052

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

KUMAR RAMACHANDRAN  
12021 175TH CT NE  
REDMOND, WA 98052

LAKE WASH SCHOOL DIST 414  
PO BOX 97039 A/P DEPT  
REDMOND, WA 98073

## Attachment 9

LE CHRISTOPHER D+LIEU TRAM  
17389 NE 120TH WAY  
REDMOND, WA 98052

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

LI DONGHUA+JINXIA SHI  
12280 170TH CT NE  
REDMOND, WA 98052

LI JUNYA  
12029 175TH CT NE  
REDMOND, WA 98052

LI LU HUA+FUHWEI LWO  
17525 NE 120TH WAY  
REDMOND, WA 98052

LI YONG+XIAOMIN LUO  
17428 NE 119TH WAY  
REDMOND, WA 98052

LIN ERIC YI+YI-CHEN B CHEN  
12298 171ST CT NE  
REDMOND, WA 98052

LIU HUIMIN+FALLAH-MOGHADDAM  
17662 NE 121ST CT  
REDMOND, WA 98052

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

LOTTERER TARA+GABE  
17284 NE 120TH WAY  
REDMOND, WA 98052

LU JIAN  
12289 170TH CT NE  
REDMOND, WA 98052

MADANAGOPAL THAYUMANAYAM  
12012 174TH CT NE  
REDMOND, WA 98052

MADHUSOODANAN JULIE+SRINIVA  
12014 176TH AVE NE  
REDMOND, WA 98052

MADIRAJU RAMESH V+JAYA RAYA  
12281 170TH CT NE  
REDMOND, WA 98052

MAGUIRE JILL S+DAVID R  
12002 173RD PL NE  
REDMOND, WA 98052

MANOORI N+T  
17209 NE 129TH ST  
REDMOND, WA 98052

MARKS JUSTIN C+MARGARET  
17381 NE 120TH WAY  
REDMOND, WA 98052

MAROCHKO ANDREY+OLGA  
17424 NE 119TH WAY  
REDMOND, WA 98052

MATTHEWS MARK D+KAREN E BEL  
17250 NE 119TH WAY  
REDMOND, WA 98052

MILTER DEBORAH J  
17366 NE 119TH WAY  
REDMOND, WA 98052

MOHAN ANISH  
17363 NE 123RD WAY  
REDMOND, WA 98052

MOTWANI RAHUL N+SAROJ R  
12284 170TH CT NE  
REDMOND, WA 98052

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

MUBARACK AMEER+SHARMILA SUH  
17523 NE 120TH WAY  
REDMOND, WA 98052

MUHIYUDDIN SYED S  
17252 NE 119TH WAY  
REDMOND, WA 98052

MURDOCK BRUCE+MONICA  
17250 NE 123RD WAY  
REDMOND, WA 98052

NAGALINGAIAH BRUNDA  
17528 NE 120TH WAY  
REDMOND, WA 98052

NARAYANAN MAGESH+SRIBALA  
17310 NE 123RD WAY  
REDMOND, WA 98052

NELSON KIMBERLY  
17685 NE 121ST CT  
REDMOND, WA 98052

NI HONG  
11956 176TH AVE NE  
REDMOND, WA 98052

## Attachment 9

PADRINO EVELYN T+SANTAMARIN  
12004 173RD PL NE  
REDMOND, WA 98052

PAMUKCU HULYA  
12287 171ST CT NE  
REDMOND, WA 98052

PAPAEFSTATHIOU EFSTATHIOS  
12019 175TH CT NE  
REDMOND, WA 98052

PATEL JAI M  
17249 NE 119TH WAY  
REDMOND, WA 98052

PEASE GLENN+KELLY  
17280 NE 120TH WAY  
REDMOND, WA 98052

PETERS STEPHEN M+TERESA M  
12010 174TH CT NE  
REDMOND, WA 98052

PETERSON LISA L  
17521 NE 120TH WAY  
REDMOND, WA 98052

PINEDA BONAPARTE+AMPY  
12290 171ST CT NE  
REDMOND, WA 98052

POCHINHERLA ANANTHA R+SURYA  
17451 NE 120TH WAY  
REDMOND, WA 98052

PO-I LEE+JU-YI CHU  
17413 NE 123RD WAY  
REDMOND, WA 98052

PRINCE LUTHER W+SUSAN K  
17518 NE 119TH WAY  
REDMOND, WA 98052

RAD DEVELOPMENT LLC  
16531 13TH AVE W STE A-107  
LYNNWOOD, WA 98037

RAJURS DINESH+MADHURI  
17673 NE 121ST CT  
REDMOND, WA 98052

RAO VIKRAM M & LEELAVATHI  
12009 174TH CT NE  
REDMOND, WA 98052

REYNOLDS KEVIN+CHRISTINE  
17048 NE 120TH ST  
REDMOND, WA 98052

RICK BURNSTEAD CONSTRUCTION  
11980 NE 24TH ST #200  
BELLEVUE, WA 98005

ROZENFELD Y+BUKENGOLTS A  
17190 NE 123RD ST  
REDMOND, WA 98052

SANKARANARAYANAN KARTHIK  
17271 NE 19TH WAY  
REDMOND, WA 98052

SATTARI MAZIAR+JESSICA A  
17524 NE 120TH WAY  
REDMOND, WA 98052

SAVCHENKO ARTHUR  
12006 173RD PL NE  
REDMOND, WA 98052

SCHROEDER RICHARD W+GWYNNE  
12285 170TH CT NE  
REDMOND, WA 98052

SEGRESS JON R+MARGIE  
12007 174TH CT NE  
REDMOND, WA 98052

SHAH HIREN D+NAMITA N PARAB  
17245 NE 119TH WAY  
REDMOND, WA 98052

SHEN ZHIHONG+HU HAO  
12295 171ST CT NE  
REDMOND, WA 98052

SHETTY SATISH K+SHILPA  
17371 NE 119TH WAY  
REDMOND, WA 98052

SIKANDER JAVED+FOUZIA SHAHE  
11926 173RD PL NE  
REDMOND, WA 98052

SILCU CATALIN M+GABRIELA  
17267 NE 119TH WAY  
REDMOND, WA 98052

STOWE DEAN  
17663 NE 121ST CT  
REDMOND, WA 98052

SUN SHIJUN+LIXIA GAN  
12015 174TH CT NE  
REDMOND, WA 98052

TANG MIN & ZHANG QI  
17246 NE 119TH WAY  
REDMOND, WA 98052

## Attachment 9

TAYLOR GREGORY T+ANGELA T  
12028 175TH CT NE  
REDMOND, WA 98052

TENALI SAIKRISHNA+KRISHNASW  
17445 NE 123RD WAY  
REDMOND, WA 98052

THAKUR MAHESH M+PRIYA M  
1805 SCHOOLDALE DR  
SAN JOSE, CA 95124

THE WOODLANDS @ REDMOND HOA  
1215 120TH AVE NE STE 103  
BELLEVUE, WA 98005

THIMMAPPA MOHAN+VASUDHA CHA  
17432 NE 119TH WAY  
REDMOND, WA 98052

THUNE ERIK IVAN+CINDY MARY  
17416 NE 119TH ST  
REDMOND, WA 98052

TOPAZ NOAM+ELIZABETH B  
17128 NE 120TH ST  
REDMOND, WA 98052

TRUSCOTT MATTHEW J+TONYA M  
17092 NE 123RD ST  
REDMOND, WA 98052

TUNG LE-WU+ TSAI SHU-CHEN  
17660 NE 119TH CT  
REDMOND, WA 98052

VANDONGEN STEPHEN J+QINGQIN  
17437 NE 123RD WAY  
