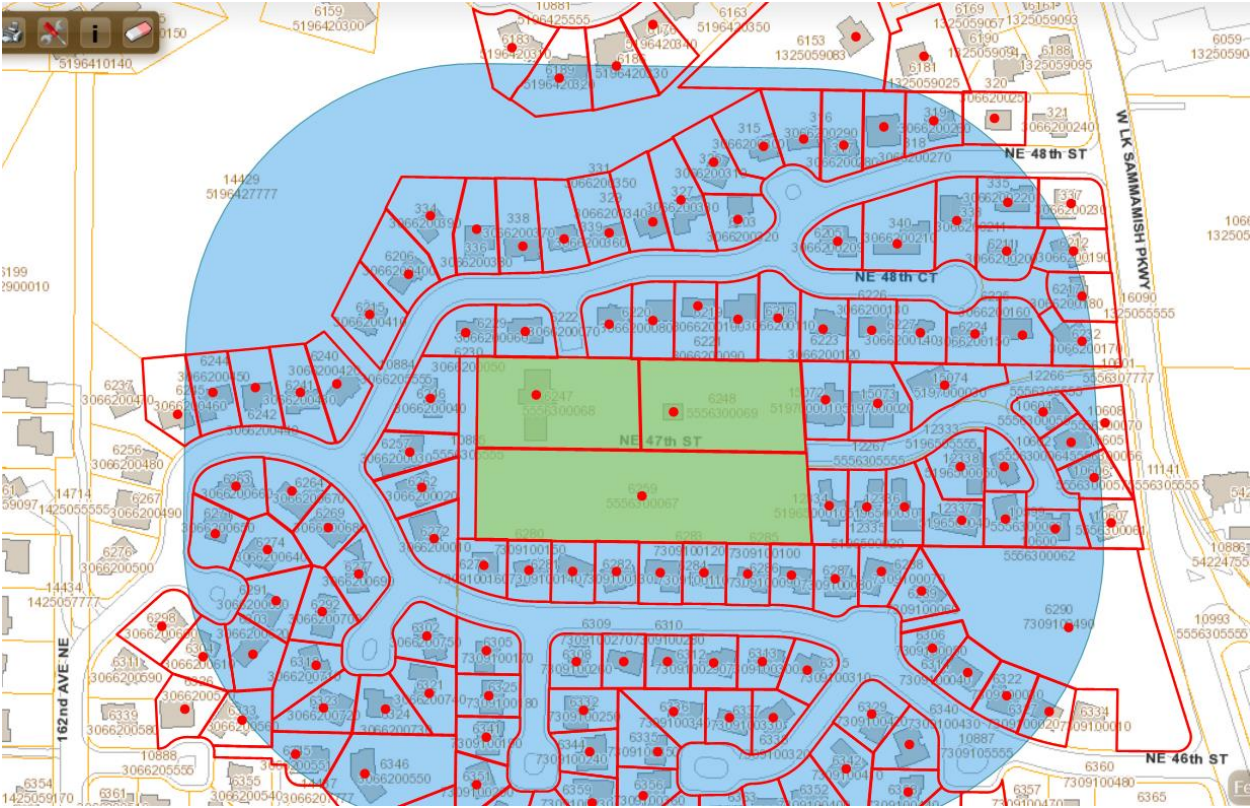




Address mailing area



## ATTACHMENT 2

AKERLUND LENNART  
16539 NE 48TH ST  
REDMOND, WA 98052

ALMOSNINO DAN  
16548 NE 46TH ST  
REDMOND, WA 98052

ANGLISS GLENN  
4541 166TH PL NE  
REDMOND, WA 98052

ASHKENAZI OFER Z+RONIT  
16532 NE 46TH ST  
REDMOND, WA 98052

BARYSHNIKOV BORIS  
4502 166TH PL NE  
REDMOND, WA 98052

BENOIT PAUL F+JOYCE L  
4918 166TH CT NE  
REDMOND, WA 98052

BLACK, JASON E+TERINA BECKWITH  
BLACK  
16638 NE 48TH CT  
REDMOND, WA 98052

BROWN JAMES FEARON+CORDULA  
16538 NE 48TH ST  
REDMOND, WA 98052

CAFFEY KELLIE LYNN  
227 BELLEVUE WAY NE #174  
BELLEVUE, WA 98004

CHAMBERS WILLIAM J+NANCY S  
16627 NE 48TH CT  
REDMOND, WA 98052

CHEN MAO HSIUNG  
16372 NE 44TH CT  
REDMOND, WA 98052

CHENG TAO+HUANG YING  
16603 NE 47TH ST  
REDMOND, WA 98052

CLARKE JAMES E+VICTORIA E  
16632 NE 46TH ST  
REDMOND, WA 98052

COHEN DANIEL+COHEN VICKY S  
16540 NE 46TH ST  
REDMOND, WA 98052

COSTELLO GEROLD L  
4518 166TH PL NE  
REDMOND, WA 98052

COURTRIGHT JOHN M  
16518 NORTHEAST 46TH STREET  
REDMOND, WA 98052

CROSIER PETER R+ALISON C  
16376 NE 44TH CT  
REDMOND, WA 98052

Current Resident  
16631 NE 48TH ST  
REDMOND, WA 98052

Current Resident  
5011 W LK SAMMAMISH PKWY  
REDMOND, WA 98052

Current Resident  
5015 W LK SAMMAMISH PKWY  
REDMOND, WA 98052

Current Resident  
16547 NE 48TH CT  
REDMOND, WA 98052

Current Resident  
16611 NE 48TH CT  
REDMOND, WA 98052

Current Resident  
16560 NE 48TH CT  
REDMOND, WA 98052

Current Resident  
16620 NE 48TH ST  
REDMOND, WA 98052

Current Resident  
16530 NE 48TH ST  
REDMOND, WA 98052

Current Resident  
16306 NE 46TH ST  
REDMOND, WA 98052

Current Resident  
16379 NE 44TH CT  
REDMOND, WA 98052

Current Resident  
16207 NE 46TH ST  
REDMOND, WA 98052

Current Resident  
16316 NE 46TH CT  
REDMOND, WA 98052

Current Resident  
16308 NE 46TH ST  
REDMOND, WA 98052

## ATTACHMENT 2

Current Resident  
4523 164TH CT NE  
REDMOND, WA 98052

Current Resident  
4624 167TH CT NE  
REDMOND, WA 98052

Current Resident  
4633 167TH CT NE  
