

Attachment 9

AEROJET GENERAL CORPORATION
11411 139TH PL NE
REDMOND, WA 98052

BADER JANELL F
13313 NE 112TH PL
REDMOND, WA 98052

BARTA FLORENCE A
11000 132ND NE
REDMOND, WA 98052

CHRISTENSEN ALLEN B+BENTE P
10846 132ND AVE NE
REDMOND, WA 98052

Current Resident
13318 NE 111TH CT
REDMOND, WA 98052

Current Resident
13320 NE 111TH CT
REDMOND, WA 98052

Current Resident
13322 NE 111TH CT
REDMOND, WA 98052

Current Resident
13324 NE 111TH CT
REDMOND, WA 98052

Current Resident
13326 NE 111TH CT
REDMOND, WA 98052

Current Resident
13328 NE 111TH CT
REDMOND, WA 98052

Current Resident
13330 NE 111TH CT
REDMOND, WA 98052

Current Resident
13306 NE 111TH CT
REDMOND, WA 98052

Current Resident
13412 NE 111TH CT
REDMOND, WA 98052

Current Resident
11000 132ND AVE NE
REDMOND, WA 98052

Current Resident
10824 132ND AVE NE
REDMOND, WA 98052

Current Resident
11200 132ND AVE NE
REDMOND, WA 98052

Current Resident
11016 132ND AVE NE
REDMOND, WA 98052

Current Resident
11026 132ND AVE NE
REDMOND, WA 98052

Current Resident
11004 132ND AVE NE
REDMOND, WA 98052

Current Resident
13244 NE 108TH ST
REDMOND, WA 98052

Current Resident
13414 NE 111TH CT
REDMOND, WA 98052

Current Resident
13416 NE 111TH CT
REDMOND, WA 98052

Current Resident
13418 NE 111TH CT
REDMOND, WA 98052

Current Resident
13420 NE 111TH CT
REDMOND, WA 98052

Current Resident
13422 NE 111TH CT
REDMOND, WA 98052

Current Resident
13424 NE 111TH CT
REDMOND, WA 98052

Current Resident
13408 NE 111TH CT
REDMOND, WA 98052

Current Resident
13406 NE 111TH CT
REDMOND, WA 98052

Current Resident
13404 NE 111TH CT
REDMOND, WA 98052

Current Resident
13438 NE 111TH CT
REDMOND, WA 98052

Attachment 9

Current Resident
13436 NE 111TH CT
REDMOND, WA 98052

Current Resident
13432 NE 111TH CT
REDMOND, WA 98052

Current Resident
13430 NE 111TH CT
REDMOND, WA 98052

Current Resident
13428 NE 111TH CT
REDMOND, WA 98052

Current Resident
13302 NE 111TH CT
REDMOND, WA 98052

Current Resident
13304 NE 111TH CT
REDMOND, WA 98052

Current Resident
13308 NE 111TH CT
REDMOND, WA 98052

Current Resident
13310 NE 111TH CT
REDMOND, WA 98052

Current Resident
13312 NE 111TH CT
REDMOND, WA 98052

Current Resident
13314 NE 111TH CT
REDMOND, WA 98052

Current Resident
13316 NE 111TH CT
REDMOND, WA 98052

Current Resident
13740 NE 112TH WAY
REDMOND, WA 98052

Current Resident
13720 NE 112TH WAY
REDMOND, WA 98052

Current Resident
13760 NE 112TH WAY
REDMOND, WA 98052

Current Resident
11350 137TH PL NE
REDMOND, WA 98052

Current Resident
10985 137TH PL NE
REDMOND, WA 98052

Current Resident
13770 NE 110TH CT
REDMOND, WA 98052

Current Resident
13755 NE 111TH WAY
REDMOND, WA 98052

Current Resident
13720 NE 110TH CT
REDMOND, WA 98052

Current Resident
13750 NE 110TH CT
REDMOND, WA 98052

Current Resident
13745 NE 112TH WAY
REDMOND, WA 98052

DAILY CONSTRUCTION
13251 NE 110TH CT
REDMOND, WA 98052

DARVEAU RICHARD P & CHRISTY
11020 132ND AVE NE
REDMOND, WA 98052

ELLIS JANE C
13234 NE 108TH ST
REDMOND, WA 98052

HEISLER BRADLEY+BARBARA
13259 NE 110TH CT
REDMOND, WA 98052

HJORTEN LISA
13420 NE 11TH CT
REDMOND, WA 98052

KOTSOGEAN WILLIAM
11002 132ND AVE NE
REDMOND, WA 98052

LONG LARRY BRUCE+SHERYL ANN
10922 132ND AVE NE
REDMOND, WA 98052

MCGRATH KONALA
10830 132ND AVE NE
REDMOND, WA 98052

ME BERGSTROM L L C
PO BOX 2052
KIRKLAND, WA 98083

Attachment 9

NORTON KEITH D+MELISSA M
13241 NE 109TH PL
REDMOND, WA 98052

OLSON DANA J+SHAWNA G
10528 NE 120TH PL
KIRKLAND, WA 98034