REDMOND, WA 98052

VASHISTH HEMANT  
17353 NE 123RD WAY  
REDMOND, WA 98052

VO TED T+NU THI  
12294 171ST CT NE  
REDMOND, WA 98052

WANG JU & XIANG XU  
17439 NE 120TH WAY  
REDMOND, WA 98052

WANG MINGLI  
12299 171ST CT NE  
REDMOND, WA 98052

WANG SHOOU JIUN+KO LI-PING  
2840 259TH PL SE  
SAMMAMISH, WA 98075

WILSON JAMES+MEI  
17534 NE 120TH WAY  
REDMOND, WA 98052

XIE SIYANG+SIWEN SUN  
17652 NE 119TH CT  
REDMOND, WA 98052

YALAMANCHILI MALIK+BOBBA SW  
17670 NE 121ST CT  
REDMOND, WA 98053

YEON MARINA  
17376 NE 119TH WAY  
REDMOND, WA 98052

YESIN NIKOLAY  
17287 NE 120TH WAY  
REDMOND, WA 98052

YLITALO JOUNI+ELINA  
12292 170TH CT NE  
REDMOND, WA 98052

**From:** [Gloria Meerscheidt](#)  
**To:** [andy.swayne@pse.com](mailto:andy.swayne@pse.com); [Angie Peace](#); [charlie.sundberg@kingcounty.gov](mailto:charlie.sundberg@kingcounty.gov); [chelland@bellevuewa.gov](mailto:chelland@bellevuewa.gov); [connie.blumen@kingcounty.gov](mailto:connie.blumen@kingcounty.gov); [Dan Sokol](#); [dbeadle@ci.sammamish.wa.us](mailto:dbeadle@ci.sammamish.wa.us); [Elaine Somers](#); [Elizabeth.Elliott@kingcounty.gov](mailto:Elizabeth.Elliott@kingcounty.gov); [Erika.Harris](mailto:Erika.Harris); [Fisheries.fileroom@muckleshoot.nsn.us](mailto:Fisheries.fileroom@muckleshoot.nsn.us); [fmiller@lwsd.org](mailto:fmiller@lwsd.org); [gary.kriedt@kingcounty.gov](mailto:gary.kriedt@kingcounty.gov); [Gretchen.Kaehler@dahp.wa.gov](mailto:Gretchen.Kaehler@dahp.wa.gov); [Jon Regala](#); [Karen.Walter@muckleshoot.nsn.us](mailto:Karen.Walter@muckleshoot.nsn.us); [Mark.Wilgus@kingcounty.gov](mailto:Mark.Wilgus@kingcounty.gov); [mattb@snoqualmtribe.us](mailto:mattb@snoqualmtribe.us); [mpaine@bellevuewa.gov](mailto:mpaine@bellevuewa.gov); [Puget Sound Clean Air Agency](#); [Ramin Pazooki](#); [robert.nunnenkamp@kingcounty.gov](mailto:robert.nunnenkamp@kingcounty.gov); [sepacenter@dnr.wa.gov](mailto:sepacenter@dnr.wa.gov); [sepadesk@dfw.wa.gov](mailto:sepadesk@dfw.wa.gov); [sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov); [Steve.Bottheim@kingcounty.gov](mailto:Steve.Bottheim@kingcounty.gov); [Steven Mullen-Moses](#); [tina.morehead@kingcounty.gov](mailto:tina.morehead@kingcounty.gov); [tlavender2@frontier.com](mailto:tlavender2@frontier.com); [tmcgruder@gmail.com](mailto: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](#)

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Gloria Meerscheidt

Administrative Assistant, Development Review  
City of Redmond – Development Services Center  
15670 NE 85<sup>th</sup> St, MS: 2SPL  
Redmond, WA 98052  
P: 425.556.2407 F: 425.556.2400  
[www.redmond.gov](http://www.redmond.gov)



**From:** [Gloria Meerscheidt](#)  
**To:** [andy.swayne@pse.com](mailto:andy.swayne@pse.com); [Angie Peace](#); [charlie.sundberg@kingcounty.gov](mailto:charlie.sundberg@kingcounty.gov); [chelland@bellevuewa.gov](mailto:chelland@bellevuewa.gov); [connie.blumen@kingcounty.gov](mailto:connie.blumen@kingcounty.gov); [Dan Sokol](#); [dbeadle@ci.sammamish.wa.us](mailto:dbeadle@ci.sammamish.wa.us); [Elaine Somers](#); [Elizabeth.Elliott@kingcounty.gov](mailto:Elizabeth.Elliott@kingcounty.gov); [Erika Harris](#); [Fisheries.fileroom@muckleshoot.nsn.us](mailto:Fisheries.fileroom@muckleshoot.nsn.us); [fmiller@lwsd.org](mailto:fmiller@lwsd.org); [gary.kriedt@kingcounty.gov](mailto:gary.kriedt@kingcounty.gov); [Gretchen.Kaehler@dahp.wa.gov](mailto:Gretchen.Kaehler@dahp.wa.gov); [Jon Regala](#); [Karen.Walter@muckleshoot.nsn.us](mailto:Karen.Walter@muckleshoot.nsn.us); [Mark.Wilgus@kingcounty.gov](mailto:Mark.Wilgus@kingcounty.gov); [mattb@snoqualmtribe.us](mailto:mattb@snoqualmtribe.us); [mpaine@bellevuewa.gov](mailto:mpaine@bellevuewa.gov); [Puget Sound Clean Air Agency](#); [Ramin Pazooki](#); [robert.nunnenkamp@kingcounty.gov](mailto:robert.nunnenkamp@kingcounty.gov); [sepacenter@dnr.wa.gov](mailto:sepacenter@dnr.wa.gov); [sepadesk@dfw.wa.gov](mailto:sepadesk@dfw.wa.gov); [sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov); [Steve.Bottheim@kingcounty.gov](mailto:Steve.Bottheim@kingcounty.gov); [Steven Mullen-Moses](#); [tina.morehead@kingcounty.gov](mailto:tina.morehead@kingcounty.gov); [tlavender2@frontier.com](mailto:tlavender2@frontier.com); [tmcgruder@gmail.com](mailto: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](#)

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

Gloria Meerscheidt

Administrative Assistant, Development Review  
City of Redmond – Development Services Center  
15670 NE 85<sup>th</sup> St, MS: 2SPL  
Redmond, WA 98052  
P: 425.556.2407 F: 425.556.2400  
[www.redmond.gov](http://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.