REDMOND, WA 98052

Current Resident  
0 No Address  
REDMOND, WA 98052

Current Resident  
16410 NE 47TH ST  
REDMOND, WA 98052

Current Resident  
16616 NE 46TH ST  
REDMOND, WA 98052

Current Resident  
16518 NE 46TH ST  
REDMOND, WA 98052

Current Resident  
16488 NE 46TH ST  
REDMOND, WA 98052

Current Resident  
4511 165TH AVE NE  
REDMOND, WA 98052

Current Resident  
16613 NE 46TH ST  
REDMOND, WA 98052

ELO PAUL J+JOANN M  
16323 NE 46TH ST  
REDMOND, WA 98052

FENDER SARAH+SCHMUTZ SHAD R  
16434 NE 48TH ST  
REDMOND, WA 98052

FORD JEFFREY+JONOBIE  
16507 NE 48TH ST  
REDMOND, WA 98052

FOWKES RAYMOND E  
16410 NE 48TH ST  
REDMOND, WA 98052

GEDGE NICHOLAS+YANG CHENYIN  
16543 NE 46TH ST  
REDMOND, WA 98052

GERDES NORMA J  
4515 164TH CT NE  
REDMOND, WA 98052

GILLESPIE KATHRYN  
4605 167TH CT NE  
REDMOND, WA 98052

GLOVER PRISCILLA G M  
16472 NE 46TH ST  
REDMOND, WA 98052

GOLUB VITALIY+TETYANA  
16608 NE 46TH ST  
REDMOND, WA 98052

GOYAL SOMIT+CHARU GOEL  
16609 NE 47TH ST  
REDMOND, WA 98052

GRUNKEMEYER BRIAN  
16527 NE 46TH ST  
REDMOND, WA 98052

HASEGAWA HIROSHI & MASAKO  
16554 NE 48TH ST  
REDMOND, WA 98052

HAYMAN SCOTT E+BALEJA DIANE  
16635 NE 48TH CT  
REDMOND, WA 98052

HENDERSON JASON T+CORRINNE  
4720 164TH PL NE  
REDMOND, WA 98052

HINCKLEY KENNETH+ANGELA  
4504 165TH AVE NE  
REDMOND, WA 98052

HITCH SHANNON M+STEPHEN J  
16535 NE 46TH ST  
REDMOND, WA 98052

HOOD TIM D+ELIZABETH A  
4509 164TH CT NE  
REDMOND, WA 98052

HSU BARTHOLOMEW Y  
4529 165TH AVE NE  
REDMOND, WA 98052

HSU WILLIAM M+SHARI A  
16615 NE 47TH ST  
REDMOND, WA 98052

HU HUANHUI+CHEN TANG  
16634 NE 48TH ST  
REDMOND, WA 98052



## ATTACHMENT 2

HUNG HSIN-CHIA+JUI-LING HSU+DAVID  
HSIN TE  
4613 167TH CT NE  
REDMOND, WA 98052

HUNTER JASON  
4632 167TH CT NE  
REDMOND, WA 98052

HYDER RONALD D+BENITA M  
4521 165TH AVE NE  
REDMOND, WA 98052

IYENGAR SRIKANTH+JAYASHREE  
4640 167TH CT NE  
REDMOND, WA 98052

JOANOU STEVEN+MARGARET MANK  
16523 NE 48TH ST  
REDMOND, WA 98052

JORDAN JAMES T+MARILYN W  
16222 NE 45TH CT  
REDMOND, WA 98052

KALYAN DONNA+RAMAN  