OROURKE THOMAS J
13305 NE 112TH PL
REDMOND, WA 98052

RECTOR BRENT E
13406 NE 108TH ST
REDMOND, WA 98052

ROBERTSON JEANNE L
13314 NE 111TH CT UNIT C-5
REDMOND, WA 98052

ROSEHILL DEVELOPMENT LLC
PO BOX 819
KIRKLAND, WA 98033

ROSEHILL DEVELOPMENT LLC
11845 NE 85TH
KIRKLAND, WA 98033

SCHNELL BARRY D
13319 NE 112TH PL
REDMOND, WA 98052

SINGH MANJIT+SUCHITRA
1220 BRENTON AVE
SAN JOSE, CA 95129

TERRANO MARK A
13243 NE 110TH CT
REDMOND, WA 98052

VOWLES BEVERLEE T
PO BOX 346
KIRKLAND, WA 98033

WARD ROY BLAKE
10838 132ND AVE NE
REDMOND, WA 98052

YOUNG CARISSE M+KING DAVID
13221 NE 109TH PL
REDMOND, WA 98052

Attachment 9

Bill and Celinda Kotsogean
11002 132nd AVE NE
Redmond, WA 98052

Bridget and Mark Terrano
13243 NE 110th CT
Redmond, WA 98052

Donna Schneider
13326 NE 11th Ct
Redmond, WA 98052

Ann Rutled
13318 NE 111th CT
Redmond, WA 98052

Linda Bagwell
13310 NE 111th CT
Redmond, WA 98052

Wilma Manchester
13312 NE 111TH ct
Redmond, WA 98052

Dana Olsen
11026 NE 132nd AVE NE
Redmond, WA 98052

Dana Olsen
10524 NE 120th PI Kirkland
Redmond, WA 98052

Rebecca Coleman
13308 NE 111TH CT
Redmond, WA 98052

Mark S Leen
10900 NE 4th St Suite 1500
Bellevue, WA 98009

Linda Pruitt
8215 41st Avenue NE, Seattle
Seattle, WA 98115

PARTIES OF RECORD

From: [Gloria Meerscheidt](#)
To: andy.swayne@pse.com; [Angie Peace](#); charlie.sundberg@kingcounty.gov; chelland@bellevuewa.gov; connie.blumen@kingcounty.gov; [Dan Sokol](#); dbeadle@ci.sammamish.wa.us; [Elaine Somers](#); Elizabeth.Elliott@kingcounty.gov; [Erika Harris](mailto:Erika.Harris); Fisheries.fileroom@muckleshoot.nsn.us; fmiller@lwsd.org; gary.kriedt@kingcounty.gov; Gretchen.Kaehler@dahp.wa.gov; [Jon Regala](#); Karen.Walter@muckleshoot.nsn.us; Mark.Wilgus@kingcounty.gov; mattb@snoqualmtribe.us; mpaine@bellevuewa.gov; [Puget Sound Clean Air Agency](#); [Ramin Pazooki](#); robert.nunnenkamp@kingcounty.gov; sepacenter@dnr.wa.gov; sepadesk@dfw.wa.gov; sepaunit@ecy.wa.gov; Steve.Bottheim@kingcounty.gov; [Steven Mullen-Moses](#); tina.morehead@kingcounty.gov; tlavender2@frontier.com; tmcgruder@gmail.com; [Tom Hinman-citizen](#)
Cc: [Sarah Vanags](#); [Gloria Meerscheidt](#)
Subject: City of Redmond Notice of Application with Optional DNS Terrence @ 132nd Ave NE
Date: Tuesday, June 09, 2015 10:20:47 AM
Attachments: [LAND201502307NOAwOptionalDNS.pdf](#)

Gloria Meerscheidt

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



DATE: 06/09/2015

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,

ROBERT G. ODLE
Director of Planning and Community Development



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

Attachment 8

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

PROJECT INFORMATION

PROJECT NAME: Terrene at 132nd Ave NE Plat (Rose Hill Development)

FILE NUMBER: LAND-2014-02307

PROJECT DESCRIPTION:

Subdivide four parcels into 22 lots.

PROJECT LOCATION: 132nd AVE NE and 110th CT

SITE ADDRESS: 11026 132Nd Ave Ne
REDMOND, WA 98052

SIZE OF SUBJECT AREA IN ACRES: 6.55 SQ.FT. : 0

APPLICANT: Mike Walsh
Kevin Rech

PROCESS TYPE: Moira Haughian (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, 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

IMPORTANT DATES

APPLICATION & COMPLETENESS DATE: 05/26/2015

NOTICE OF APPLICATION DATE: 06/09/2015

To allow a minimum comment period as specified in the RZC, the City will not issue a decision on this project prior to 06/30/2015. 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