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](http://www.redmond.gov/landuseapps)

**PROJECT INFORMATION**

PROJECT NAME: Edgewood West

FILE NUMBER: LAND-2014-02117

**PROJECT DESCRIPTION:**

Develop a 51 single family lot subdivision containing 46 market rate and 5 affordable housing units for a total of 51 units.

PROJECT LOCATION: 12102 172ND AVE NE

SITE ADDRESS: 12102 172Nd Ave Ne  
REDMOND, WA 98052

SIZE OF SUBJECT AREA IN ACRES: 11.5 SQ.FT. : 0

APPLICANT: Matt Perkins  
Trish Clements

PROCESS TYPE: Tim Schreiber 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:

**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](mailto:svanags@redmond.gov)

**IMPORTANT DATES**

APPLICATION & COMPLETENESS DATE: 06/08/2015

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:

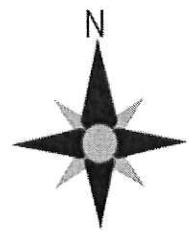
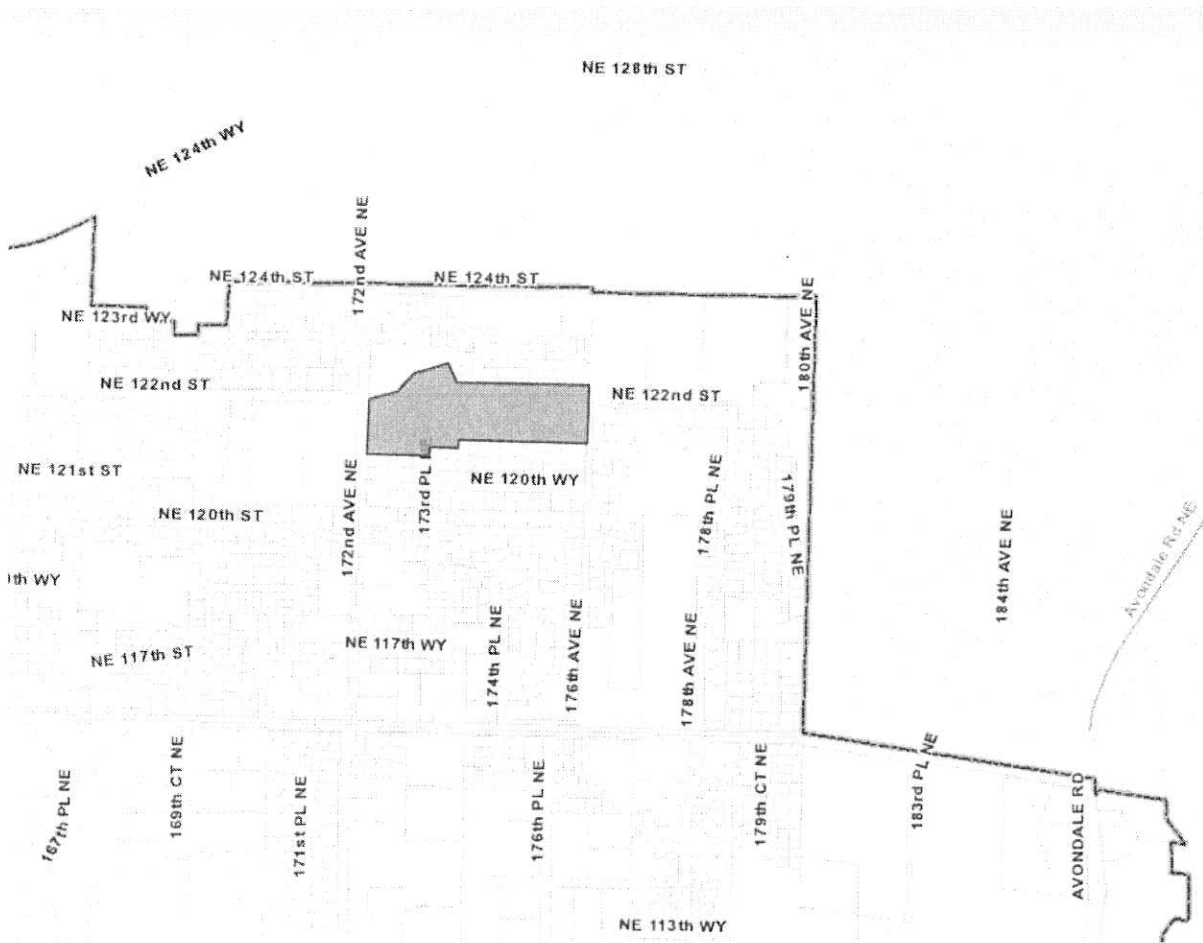
RESPONSIBLE OFFICIAL: Linda E. De Boldt  
Public Works Director

SIGNATURE:



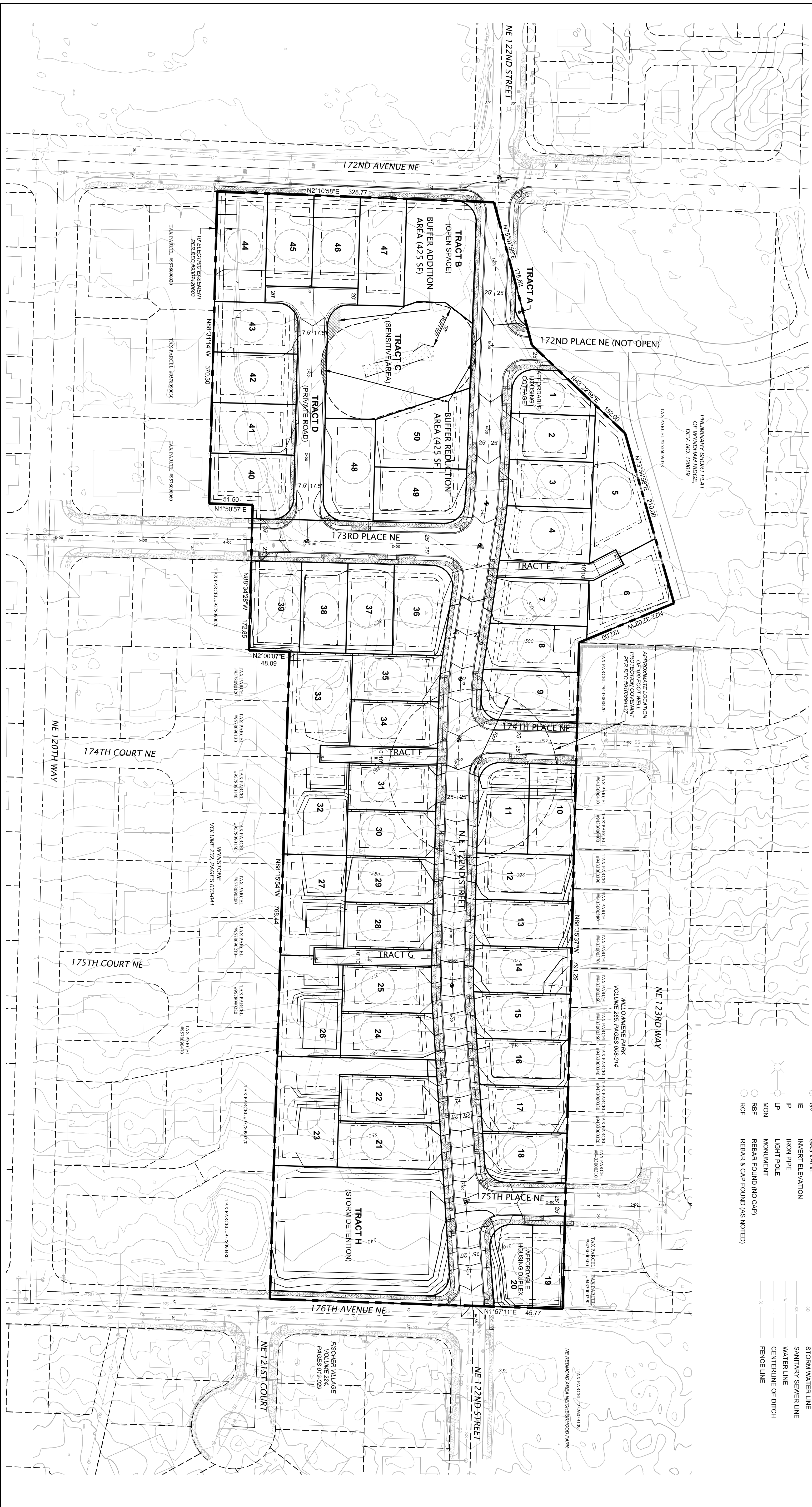
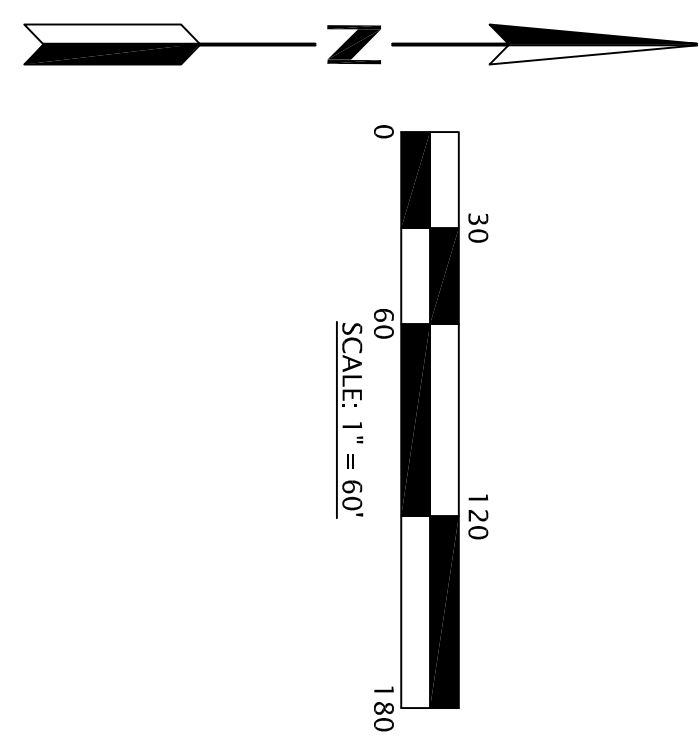
VICINITY MAP

LAND-2014-02117





NW 1/4, SE 1/4 SECTION 25, TOWNSHIP 26 N, RANGE 5 E, W.M.  
CITY OF REDMOND, KING COUNTY, WASHINGTON



**EXISTING CONDITIONS LEGEND**

AVB	AIR-VAC BOX	RET	RETAINING WALL
AVR	AIR-VAC RISER	SGN	SIGN
BM	BENCHMARK	SMH	SANITARY SEWER MANHOLE
CB1	CATCH BASIN TYPE 1	TSF	TRANSFORMER
CB2	CATCH BASIN TYPE 2	TVB	CABLE TELEVISION BOX
CDT	ELECTRIC CONDUIT	TYR	CABLE TELEVISION RISER
CI	CURB INLET	UG	UNDERGROUND
CLD	CENTERLINE OF DITCH	UP	UTILITY POLE
CLF	CHAINLINK FENCE	WM	WATER METER
COD	STORM CLEANOUT	WV	WATER VALVE
CONC	CONCRETE		TEST PIT
CP	CAMERA POLE		GOLDSMITH SURVEY CONTROL POINT
DI	DUCTILE IRON PIPE		DECIDUOUS TREE
DMH	STORM MANHOLE		CONIFER TREE
EB	ELECTRIC BOX		POWER VAULT
EP	EDGE OF PAVEMENT		WATER VAULT
FH	FIRE HYDRANT		UNKNOWN VAULT
FNC	FENCE		GAS LINE
GV	GAS VALVE		OVERHEAD UTILITY LINE
IE	INVERT ELEVATION		STORM WATER LINE
IP	IRON PIPE		SANITARY SEWER LINE
LP	LIGHT POLE		WATER LINE
MON	MONUMENT		CENTERLINE OF DITCH
RBF	REBAR FOUND (NO CAP)		FENCE LINE
RCF	REBAR & CAP FOUND (AS NOTED)		

<p>QUADRANT HOMES</p> <p><b>PUBLIC NOTICE SITE PLAN FOR EDGEWOOD WEST</b></p> <p>REDMOND WASHINGTON</p>	<p>PLOTTED: 2015/05/07 15:55 EMALM</p> <p>DRAWN: EMALM</p> <p>DESIGNED: LNYQUIST</p> <p>APPROVED: LNYQUIST</p> <p>ERIK ENSTROM, P.E. eenstrom@goldsmithengineering.com 425-462-1080</p> <p>PROJECT MANAGER</p>	 <p><b>GOLDSMITH</b> LAND DEVELOPMENT SERVICES</p> <p>1215 114th Ave SE, Bellevue, WA 98004   PO Box 3565, Bellevue, WA 98009 T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> <th>CHK</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> <div style="display: flex; justify-content: space-around; align-items: center;">   </div> <p style="text-align: right;">5/7/15</p>	NO.	DATE	REVISIONS	BY	CHK										
NO.	DATE	REVISIONS	BY	CHK														



NW 1/4, SE 1/4 SECTION 25, TOWNSHIP 26 N, RANGE 5 E, W.M.  
CITY OF REDMOND, KING COUNTY, WASHINGTON

**LEGEND**

TREE TO BE RETAINED

TREE TO BE REMOVED

Tree Replacement Data			
Replacement Quota	Number of trees removed	Number of replacement trees	Total number of replacement trees
Removed Landmark (3:1)	10	30	30
Removed Significant (1:1)	237	237	237
Total # of Replacement trees			267

CITY OF REDMOND ECOLOGICAL SCORE	
TECHNIQUE	POINTS
#1 - PLANT MATERIAL IS MADE UP OF 25% ADAPTIVE AND 25% NATIVE PLANTS	5
#3 - 25% OF PROPOSED TREES ARE EVERGREEN, 5 POINTS	
#4 - FOR EACH ADDITIONAL 2.5% BY WHICH THE # OF TREES EXCEEDS 25% (MAX. 10 POINTS)	10
#10 - MINIMUM OF 25% OF LANDSCAPED AREAS ARE DESIGNED WITH LANDSCAPING THAT DOES NOT REQUIRE IRRIGATION AFTER A THREE - YEAR PERIOD	5
<b>TOTAL</b>	<b>20</b>