16502 NE 46TH ST  
REDMOND, WA 98052

KASHFIA S & M  
14245 212TH DR NE  
WOODINVILLE, WA 98077

KESHAVARZ MASSOUD+MEHRVASH  
16621 NE 46TH ST  
REDMOND, WA 98052

KHARKAR SUJEET+MANJIRI  
16647 NE 48TH ST  
REDMOND, WA 98052

KIM KYUNG JUN+YEONG HI JUNG  
4616 167TH CT NE  
REDMOND, WA 98052

KINCAID JEAN A  
16418 NE 48TH ST  
REDMOND, WA 98052

KNOWLTON CHRISTOPHER G  
16322 NE 46TH ST  
REDMOND, WA 98052

KOETKE DALE S+LAURA L  
16639 NE 48TH ST  
REDMOND, WA 98052

KOOP PAUL A+LOGAN GENIE R  
16214 NE 45TH CT  
REDMOND, WA 98052

KRAUS JOSEPH EDWARD  
4509 166TH PL NE  
REDMOND, WA 98052

KUPPUSWAMY RAMAOORTHY  
825 156TH AVE NE  
REDMOND, WA 98052

LAI FAMILY IRREVOCABLE TRUS  
3212 142ND PL NE  
BELLEVUE, WA 98007

LAND YOAV+EINAT  
16207 NE 46TH CT  
REDMOND, WA 98052

LE TUAN D  
4926 166TH CT NE  
REDMOND, WA 98052

LEE JOSEPH  
16510 NE 46TH ST  
REDMOND, WA 98052

LEE SHINYING+CINDY KUEI-JUN  
16607 NE 47TH ST  
REDMOND, WA 98052

LEE YEE+SHARON WAY  
16236 NE 46TH ST  
REDMOND, WA 98052

LEONARD PAULA M+KLEIN HANK  
26039 SE 18TH PL  
SAMMAMISH, WA 98075

LEUNG HOK PENG+SHARON HUILI  
16614 NE 47TH ST  
REDMOND, WA 98052

LINGAM JEGAN+SHALINI SUBRAM  
16655 NE 48TH ST  
REDMOND, WA 98052

LOOS SUSAN  
16637 NE 46TH ST  
REDMOND, WA 98052

LUK LINCOLN  
16314 NE 46TH ST  
REDMOND, WA 98052

MAHAN SCOTT C+CHRISTINA R  
16524 NE 48TH ST  
REDMOND, WA 98052

MAIER ALLEN F  
4534 166TH PL NE  
REDMOND, WA 98052

## ATTACHMENT 2

MARQUETTE GEORGE & CHRISTY  
16562 NE 48TH ST  
REDMOND, WA 98052

MASON JOANNA  
4520 165TH AVE NE  
REDMOND, WA 98052

MATHIS MARK C  
4712 164TH PL NE  
REDMOND, WA 98052

MATLOFF SCOTT L+ASHLEY C  
16556 NE 46TH ST  
REDMOND, WA 98052

MEAGHER LINDA+THOMAS  
16519 NE 46TH ST  
REDMOND, WA 98052

MEREDITH JUDITH A  
16479 NE 46TH ST  
REDMOND, WA 98052

MILLER BRUCE F+SELLECK HILA  
4719 164TH PL NE  
REDMOND, WA 98052

MILLER DEWEY R+MARY K  
4512 165TH AVE NE  
REDMOND, WA 98052

MINAR LARRY A+JANET K  
4526 164TH CT NE  
REDMOND, WA 98052

MORRIS CATHARINE L  
16547 NE 48TH ST  
REDMOND, WA 98052