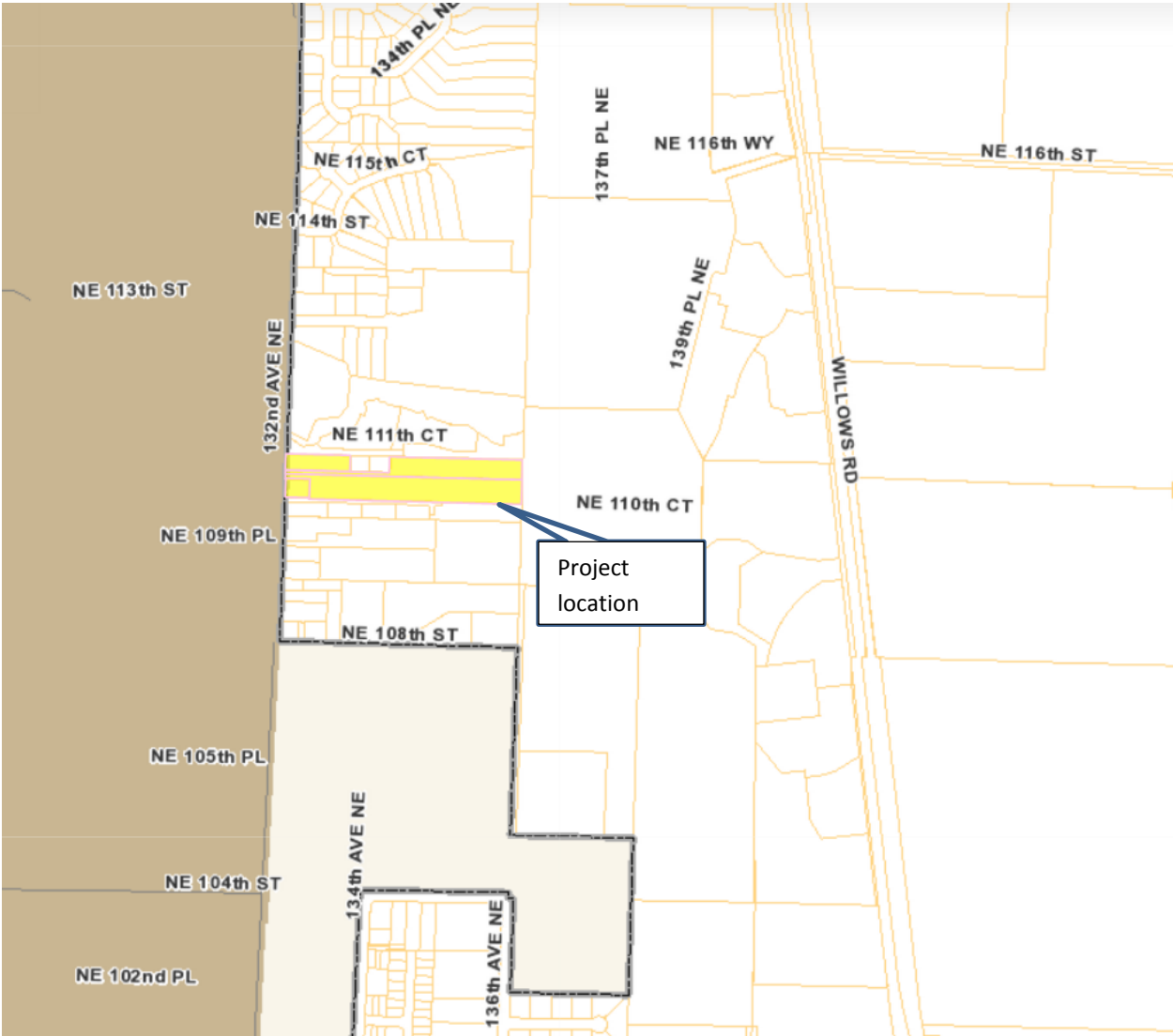
SIGNATURE:

RESPONSIBLE OFFICIAL: Linda E. De Boldt
Public Works Director

SIGNATURE:

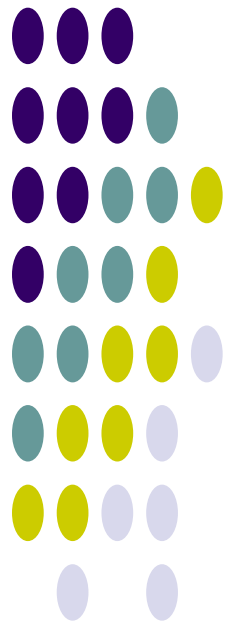
VICINITY MAP

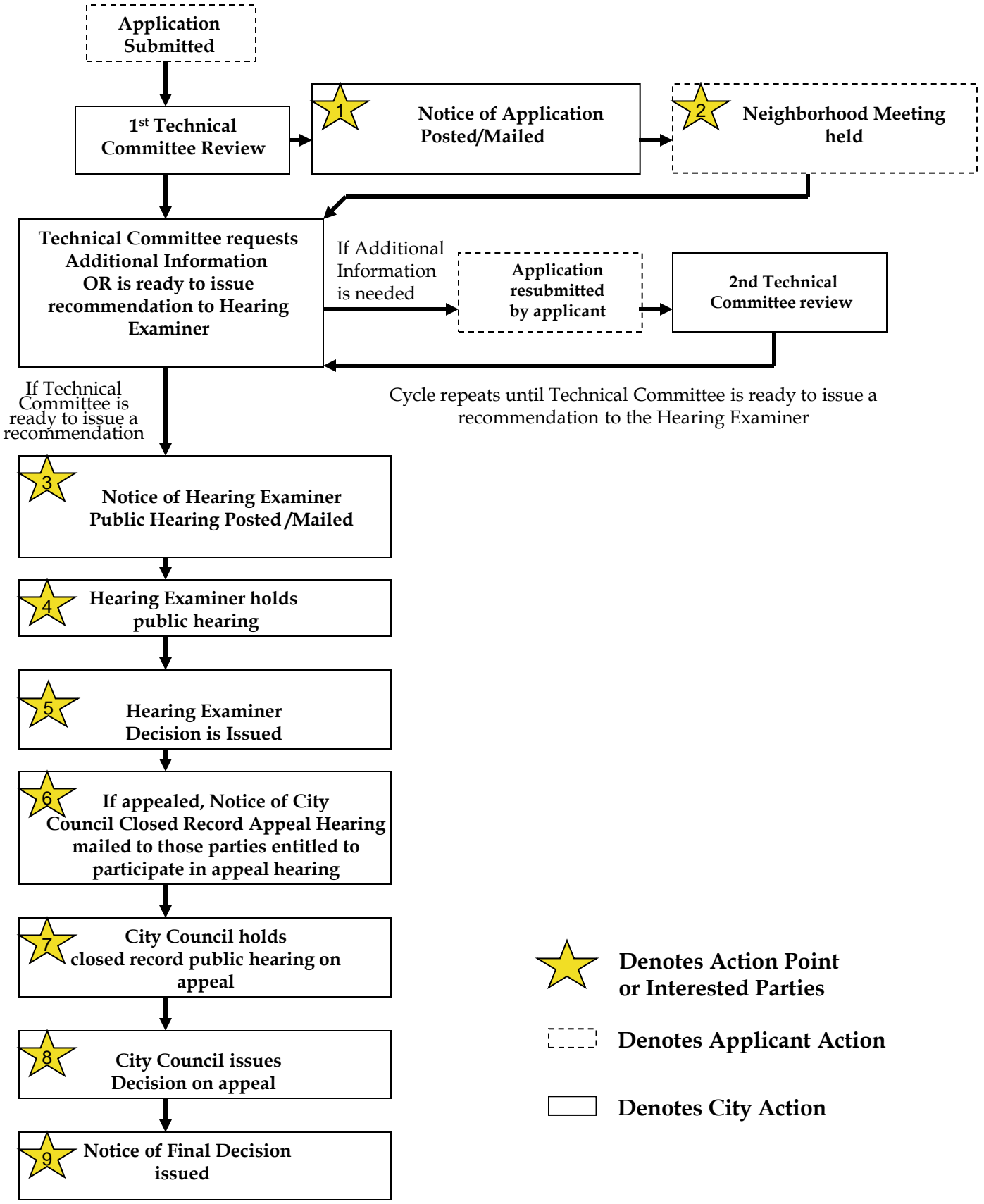
LAND-2014-02307, Terrence at 132nd Ave NE