**35% Tree Retention**  
RMC required 35% of significant trees be retained 382 X 35% = 134 trees  
Proposed improvements retain 135 Trees

**TREE PROTECTION MEASURES**

- R2C 21.72.070
- A. Tree Protection Measure:** To ensure long-term viability of trees and details identified for protection, permit plans, and construction activities shall comply with the following minimum required tree protection, replacement plan:
- All minimum required tree protection measures shall be shown on the tree protection and replacement plan.
  - All construction activities, including staging and traffic areas, shall be prohibited within the set of the drip line of protected trees.
  - Tree protection barriers shall be installed five feet beyond the drip line of significant trees to be protected prior to any land disturbance.
  - Tree protection barriers shall be a minimum of four feet high, constructed of chain link, or other approved material, and shall be supported by posts. On large or multiple-project sites, the Administrator may also require that signs requesting subcontractor cooperation and compliance with tree protection standards be posted at site entrances.
  - Where the protection areas are remote from areas of land disturbance, and where approved by the Administrator, the protection areas may be delineated by a minimum of two protection barriers and the perimeter shall be marked with reflective orange or red flags. Minimum construction signs shall be accompanied by "Tree Save Area - Keep Out" signs.

Tree Type	Proposed Action and Brief Definition				Total
	Removal	Impacted by Utilities*	Retained	Total Landmark	
Landmark (>30" DBH)	Number of removed Landmark trees 10	Number of impacted Landmark trees of all trees 0	Number of retained Landmark trees of all trees 0	10	
Significant (6" - 30")	% of removed Landmark Trees of All Trees 237/272= 66%	% of impacted Landmark Trees of all trees 23/372= 6%	% of retained Landmark Trees of all trees 112/372= 31%	% Landmark Trees of All Trees 3%	
Totals	Number of Landmark + significant removed trees 10+237= 247	Number of Landmark + significant impacted trees 23	Number of Landmark + significant retained trees 112	Total Number of All Trees 382	
	65%	6%	112/382= 30%	100%	
	% removed of all trees	Impacted by utilities & retained + Non-impacted retained trees	65% + 36% = 101% (rounding results in #=100%)		

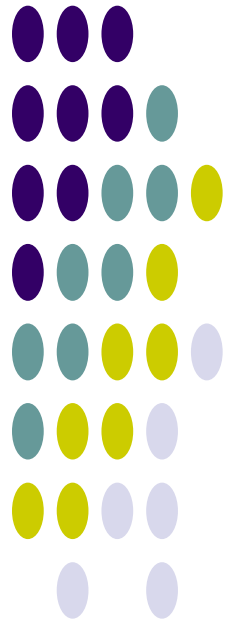


<p>QUADRANT HOMES</p> <p><b>PUBLIC NOTICE TREE PRESERVATION FOR EDGEWOOD WEST</b></p> <p>REDMOND WASHINGTON</p>	<p>PLOTTED: 2015/06/01 15:05</p> <p>EMALM</p> <p>DRAWN: EMALM</p> <p>DESIGNED: EMALM</p> <p>APPROVED: LNYQUIST</p> <p>ERIK ENSTROM, P.E. eenstrom@goldsmithengineering.com 425-462-1080</p> <p>PROJECT MANAGER</p>	<p><b>GOLDSMITH</b> LAND DEVELOPMENT SERVICES</p> <p>1215 114th Ave SE, Bellevue, WA 98004   PO Box 3565, Bellevue, WA 98009 T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com</p>	<p>KEITH J. GOLDSMITH STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER 24507 6/1/15</p>	<p>NYQUIST STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR 30104 6/1/15</p>	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> <th>CHK</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	REVISIONS	BY	CHK					
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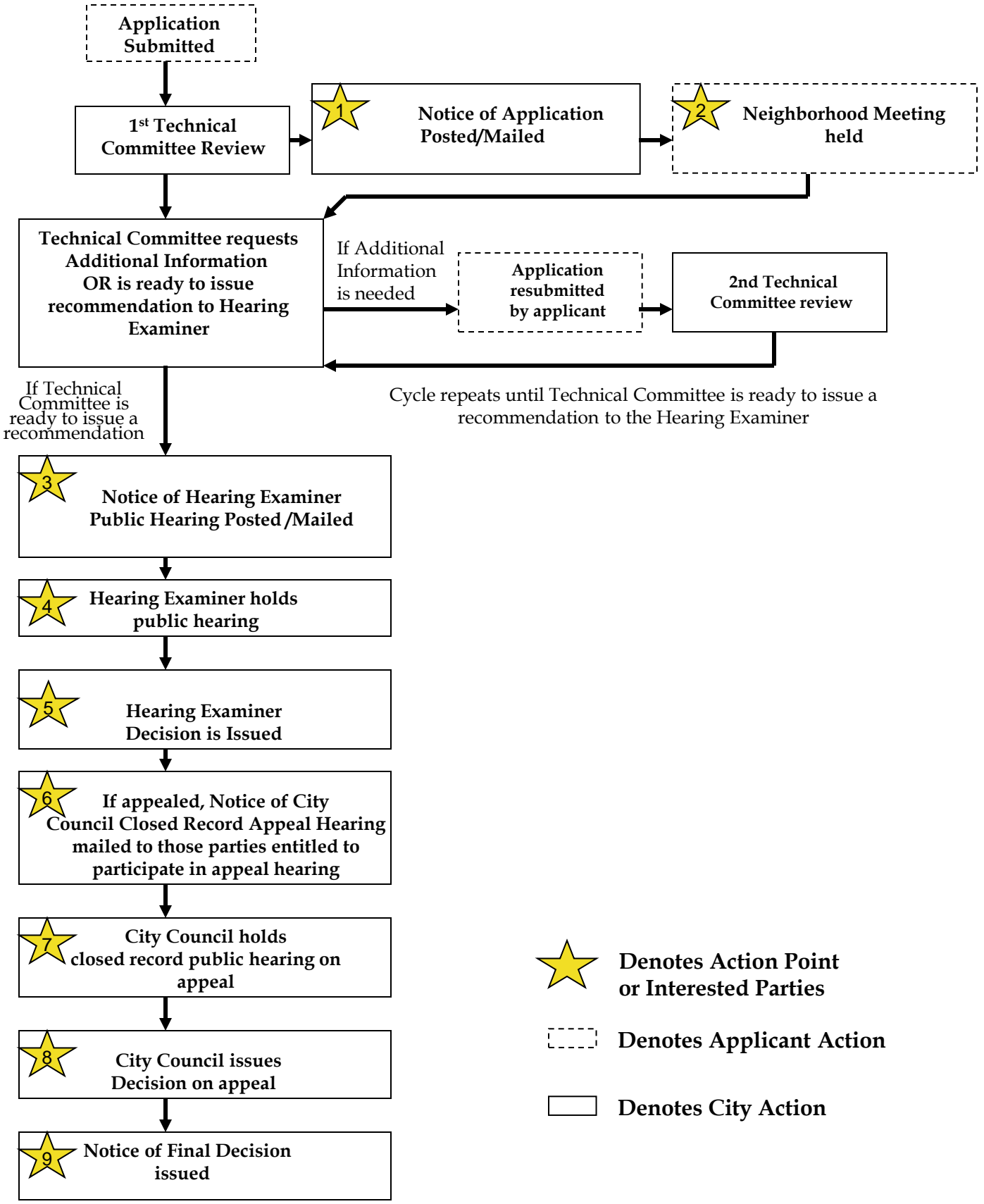


# Process Flow Chart for: Preliminary Plat Applications

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:**

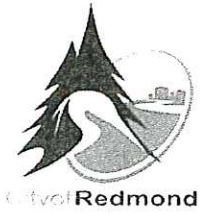
**When?** The Council typically takes action on the appeal the same night as the closed record appeal hearing.