NAKKIRAN RAJ+MEENAKSHI  
16646 NE 48TH CT  
REDMOND, WA 98052

NALIMOV EUGENE V+GLAGOLEVA  
16306 N 46TH ST  
REDMOND, WA 98052

NALLA AMAR+HEILI AUN  
4525 166TH PL NE  
REDMOND, WA 98052

NATIVIDAD JULIE K  
16564 NE 46TH ST  
REDMOND, WA 98052

NORTON MICHAEL C+CHERYL A  
16629 NE 46TH ST  
REDMOND, WA 98052

NOVEMBRINO CHRISTIAN  
16503 NE 46TH ST  
REDMOND, WA 98052

NUMANOGLU NERGIS+SEVKET  
16643 NE 48TH CT  
REDMOND, WA 98052

OLDENBURG JUDITH N  
4511 165TH NE  
REDMOND, WA 98052

OZHAN GOKHAN+ELIF BILGE BAY  
4934 166TH CT NE  
REDMOND, WA 98052

PAIK JOUNG YOUNG  
16546 NE 48TH ST  
REDMOND, WA 98052

PANGBORN RUSSELL C  
15827 NE 96TH WAY  
REDMOND, WA 98052

PARIMI NAGENDER+DEEPTI VART  
16307 NE 46TH ST  
REDMOND, WA 98052

PEARSON ERIC Y  
16619 NE 48TH CT  
REDMOND, WA 98052

PETERSEN DANE B  
16646 NE 46TH ST  
REDMOND, WA 98052

POWERS EUGENE P+LINDA J  
4533 166TH PL NE  
REDMOND, WA 98052

PRABHU MANISH  
9511 226TH PL NE  
REDMOND, WA 98053

PREJEAN LEE & BARBARA F  
16508 NE 48TH ST  
REDMOND, WA 98052

PROVIDENT FUNDING DIV OF CO  
1330 N WASHINGTON S #5700  
SPOKANE, WA 99201

PYATENKO TIMOFEY  
16511 NE 46TH ST  
REDMOND, WA 98052

QUAN WILLIAM M+MICHELLE L T  
4711 164TH PL NE  
REDMOND, WA 98052

## ATTACHMENT 2

RAHMA ALI M+HIBA A  
16524 NE 46TH ST  
REDMOND, WA 98052

REDMOND UNITED METHODIST  
16540 NE 80TH ST  
REDMOND, WA 98052

REHMAN KHURRAM S+FRANCES S  
16606 NE 47TH ST  
REDMOND, WA 98052

RIBAS JORDI+LAURA  
4910 166TH CT NE  
REDMOND, WA 98052

ROFF THOMAS D+CAROLYN J  
4511 164TH CT NE  
REDMOND, WA 98052

ROUTH DON+SUSAN (TRUSTEES)  
16309 NE 46TH CT  
REDMOND, WA 98052

SARGENT EDWARD J  
4501 166TH PL NE  
REDMOND, WA 98052

SARIN DONALD+KATHY  
16642 NE 48TH ST  
REDMOND, WA 98052

SCHOFIELD TRACEY M  
4503 165TH AVE NE  
REDMOND, WA 98052

SCHONBERGER STEVEN  
16651 NE 48TH CT  
REDMOND, WA 98052

SCHWARZ LIDIA  
16275 NE 85TH ST #412  
REDMOND, WA 98052

SIMMS ANDREW+WHITE MERIANNE  
4640 167TH CT NE  
REDMOND, WA 98052

SMITH PERRY L  
16531 NE 48TH ST  
REDMOND, WA 98052

SOLOMON ANDREW KEITH+YING C  
16745 NE 42ND CT  