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.).

CRAMER DESIGN CONSULTANTS, INC.
 LANDSCAPE ARCHITECT
 15099 242ND STREET SE
 BOTHELL, WA 98021
 425-241-6256

STATE OF WASHINGTON
 REGISTERED
 LANDSCAPE ARCHITECT
Shyle L. Cramer
 SHYLE L. CRAMER
 CERTIFICATE NO. 634

ROSE HILL DEVELOPMENT
 PUBLIC NOTICE TREE PLAN
 REDMOND, WA 98033

132ND AVE NE

NE 111TH CT

NE 110TH PL

NE 110TH CT

TREE PLAN KEY

TREES TO REMAIN  
 TREES TO BE REMOVED  

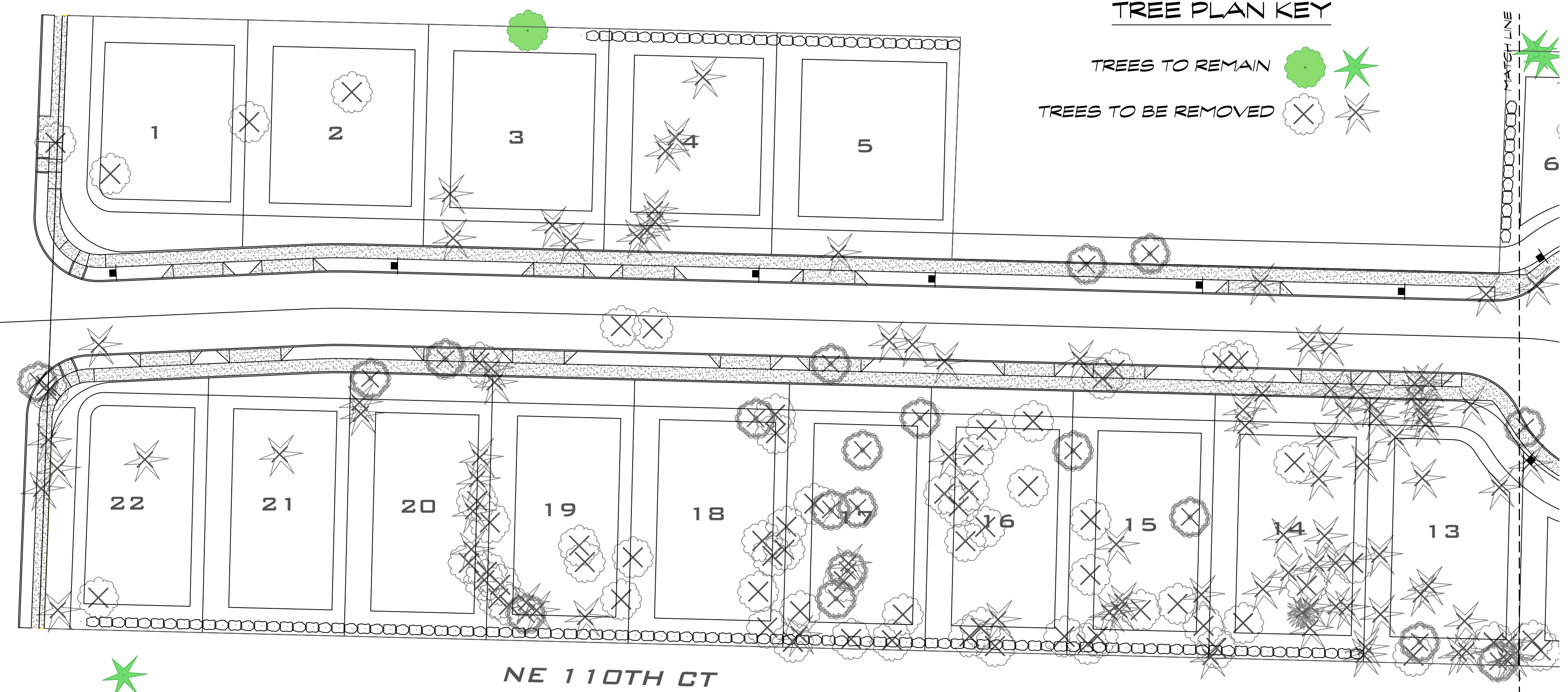


Figure 1: Tree Inventory - Proposed Action & Brief Definition

	Removal	Impacted	Retained	Total
Landmark (>30")	20 = 4.4%	1 = 0.2%	7 = 1.5%	28 = 6.1%
Significant (6"-30")	234 = 51.1%	4 = 0.9%	192 = 41.9%	430 = 93.9%
Totals	254 = 55.5%	5 = 1.1%	199 = 43.4%	458 = 100%
Replacement Trees	294	0	0	294