**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**

6/8/15

To be completed by applicant	Evaluation for Agency Use only
<p><b>A. BACKGROUND</b></p> <p>1. Name of proposed project, if applicable: Edgewood West Preliminary Plat</p> <p>2. Name of applicant: The Quadrant Corporation dba Quadrant Homes</p> <p>3. Address and phone number of applicant and Contact person: Matt Perkins, Land Development Manager Quadrant Homes 14725 SE 36th, Suite 200 Bellevue, WA 98006 (425) 452-0345</p> <p>4. Date checklist prepared: May 2015</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>11.50 Acres</u></p> <p>ii. Number of dwelling units/ buildings to be constructed: <u>50</u></p> <p>iii. Square footage of dwelling units/ buildings being added: <u>123,500</u></p> <p>iv. Square footage of pavement being added: <u>69,950 s.f.</u></p> <p>v. Use or Principal Activity: <u>50 Lot Plat / 50 Units</u></p> <p>vi. Other information: <u>47 sf; 1 cottage; 2-50% market rate duplexes</u></p>	<p style="text-align: right;">g</p> <p style="text-align: right;">SV</p> <p style="text-align: right;">SV</p> <p style="text-align: right;">SV</p> <p style="text-align: right;">g</p> <p style="text-align: right;">g</p>

JAMES T. JONES  
 12/11/15



<b>To be completed by applicant</b>	<b>Evaluation for Agency Use only</b>
<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>Anticipate Preliminary Plat approval Summer 2015; Infrastructure construction to begin Fall 2015; Record Final Plat Fall 2015 / Winter 2016; Home building to begin Spring 2016.</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>SEPA Determination; Critical Areas Report; Preliminary Geotechnical Report; Tree Inventory Report, CARA Report, Wetland Monitoring Report.</p> <p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p>	<p>sw</p> <p>sw</p> <p>sw</p> <p>sw</p>

To be completed by applicant	Evaluation for Agency Use only
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>City of Redmond: SEPA Determination; Critical Areas Determination; Preliminary &amp; Final Plat; Clear &amp; Grade; Road &amp; Storm; Building Permits; ROW Permit Washington State Dept. of Ecology: NPDES coverage</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>Proposal is for a Preliminary Plat to provide 50 lots, including 47 single-family lots, and 5 affordable housing units (2-50% market rate duplexes and 1 cottage unit) on three of the lots, for a total of 50 units.</p> <p>Project will include:</p> <p>On-site internal road construction with curbs, gutters, and sidewalks; (public and private)</p> <p>Connection to adjacent public rights-of-way; Frontage improvements; and</p> <p>Open space / critical area tracts, and Stormwater Tract.</p> <p>Tree Retention - 35%</p> <p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.</p> <p>The project site is vacant with no site address; Tax Parcel 252605-9033; Located on the east side of 172nd Avenue NE at NE 122nd Street, in Redmond, Washington; SE-25-26-05.</p>	<p>af</p> <p>af</p> <p>Include size of the project and site</p> <p>af</p>

To be completed by applicant	Evaluation for Agency Use only
<p><b>B. ENVIRONMENTAL ELEMENTS</b></p> <p><b>1. Earth</b></p> <p>a. General description of the site (check one)</p> <p><input checked="" type="checkbox"/> Flat</p> <p><input 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 checked="" type="checkbox"/> Other</p> <p>Gentle slopes from west to east.</p> <p>b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.</p> <p>The site slopes gently from the west (Elev. 310') to the east (Elev. 240'). Steepest slope on the site is approximately 15% slopes.</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>USDA SCS soils maps indicate that the site soils and those in the immediate vicinity are Alderwood Gravelly Sandy Loam (AgC).</p>	<p style="text-align: right;">g</p> <p style="text-align: right;">g</p> <p style="text-align: right;">g</p>

To be completed by applicant	Evaluation for Agency Use only
<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>Approximately 24,000 cy of material will be utilized across the site to construct the roadways, lots, and stormwater facility. Earthwork will be balanced on-site.</p> <p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Yes. However, site management during earth moving activities will include best management practices (BMPs) implemented through an approved Temporary Erosion and Sediment Control (TESC) Plan. The project will adhere to the City's regulations for Grading and Critical Areas.</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>Maximum 60% of lot area allowed per RZC Chapter 21. Proposed Green building incentives applied include 10% reduction in impervious area.</p> <p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>An approved TESC Plan will be followed during construction activities. All construction activities, site improvements, and building construction on the project site would be consistent with geotechnical recommendations and the City's requirements.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>



<b>To be completed by applicant</b>	<b>Evaluation for Agency Use only</b>
<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>No landfill is proposed. See B.e. for approximate earthwork quantities proposed.</p> <p><b>2. Air</b></p> <p>a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) during construction and when the project is completed: If any, generally describe and give approximate quantities if known.</p> <p>The primary source of air pollutants generated during construction from the proposal would be: vehicle emissions from const. equipment, dust from site grading operations, trips to and from the project site by const. employees. Emissions associated with the completed project would be standard for 47 single-family detached units plus 1 cottage and 2 duplex units.</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>None known.</p> <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>Emissions from construction equipment and trucks would be reduced by using well-maintained equipment. Avoiding prolonged periods of vehicle idling and engine-powered equipment would also reduce emissions. Dust abatement/dust control measures may be implemented during construction if necessary per an approved TESC Plan.</p> <p><b>3. Water</b></p> <p>a. Surface</p> <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, 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>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>

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<p>A Category IV wetland has been identified on the project site, which requires a 50-foot buffer. The Monticello stream system (Class II and Class III) lies to the east of the project site.</p> <p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc..</p> <p>The on-site Category IV wetland requires a 50-foot buffer. The project will adhere to the City's wetland regulations, which provide for buffer averaging. The standard 50-foot buffer will be reduced by approximately 425 square feet to avoid conflict with future public roads. Approximately 425 square feet of wetland buffer will be added to mitigate for the buffer reduction.</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>af</p> <p>col</p> <p>sv</p> <p>sv</p> <p>sv</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>cn</p>
<p>7. Is your property located within the Bear/ Evans Creek Watershed (see attached map)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If yes, answer questions 8 &amp; 9; if No, go to the next section.</p>	<p>cn</p>
<p>8. Provide details on how your propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <p>N/A</p>	<p>cn Provide reason for not infiltrating runoff.</p>
<p>9. Does your project propose an increase in fecal coliform levels In surface water? If so, describe impacts.</p> <p>N/A</p>	<p>cn Answer "Yes" or "No"</p>