REDMOND, WA 98052

SOMICS THOMAS J & HITOMI  
16516 NE 48TH ST  
REDMOND, WA 98052

SONG HAITAO+YAN LIU  
1980 208TH PL SE  
SAMMAMISH, WA 98075

STEEB CURT ANDREW  
16331 NE 46TH ST  
REDMOND, WA 98052

SUZUKI HISAMI+CAMPBELL RICH  
16426 NE 48TH ST  
REDMOND, WA 98052

TAO YUAN YUAN  
16379 NE 44TH ST  
REDMOND, WA 98052

TESCHKE CLIFTON+JENNIFER  
5015 WEST LAKE SAMMAMISH PKWY  
REDMOND, WA 98052

TEWS MARILYNN M  
4549 166TH PL NE  
REDMOND, WA 98052

THOMSON MICHAEL  
PO BOX 7045  
BELLEVUE, WA 98008

TILLEY REGINALD IV  
16515 NE 48TH ST  
REDMOND, WA 98052

TOYOJI KENNY K  
16215 NE 46TH CT  
REDMOND, WA 98052

TREGEAR IRENE  
16421 NE 48TH ST  
REDMOND, WA 98052

TRUBEE BRIAN K+SHAFTTEL,AMY  
16315 NE 46TH ST  
REDMOND, WA 98052

TSAI MING JEN+HSUEH O LIN  
16617 NE 47TH ST  
REDMOND, WA 98052

VANDENBROUCK GREGORY+NATHAL  
4016 172ND AVE NE  
REDMOND, WA 98052

VERMA NIDHI  
16324 NE 46TH CT  
REDMOND, WA 98052

WANG KEVIN CHISHINE+JENNIFE  
4518 164TH CT NE  
REDMOND, WA 98052

## ATTACHMENT 2

WESTBY KARL D  
16500 NE 48TH ST  
REDMOND, WA 98052

WILSON JEFFREY+TRACY  
16480 NE 46TH ST  
REDMOND, WA 98052

WITEK RICHARD+DEBORAH  
16618 NE 47TH ST  
REDMOND, WA 98052

WONG ANDREW+SANDY  
16429 NE 48TH ST  
REDMOND, WA 98052

YAMASHIRO SHIGEKI  
16464 NE 46TH ST  
REDMOND, WA 98053

YOON DOO S+KRISTINE K  
4517 166TH PL NE  
REDMOND, WA 98052

ZOBRIST DALE W  
4528 165TH AVE NE  
REDMOND, WA 98052

ZUEND DAVID B+JUDY A SALZER  
4510 166TH PL 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@snoqualmietribe.us](mailto:mattb@snoqualmietribe.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 Notice of Application with Optional DNS LAND-2015-00496  
**Date:** Friday, August 14, 2015 11:26:33 AM  
**Attachments:** [LAND-2015-00496 Notice of Applcaiton with Optional DNS.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)



DATE: 08/14/2015

SUBJECT: Duke's Landing

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

For more information about this project visit [www.redmond.gov/landuseapps](http://www.redmond.gov/landuseapps)