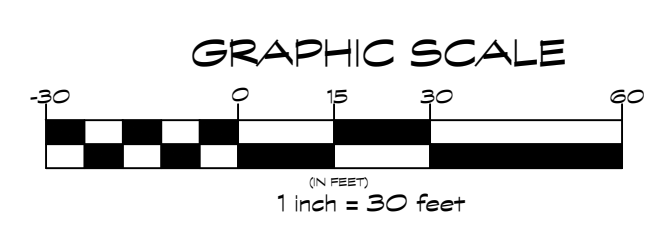
Numbers are generated based on site conditions, proposed development, and City requirements. Significant trees are to be replaced at a 1:1 ratio; Landmark trees at a 3:1 ratio. Each significant tree removed beyond 35-percent retention must be replaced at a 3:1 ratio.

Including all of the trees located in the ECA/open space area, a total of 43.4 percent of all of the trees on the site will be retained.

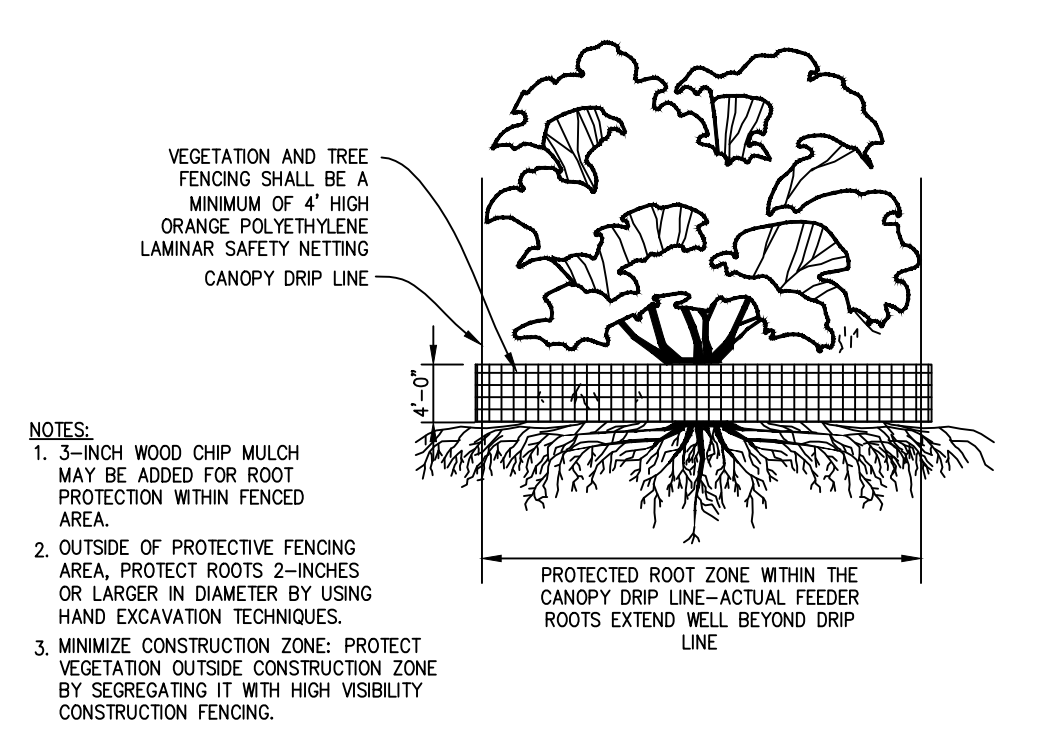
Replacement Tree Calculations
 Healthy Significant trees and to be replaced at 1:1 = 1 x 234 = 234 replacement trees. Landmark trees to be replaced at 3:1 = 3 x 20 = 60 replacement trees.

TREE REPLACEMENT
 TOTAL REPLACEMENT TREES REQUIRED = 294 TREES
 TOTAL REPLACEMENT TREES REPLACED = 123 TREES
 TOTAL NUMBER OF FEE-IN-LIEU OF TREE REPLACEMENT TREES = 171 TREES

PUBLIC NOTICE TREE PLAN
 SCALE: 1"=30'-0"



PRESERVING VEGETATION





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>A. BACKGROUND</p> <p>1. Name of proposed project, if applicable: Terrene at 132nd Ave NE Plat</p> <p>2. Name of applicant: Terrene at RH 132nd, LLC</p> <p>3. Address and phone number of applicant and Contact person: Mike Walsh 520 6th Street South Kirkland, WA 98033 425.822.8848</p> <p>4. Date checklist prepared: 12/23/2014, updated 2/26/2015</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>6.65</u></p> <p>ii. Number of dwelling units/ buildings to be constructed: <u>22</u></p> <p>iii. Square footage of dwelling units/ buildings being added: <u>~3-4000</u></p> <p>iv. Square footage of pavement being added: <u>28,000 SF</u></p> <p>v. Use or Principal Activity: <u>Residential</u></p> <p>vi. Other information: _____</p>	<p>SW</p> <p>SW</p> <p>SW</p> <p>SW</p> <p>SW</p> <p>SW</p>