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<p>b. Ground</p> <p>1. Will ground water be withdrawn, or will water be discharged to ground water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>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 discharge is proposed. Public sewer is proposed.</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>The project site lies within the Bear Creek and Sammamish River drainage basins, which eventually drain to Lake Sammamish. Proposed stormwater discharge from the developed project are based on historic forested site condition. Surface water runoff generated on-site will be treated for quality and water quantity via a stormwater quantity and quality control vault.</p> <p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>No</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>Describe source of runoff ie. roofs, sidewalks, driveways, &amp; 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>Construction stormwater runoff would be collected in approved on-site facilities. The Edgewood West Preliminary Drainage Control Plan has been designed consistent with the 2009 KCSWDM and the City's Surface Water Management Code.</p> <p><b>4. Plants</b></p> <p>a. Check and select types of vegetation found on the site:</p> <p><input checked="" type="checkbox"/> Deciduous Tree: <input checked="" type="checkbox"/> Alder <input checked="" type="checkbox"/> Maple <input type="checkbox"/> Aspen <input type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> Evergreen Tree: <input type="checkbox"/> Cedar <input checked="" type="checkbox"/> Fir <input type="checkbox"/> Pine <input type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input checked="" type="checkbox"/> Grass</p> <p><input checked="" type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or Grain</p> <p><input type="checkbox"/> Wet soil plants: <input type="checkbox"/> Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/> Skunk cabbage <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Water plants: <input type="checkbox"/> Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Other types of vegetation (please list)</p> <p>Stinging nettle, reed canary grass, fern, blackberry, black hawthorn, vine maple, cottonwood, and salmon raspberry.</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>The majority of the developable area of the project site will be cleared and graded in preparation of site development. 35% of the significant trees are to be retained. Tree replacement is proposed in accordance with the RZC code for Significant / Landmark trees to be removed.</p>	<p>cd</p> <p>cd</p> <p>cd</p> <p>W</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*)	10	10	0	0%
Significant (6" – 30" dbh*)	372	237	135	35%
Percentage (%)	100%	65%	36%	36% **

*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  
 \*\* - Higher due to rounding

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

None known.

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

Landscaping is proposed throughout the plat within common open spaces, the streetscape, as well as on individual lots. Native plants are proposed as part of the landscape plan. 20% of the project site is required to be set aside as open space and will be provided with a combination of development-wide, and on-lot open space.

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<p><b>5. Animals</b></p> <p>a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site</p> <p><input checked="" type="checkbox"/> Birds: <input type="checkbox"/> Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input checked="" type="checkbox"/> Songbirds <input 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 type="checkbox"/> Other</p> <p><input type="checkbox"/> Fish: <input type="checkbox"/> Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring</p> <p><input type="checkbox"/> Shellfish <input type="checkbox"/> Other</p> <p>b. List any threatened or endangered species known to be on or near the site</p> <p>None known.</p> <p>c. Is the site part of a migration route: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, explain?</p> <p>The entire region is within the Pacific Flyway migration route.</p> <p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>Landscaping will adhere to an approved landscaping plan as required by the City, that will enhance wildlife habitat.</p> <p><b>6. Energy and Natural Resources</b></p> <p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs: Describe whether it will be used for heating, manufacturing, etc.</p> <p>This project proposes to fulfill its energy needs with electricity and natural gas.</p>	<p>SV</p> <p>SV</p> <p>SV</p> <p>SV</p> <p>SV</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>Measures may include high-efficiency lighting/windows/doors, Energy Star appliances, and high efficiency plumbing fixtures to help reduce water consumption and sewer volume.</p>	<p>✓</p> <p>✓</p>
<p><b>7 Environmental Health</b></p> <p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk or 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>No environmental health hazards are known or expected to occur as a result of this proposal.</p> <p>1. Describe special emergency services that might be required.</p> <p>N/A Construction practices would include adherence to applicable spill prevention and response plans specifically prepared for this project.</p> <p>2. Proposed measures to reduce or control environmental health hazards, if any:</p> <p>The on-site project manager will maintain best management practices manuals, such as a spill/pollution prevention and response plan, as well as an emergency preparedness and response plan.</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 principle source of noise is associated with traffic on the surrounding roadways.</p> <p>2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p> <p>Short-term noise would be created during construction from heavy equipment, which would be limited to hours of operation as directed by City of Redmond. Long-term on-site noise from the completed project is not anticipated to exceed acceptable levels of noise typically generated from a residential development.</p> <p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>Construction activities will comply with the City's regulations governing "Hours of Construction". Construction vehicles will include exhaust mufflers to reduce impacts associated with equipment noise. Construction activities would adhere to limited hours of operation as directed by the City of Redmond.</p> <p>c. Describe the potential use of the following:</p> <ol style="list-style-type: none"><li>1. <input checked="" type="checkbox"/> Flammable liquids</li><li>2. <input checked="" type="checkbox"/> Combustible liquids</li><li>3. <input type="checkbox"/> Flammable gases</li><li>4. <input type="checkbox"/> Combustible or flammable fibers</li><li>5. <input type="checkbox"/> Flammable solids</li><li>6. <input type="checkbox"/> Unstable materials</li><li>7. <input type="checkbox"/> Corrosives</li><li>8. <input type="checkbox"/> Oxidizing materials</li><li>9. <input type="checkbox"/> Organic peroxides</li><li>10. <input type="checkbox"/> Nitromethane</li><li>11. <input type="checkbox"/> Ammonium nitrate</li><li>12. <input type="checkbox"/> Highly toxic material</li></ol>	<p>SV</p> <p>SV</p> <p>SV</p> <p>SV</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>Use of these liquids could be associated with construction trucks and equipment; and cars and emergency vehicles after development.</p> <p><b>8. Land and Shoreline Use</b></p> <p>a. What is the current use of the site and adjacent properties?</p> <p>The project site is currently vacant. Properties to the north and west are currently under development as single-family residential plats. Properties to the south and west are existing residential subdivisions. An unimproved City park is adjacent to the northeast corner of the site.</p> <p>b. Has the site been used for agriculture? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>Not known.</p> <p>c. Describe any structures on the site.</p> <p>The remains of a partially constructed residential foundation.</p>	<p style="text-align: right;">g</p> <p style="text-align: right;">f</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 existing remnant foundation will be demolished and removed from the site.</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) The project site has one Category IV wetland requiring a 50-foot buffer. Buffer reduction is proposed on the north and south side of the buffer due to required road alignments, with buffer averaging proposed as mitigation on the southwest portion of the wetland buffer. This location has been identified for mitigation due to its proximity to the buffer reduction area.</p> <p>i. Approximately how many people would reside or work in the completed project. Standard for 47 single-family residences, one cottage, and 2 duplexes; 50 units.</p> <p>j. Approximately how many people would the completed project displace?</p>	<p>SN</p> <p>SN</p> <p>SN</p> <p>SN</p> <p>SN</p> <p>SN</p> <p>SN Limited size Development.</p>