## PROJECT INFORMATION

**PROJECT NAME:** Duke's Landing

**FILE NUMBER:** LAND-2015-00496

### **PROJECT DESCRIPTION:**

The proposal includes an 18 lot subdivision of the site, including the unopened, land-locked right of way of 164th Ave NE adjacent to the

**PROJECT LOCATION:** 16410 NE 47th St

**SITE ADDRESS:** 16410 Ne 47Th St  
REDMOND, WA 98052

**SIZE OF SUBJECT AREA IN ACRES:** 4.27 **SQ.FT. :** 0

**APPLICANT:** Eric LaBrie  
Evan Mann

**PROCESS TYPE:** III (see attached flow chart)

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

### **REQUIRED PERMITS:**

### **REQUIRED PERMITS, NOT A PART OF THIS APPLICATION:**

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

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

## REGULATORY INFORMATION

**ZONING:** R-4 Residential

**COMPREHENSIVE PLAN DESIGNATION:** Single-Family

**CONSISTENT WITH COMPREHENSIVE PLAN:** Yes

### **PRELIMINARY DETERMINATION OF THE DEVELOPMENT REGULATIONS THAT WILL BE USED FOR PROJECT**

**MITIGATION AND CONSISTENCY:** Redmond Municipal Code, Zoning Code, and Comprehensive Plan.

## CITY CONTACT INFORMATION

**PROJECT PLANNER NAME:** Sarah Vanags

**PHONE NUMBER:** 425-556-2426

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

## IMPORTANT DATES

**APPLICATION & COMPLETENESS DATE:** 08/04/2015

**NOTICE OF APPLICATION DATE:** 08/14/2015

**To allow a minimum comment period as specified in the RZC, the City will not issue a decision on this project prior to 09/04/2015 . 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: 