To be completed by applicant	Evaluation for Agency Use only
<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>The applicant will begin construction upon receiving all necessary approvals and permits. Conceptual start date is Spring/Summer of 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>Survey, prepared by Axis Survey and Mapping. Arborist Report, prepared by Tree Solutions. Critical Area Study, prepared by Wetland Resources. Storm Drainage Report/Road-Utility Plans, prepared by The Blueline Group. Geotech Report, prepared by Earth Solutions NW. Traffic Memo, prepared by TEN W.</p> <p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p>	<p>SN</p> <p>SN</p> <p>SN</p> <p>SN</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 - Subdivision Approval, SEPA Approval, Construction Drawing Approval, and Building Permit Approval. DOE-NOI. DFW-HPA (if necessary). DNR-FPA (if necessary).</p> <p>12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)</p> <p>This proposal is to subdivide four parcels of land into 22 residential lots, 18 detached homes and one duplex, within the R-1/R-4 zone. All lots will be served by a public road with direct access to 132nd Ave NE. The project will be served by public water and sewer and will include installation of the infrastructure needed to accommodate the site grading, frontage improvements to 132nd Ave NE, installation of utilities and construction of 20 single family residences and one duplex. As part of the project the existing structures will be demolished.</p> <p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.</p> <p>The subject site is located within City of Redmond in Section 34, Township 26 N, Range 5 E WM. The project is situated on approximately 6.65 acres and is comprised of four parcel of land, 3426059093/9046/9087/9100 with a physical address of 11016 132nd Ave NE, Redmond,WA 98052.</p>	<p>gn</p> <p>sd</p> <p>gn</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>Grading for the application will be limited to those areas identified for development of residential lots, roads, storm drainage and utility infrastructure in addition to home construction. Approximately, 5,900CY of excavation and 8,100 CY of fill is proposed. Source of fill will be located during time of construction.</p> <p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Limited erosion could occur as a result of the initial construction, however erosion control measures will be utilized during construction phase to minimize potential erosion impacts. Temporary erosion and sedimentation control plans will be submitted and approved by City of Redmond.</p> <p>g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>The site will not exceed the maximum impervious surface area as allowed by City of Redmond.</p> <p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>A temporary erosion and sediment control plan designed in accordance with City of Redmond standards will be employed during construction phase of the project.</p>	<p>SW</p> <p>SW</p> <p>SW</p> <p>SW</p>

To be completed by applicant	Evaluation for Agency Use only
<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project? Yes, over 100 CY of excavation is planned for the construction of this proposal.</p> <p>2. Air</p> <p>a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) during construction and when the project is completed: If any, generally describe and give approximate quantities if known. Heavy equipment operation and worker's vehicles would generate exhaust emissions into the local air. Construction activity on-site could also stir up exposed soils and generate dust in the local air. The completed project would result in a minor increase in the amount of exhaust related pollutants in the local air from project related traffic.</p> <p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, generally describe.</p> <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any: Watering on-site as necessary during construction phase of the project will help control dust and other particulates.</p> <p>3. Water</p> <p>a. Surface</p> <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? <input type="checkbox"/> Yes <input checked="" 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>SN</p> <p>W</p> <p>S</p> <p>J</p>

To be completed by applicant	Evaluation for Agency Use only
<p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc..</p> <p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material, if from on site.</p> <p>N/A</p> <p>4. Will the proposal require surface water withdrawals or diversions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>5. Does the proposal lie within a 100-year floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, note location on the site plan.</p>	<p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p>

To be completed by applicant	Evaluation for Agency Use only
<p>6. Does the proposal involve any discharge of waste materials to surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe the type of waste and anticipated volume of discharge.</p> <p>7. Is your property located within the Bear/ Evans Creek Watershed (see attached map)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If yes, answer questions 8 & 9; if No, go to the next section.</p> <p>8. Provide details on how your propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <p>A Subsurface and Geotech Engineering Assessment, prepared by Earth Solutions NW identifies on-site soils as Vashon subglacial till which is not typically suitable for infiltration (see Section 6 of Storm Drainage Report for a copy of the full assessment).</p> <p>9. Does your project propose an increase in fecal coliform levels In surface water? If so, describe impacts.</p> <p>Fecal coliform levels are not expected to increase with the proposed 22 lot subdivision. The existing septic systems will be abandon per Health Department Regulation and the new homes will be connected to public sewer.</p>	<p>SOV</p> <p>SOV</p> <p>W</p> <p>8</p>

To be completed by applicant	Evaluation for Agency Use only
<p>b. Ground</p> <p>1. Will ground water be withdrawn, or will water be discharged to ground water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>No waste materials will be discharged into the ground. There is an existing septic system located on-site that will be abandon per Health Department regulations.</p> <p>c. Water Runoff (including storm water):</p> <p>1. Describe the source(s) of runoff (including storm water) and method of collection, transport/conveyance, and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>Runoff will be collected via a tightline conveyance system and directed to an on-site detention and water quality facility prior to discharging to the downstream system. Refer to the Storm Drainage Report for additional information.</p> <p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>In accordance with City of Redmond codes, TESC and BMP measures will be implemented to prevent waste materials from entering ground or surface waters during construction.</p>	<p><i>[Handwritten red mark]</i></p> <p><i>[Handwritten red mark]</i></p> <p><i>[Handwritten red mark]</i></p> <p><i>[Handwritten red mark]</i></p>

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

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c. Provide the number of significant and landmark trees located on the site and estimate the number proposed to be removed and saved in the table below:

Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)
Landmark (>30" dbh*)	28	20	7	25%
Significant (6" – 30" dbh*)	430	234	192	44%
Percentage (%)	100%	55.5%	43.4%	69%

Note: Since a SEPA Determination is issued early on in the project's review process; the information above is a preliminary estimate only and could change during the development review process.