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<p>None. The site is currently vacant.</p> <p>k. Proposed measures to avoid or reduce displacement impacts, if any: N/A</p> <p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The project complies with current zoning as planned for in the City of Redmond's Comprehensive Plan.</p> <p>m. What percentage of the building will be used for:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Warehousing</li> <li><input type="checkbox"/> Manufacturing</li> <li><input type="checkbox"/> Office</li> <li><input type="checkbox"/> Retail</li> <li><input type="checkbox"/> Service (specify)</li> <li><input type="checkbox"/> Other (specify)</li> <li><input checked="" type="checkbox"/> Residential 100%</li> </ul> <p>n. What is the proposed I.B.C. construction type? IBC Construction Type anticipated to be V-N.</p> <p>o. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.) Home sizes will vary up to approximately 2,500 square feet of living space per unit, plus garage spaces. The cottage will be 1,000 square feet or less per RZC code requirements.</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: center;">d</p> <p style="text-align: center;">m</p> <p style="text-align: center;">n</p> <p style="text-align: center;">o cu Include total square feet</p> <p style="text-align: center;">w</p>



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<p>N/A</p> <p><b>9. Housing</b></p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>The project proposes 47 single-family, middle-income housing units. In addition, 3 affordable housing units are proposed to be provided with two 50% Market Rate duplexes and one cottage.</p> <p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>None. The site is currently vacant.</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>N/A</p>	<p>✓</p> <p>✓</p> <p>✓</p>
<p><b>10. Aesthetics</b></p> <p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</p> <p>Maximum height allowed per RZC is 35 feet. Maximum building height will not exceed 35 feet allowable by zoning.</p> <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>Portions of the development may be visible from surrounding properties. No regional views will be impacted.</p>	<p>✓</p> <p>✓</p>

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<p>c. Proposed measures to reduce or control aesthetic impacts, if any: Road frontage improvements would include street trees; design and material will follow the intent of the City's landscaping / screening standards.</p> <p><b>11. Light and Glare</b></p> <p>a. What type of light or glare will the proposal produce: What time of day or night would it mainly occur: The proposal will produce light from normal residential units, vehicle headlights, street lights, and glare off windows. Light production would mainly occur during the evening and early morning hours, with street lights and lights above entries remaining on throughout the night.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views: Light and glare from the finished project should not affect neighboring properties. Site lighting is to be shielded to prevent light trespass off-site.</p> <p>c. What existing off-site sources of light or glare may affect your proposal? Vehicle headlights on adjacent roadways could affect future residential units.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any: To control lighting and glare, the project proposes to use landscape screening to minimize vehicle headlight glare. Light pollution from buildings and site lighting to be minimized by using shielded fixtures.</p> <p><b>12. Recreation</b></p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p>	<p>ON</p> <p>ON</p> <p>ON</p> <p>ON</p> <p>ON</p>

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<p>NE Redmond Area Neighborhood Park is located adjacent to the northeast property line of the project site. King County's Sixty Acres Park lies to the west approximately 5,800 feet from the project site. And, Juel Community Park is located approximately 4,400 feet southeast of the project 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 proposes an open space tract, and joint use of the stormwater tract (vault) for active recreation.</p>	<p>✓</p> <p>✓</p>
<p><b>13. Historic and Cultural Preservation</b></p> <p>a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.</p> <p>None known.</p> <p>b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.</p> <p>None known.</p> <p>c. Proposed measures to reduce or control impacts, if any:</p> <p>If any cultural resources are discovered in the course of undertaking the development activity, the Office of Archaeology and Historic Preservation in Olympia and King County shall be notified and the procedures in RCW 27.53 and WAC 25-48 will be followed.</p>	<p>✓</p> <p>✓</p> <p>✓</p>

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<p><b>14. Transportation</b></p> <p>a. Identify public streets and highways service the site, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>Main access to the proposed 50-lot subdivision will be from 172nd Avenue via a new public road, NE 122nd Street, extended to 176th Avenue NE.</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 nearest King County Metro stop is located approximately 1,600 feet north at 172nd Avenue NE and NE 128th Street (Route #931) and another is located approximately 2,000 feet south of the project site at 172nd Avenue NE and NE 116th Street (Route # 221).</p> <p>c. How many parking spaces would the completed project have? How many would the project eliminate?</p> <p>Parking will be provided as required for 47sf homes, 1cottage &amp; 2duplexes. Each unit will have a 2 car garage with parking available in the driveway. Lots 3 &amp; 4 will have a 3 car garage. Additionally, on-street parking will be provided.</p> <p>No parking will be eliminated as the site is currently vacant.</p> <p>d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).</p> <p>Yes. A new road will be constructed to access the project site from 172nd Avenue NE. This new road will align with NE 122nd Street and will extend through the site to connect with 176th Avenue NE. The completed project will provide 3 private access corridors (serving 6 lots) and a private road (serving 8 lots), and public road connections to: 174th Place NE; 172nd Place NE; 173rd Place NE; NE 122nd Street; 176th Avenue NE; and 172nd Avenue NE.</p> <p>e. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>561</u> If known, indicate when peak volumes would occur. <u>7:30</u> - <u>8:30</u> a.m. &amp; - <u>4-6</u> p.m. How many of these trips occur in the a.m. peak hours? <u>47</u> How many of these trips occur in the p.m. peak hours? <u>57</u></p>	<p>on</p> <p>on</p> <p>on</p> <p>on</p>



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<p>f. Proposed measures to reduce or control transportation impacts, if any.</p> <p>The proposed development will include a number of transportation improvements including an internal street system and frontage improvements. In addition to the previously described street improvements, the project would be required to pay City of Redmond transportation impact fees.</p> <p><b>15. Public Services</b></p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No. If so, generally describe.</p> <p>The project will require standard public services as necessary to serve 47 single-family residences, 1 cottage unit, and 2 duplex units as envisioned in the City's comprehensive plan.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>Applicable impact fees and property taxes will be paid as required.</p> <p><b>16. Utilities</b></p> <p>a. Select utilities currently available at the site:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Electricity</li> <li><input checked="" type="checkbox"/> Natural gas</li> <li><input checked="" type="checkbox"/> Water</li> <li><input checked="" type="checkbox"/> Refuse service</li> <li><input checked="" type="checkbox"/> Telephone</li> <li><input checked="" type="checkbox"/> Sanitary Sewer</li> <li><input type="checkbox"/> Septic System</li> </ul>	<p>SN</p> <p>SN limited fire density</p> <p>SN</p> <p>SN</p>

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<p><input type="checkbox"/> Other</p> <p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</p> <p>Puget Sound Energy: Electricity and Natural Gas            City of Redmond: Water, Sanitary Sewer, Storm Drainage            AT&amp;T/Comcast: Cable &amp; Internet &amp; Telephone            Century Link: Telephone &amp; Internet</p>	<p style="text-align: center;">B</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: 5.7.2015

Relationship of signer to project: APPLICANT