



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

MSW

To be completed by applicant	Evaluation for Agency Use only
<p>A. BACKGROUND</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>

Quadrant Homes
1/18/15

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<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>

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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: SEPA Determination; Critical Areas Determination; Preliminary & Final Plat; Clear & Grade; Road & 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>

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<p>B. ENVIRONMENTAL ELEMENTS</p> <p>1. Earth</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>

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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>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 style="text-align: center;">y</p> <p style="text-align: center;">y</p> <p style="text-align: center;">y</p> <p style="text-align: center;">y</p> <p style="text-align: center;">y</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>No landfill is proposed. See B.e. for approximate earthwork quantities proposed.</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>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>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;">✓</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 style="text-align: right;">af</p> <p style="text-align: right;">col</p> <p style="text-align: right;">TW</p> <p style="text-align: right;">SV</p> <p style="text-align: right;">SN</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 style="text-align: right;">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 & 9; if No, go to the next section.</p>	<p style="text-align: right;">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 style="text-align: right;">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 style="text-align: right;">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>aw</p> <p>aw</p> <p>aw</p> <p>aw</p> <p>Describe source of runoff ie. roofs, sidewalks, driveways, & roads</p> <p>aw</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>4. Plants</p> <p>a. Check and select types of vegetation found on the site:</p> <p><input checked="" type="checkbox"/> Deciduous Tree: <input checked="" type="checkbox"/> Alder <input checked="" type="checkbox"/> Maple <input type="checkbox"/> Aspen <input type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> Evergreen Tree: <input 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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<p>c. Provide the number of significant and landmark trees located on the site and estimate the number proposed to be removed and saved in the table below:</p> <table border="1" data-bbox="386 510 1156 947"> <thead> <tr> <th>Tree Type</th> <th>Total (#)</th> <th>Removed (#)</th> <th>Saved (#)</th> <th>Percentage saved (%)</th> </tr> </thead> <tbody> <tr> <td>Landmark (>30" dbh*)</td> <td>10</td> <td>10</td> <td>0</td> <td>0%</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>372</td> <td>237</td> <td>135</td> <td>35%</td> </tr> <tr> <td>Percentage (%)</td> <td>100%</td> <td>65%</td> <td>36%</td> <td>36% **</td> </tr> </tbody> </table> <p><i>Note: Since a SEPA Determination is issued early on in the project's review process; the information above is a preliminary estimate only and could change during the development review process.</i></p> <p>* DBH – Diameter at breast height ** - Higher due to rounding</p> <p>d. List threatened or endangered species known to be on or near the site.</p> <p>None known.</p> <p>e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>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.</p>	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% **	<p>aw</p> <p>aw</p> <p>aw</p> <p>aw</p>
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<p>5. Animals</p> <p>a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site</p> <p><input 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 <input type="checkbox"/> Mammals: <input type="checkbox"/> Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/> Other <input type="checkbox"/> Fish: <input type="checkbox"/> Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring <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 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? The entire region is within the Pacific Flyway migration route.</p> <p>d. Proposed measures to preserve or enhance wildlife, if any: Landscaping will adhere to an approved landscaping plan as required by the City, that will enhance wildlife habitat.</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. 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>7 Environmental Health</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> <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> <p>1. <input checked="" type="checkbox"/> Flammable liquids</p> <p>2. <input checked="" type="checkbox"/> Combustible liquids</p> <p>3. <input type="checkbox"/> Flammable gases</p> <p>4. <input type="checkbox"/> Combustible or flammable fibers</p> <p>5. <input type="checkbox"/> Flammable solids</p> <p>6. <input type="checkbox"/> Unstable materials</p> <p>7. <input type="checkbox"/> Corrosives</p> <p>8. <input type="checkbox"/> Oxidizing materials</p> <p>9. <input type="checkbox"/> Organic peroxides</p> <p>10. <input type="checkbox"/> Nitromethane</p> <p>11. <input type="checkbox"/> Ammonium nitrate</p> <p>12. <input type="checkbox"/> Highly toxic material</p>	<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>g</p>
<p>8. Land and Shoreline Use</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>g</p> <p>g</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"> <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 100% <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 Include total square feet</p> <p style="text-align: center;">w</p>

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<p>N/A</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>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 style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</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>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 style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>

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<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>Road frontage improvements would include street trees; design and material will follow the intent of the City's landscaping / screening standards.</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 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:</p> <p>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?</p> <p>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:</p> <p>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>12. Recreation</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 style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>
<p>13. Historic and Cultural Preservation</p> <p>a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.</p> <p>None 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 style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</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>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 & 2duplexes. Each unit will have a 2 car garage with parking available in the driveway. Lots 3 & 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. & - <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 style="text-align: center;">on</p> <p style="text-align: center;">on</p> <p style="text-align: center;">on</p> <p style="text-align: center;">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>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>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>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 checked="" type="checkbox"/> Refuse service <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic System 	<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&T/Comcast: Cable & Internet & Telephone Century Link: Telephone & 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