* DBH – Diameter at breast height

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





There are no threatened or endangered species that have been observed on or near the site.





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

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

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<p>5. Animals</p> <p>a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site</p> <p><input type="checkbox"/> Birds: <input type="checkbox"/> Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input checked="" type="checkbox"/> Songbirds <input checked="" type="checkbox"/> Other</p> <p><input type="checkbox"/> Mammals: <input type="checkbox"/> Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Fish: <input type="checkbox"/> Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring</p> <p><input type="checkbox"/> Shellfish <input type="checkbox"/> Other</p> <p>b. List any threatened or endangered species known to be on or near the site</p> <p>There are no threatened or endangered species that have been observed on or near the site.</p> <p>c. Is the site part of a migration route: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, explain?</p> <p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>The steep slope area will be left undisturbed and will act as a wildlife enhancement area.</p> <p>6. Energy and Natural Resources</p> <p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs: Describe whether it will be used for heating, manufacturing, etc.</p> <p>Electrical and/or natural gas will be used to meet the energy needs of the new homes.</p>	<p></p> <p></p> <p></p> <p></p> <p></p>

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<p>b. Would your project affect the potential use of solar energy by adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, generally describe.</p> <p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:</p> <p>The buildings will be constructed to meet or exceed applicable local, state and/or federal building code to ensure compliance with energy conservation standards.</p> <p>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>1. Describe special emergency services that might be required.</p> <p>The construction of 22 dwelling units may increase the the need for emergency services. Necessary impact fees are in place with City of Redmond to address the increased need of these services.</p> <p>2. Proposed measures to reduce or control environmental health hazards, if any:</p> <p>State regulations regarding safety and the handling of hazardous material would be enforced during construction process.</p>	<p>af</p> <p>sw</p> <p>sw</p> <p>sw</p> <p>sw</p>

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<p>b. Noise</p> <p>1. What types of noise exist in the area which may affect your project (for example: traffic equipment, operation, other)?</p> <p>The dominant source of noise would be from traffic along 132nd Ave NE.</p> <p>2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p> <p>Construction activities on-site would temporarily increase the peak on-site noise levels. All construction will follow City of Redmond approved hours of operation. The complete project would result in slight increase in ambient noise.</p> <p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>Construction activity would be limited to hours as specified by City of Redmond, which will mitigate the impact of potential construction noise.</p> <p>c. Describe the potential use of the following:</p> <ol style="list-style-type: none">1. <input type="checkbox"/> Flammable liquids2. <input type="checkbox"/> Combustible liquids3. <input type="checkbox"/> Flammable gases4. <input type="checkbox"/> Combustible or flammable fibers5. <input type="checkbox"/> Flammable solids6. <input type="checkbox"/> Unstable materials7. <input type="checkbox"/> Corrosives8. <input type="checkbox"/> Oxidizing materials9. <input type="checkbox"/> Organic peroxides10. <input type="checkbox"/> Nitromethane11. <input type="checkbox"/> Ammonium nitrate12. <input type="checkbox"/> Highly toxic material	<p></p> <p></p> <p></p> <p></p>

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<p>13. <input type="checkbox"/> Poisonous gas</p> <p>14. <input type="checkbox"/> Smokeless powder</p> <p>15. <input type="checkbox"/> Black sporting powder</p> <p>16. <input type="checkbox"/> Ammunition</p> <p>17. <input type="checkbox"/> Explosives</p> <p>18. <input type="checkbox"/> Cryogenics</p> <p>19. <input type="checkbox"/> Medical gas</p> <p>20. <input type="checkbox"/> Radioactive material</p> <p>21. <input type="checkbox"/> Biological material</p> <p>22. <input type="checkbox"/> High piled storage (over 12' in most cases)</p> <p>Fuels associated with automobiles and construction machinery as well as typical household products (cleaners, adhesives, etc) may be present at the site. Natural gas may be utilized to fuel household appliances.</p> <p>8. Land and Shoreline Use</p> <p>a. What is the current use of the site and adjacent properties?</p> <p>The site currently has four dwelling units. Adjacent properties are developed with single family residential homes.</p> <p>b. Has the site been used for agriculture? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>c. Describe any structures on the site.</p> <p>The site currently has four dwelling units.</p>	<p></p> <p></p> <p></p> <p></p>

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<p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, what? Yes, all dwelling units will be demolished.</p> <p>e. What is the current zoning classification of the site? R-4 - Low Moderate Density Residential zone Other _____</p> <p>f. What is the current comprehensive plan designation of the site? Single-Family Urban Other _____</p> <p>g. If applicable, what is the current shoreline master program designation of the site? Not Applicable Other _____</p> <p>h. Has any part of the site been classified as an "environmentally sensitive" area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, specify. (If unsure check with City) There is Steep Slope and Erosion Hazard areas on-site.</p> <p>i. Approximately how many people would reside or work in the completed project. Assuming approximately 2.5 people would live in each of the new single family homes, it is estimated that a 55 people would reside in the completed project.</p> <p>j. Approximately how many people would the completed project displace?</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>

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<p>The completed project would displaced approximately 10 people.</p> <p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>The proposal includes the construction of 22 new dwelling units and will demolish four dwelling units.</p> <p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>The project will be developed in accordance with applicable City of Redmond codes to ensure the project is consistent with the goals and policies of the Comprehensive Plan in place at the time of this application.</p> <p>m. What percentage of the building will be used for:</p> <ul style="list-style-type: none"><input type="checkbox"/> Warehousing<input type="checkbox"/> Manufacturing<input type="checkbox"/> Office<input type="checkbox"/> Retail<input type="checkbox"/> Service (specify)<input type="checkbox"/> Other (specify)<input checked="" type="checkbox"/> Residential <p>n. What is the proposed I.B.C. construction type?</p> <p>Typical wood framed structures.</p> <p>o. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)</p> <p>To be determined during the building permit process. Note that proposed square footages will be in compliance with City of Redmond standards.</p> <p>p. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions).</p>	<p>g</p> <p>g</p> <p>g</p> <p>g</p> <p>g</p> <p>g</p> <p>g</p> <p>g</p>


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<p>Project is anticipated to be built out in one phase. Expansion is not anticipated.</p>	<p>✓</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>20 market rate and 2 affordable homes will be provided</p>	<p>✓</p>
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>Four dwelling units will be demolished.</p>	<p>✓</p>
<p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>None at this time.</p>	<p>✓</p>
<p>10. Aesthetics</p>	
<p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</p> <p>Final architectural plans have not been developed to date. However, the proposed development will be governed by height restrictions dictated by City of Redmond Code.</p>	<p>✓ will meet all Redmond Code Regulations</p>
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>No view in the immediate vicinity would be altered. The street scape from both streets will change with the new development.</p>	<p>✓</p>

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<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>The site plan has been developed to be consistent with the development regulations for an R-1/R-4 zoning district and the subdivision regulations.</p> <p>11. Light and Glare</p> <p>a. What type of light or glare will the proposal produce: What time of day or night would it mainly occur:</p> <p>The completed project will generate limited light and glare as typically associates with residential development.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views:</p> <p>Under normal circumstances it is not anticipated that light or glare from the finished project will present a safety hazard or block views.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>None known.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>None.</p> <p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p>	<p>sw</p> <p>sw</p> <p>sw</p> <p>sw</p>

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<p>Mark Twain Park is located approximately 1200' from the subject site.</p> <p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <p>The project would be subject to City of Redmond's open space requirements.</p>	<p>g</p> <p>sw</p> <p>g</p>
<p>13. Historic and Cultural Preservation</p> <p>a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.</p> <p>No.</p> <p>b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.</p> <p>There are no landmarks or evidence of any significant historical, archaeological, scientific or cultural resources known to be on or next to the site.</p> <p>c. Proposed measures to reduce or control impacts, if any:</p> <p>If any cultural evidence was encountered during construction or installation of improvements, work would be halted in the area and a state approved archaeologist/historian would be engaged to investigate, evaluate and/or move or curate such resource as appropriate.</p>	<p>sw</p> <p>sw</p> <p>sw</p>

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<p>14. Transportation</p> <p>a. Identify public streets and highways service the site, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>Primary access to the development will be from 132nd Ave NE.</p> <p>b. Is site currently served by public transit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If not, what is the approximate distance to the nearest transit stop.</p> <p>c. How many parking spaces would the completed project have? How many would the project eliminate?</p> <p>4 parking spaces will be eliminated. Provided parking spaces will meet or exceed the minimum required per City of Redmond standards.</p> <p>d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).</p> <p>The proposal will install a new public road with cul-de-sac.</p> <p>e. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>207</u> If known, indicate when peak volumes would occur. _____ - _____ a.m. & - _____ p.m. How many of these trips occur in the a.m. peak hours? <u>22</u> How many of these trips occur in the p.m. peak hours? <u>21</u></p> <p>See Preliminary Traffic Information and Trip Generation Estimate for more information.</p>	<p>W</p> <p>W</p> <p>W</p> <p>W</p> <p>W</p>

To be completed by applicant	Evaluation for Agency Use only
<p>f. Proposed measures to reduce or control transportation impacts, if any.</p> <p>The applicant will comply with City of Redmond's Transportation Code and pay any required impact fees.</p> <p>15. Public Services</p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No. If so, generally describe.</p> <p>There will be a small increase in need for public services due to the new 22 dwelling units.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>There will be a small increase in need for school enrollment, police and fire as well as emergency medical with the addition of 22 dwelling units.</p> <p>16. Utilities</p> <p>a. Select utilities currently available at the site:</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> Electricity<input checked="" type="checkbox"/> Natural gas<input checked="" type="checkbox"/> Water<input checked="" type="checkbox"/> Refuse service<input checked="" type="checkbox"/> Telephone<input checked="" type="checkbox"/> Sanitary Sewer<input checked="" type="checkbox"/> Septic System	<p>SW</p> <p>SW</p> <p>SW</p> <p>SW</p>

To be completed by applicant	Evaluation for Agency Use only
<p><input checked="" type="checkbox"/> Other</p> <p>Cable</p> <p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</p> <p>The existing septic system will be abandoned in accordance with applicable standards. The proposed single family residences will be served by public sewer and water (City of Redmond) natural gas and electricity (Puget Sound Energy) and communication facilities (phone, cable TV) based on availability in the area.</p>	

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Date Submitted: 2/26/15

Relationship of signer to project: Consultant