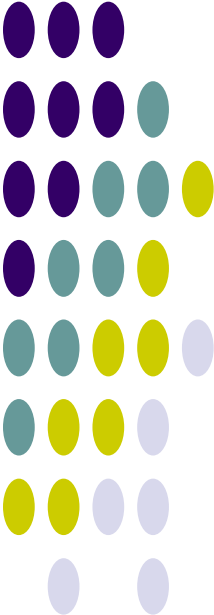




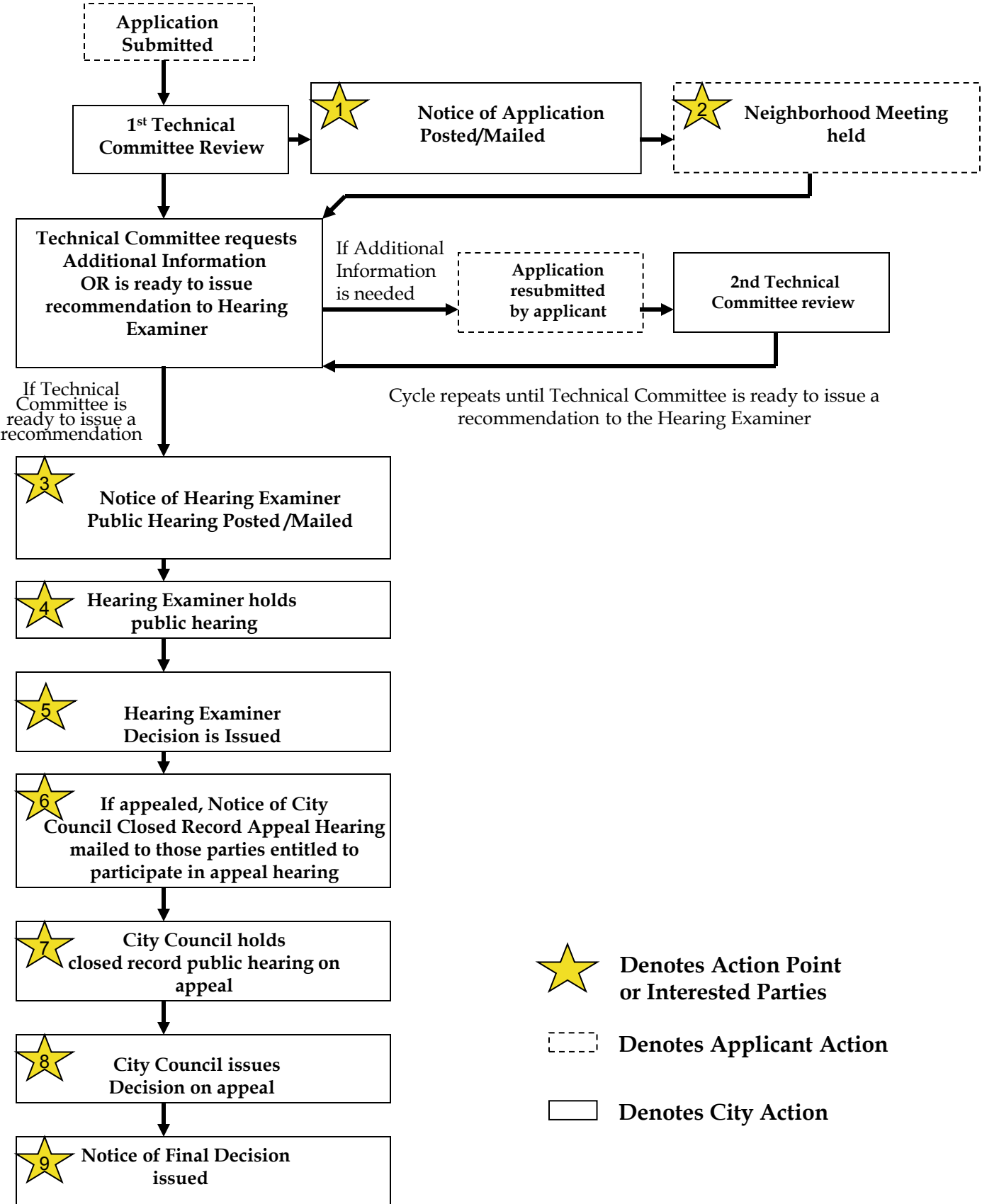


# Process Flow Chart for: Preliminary Plat Applications

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



ATTACHMENT 2





# Notes on Participation Points 1-9

ATTACHMENT 2

## **#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):**

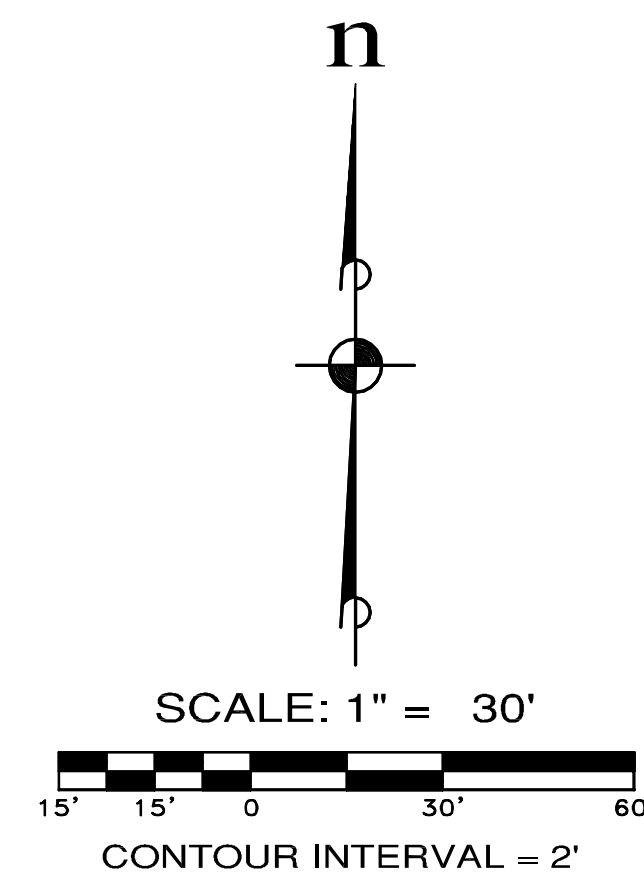
**Sent to:** Applicant and those who participated in the closed record appeal hearing

**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.).



# DUKE'S LANDING PRELIMINARY PLAT

A PORTION OF NW 1/4 OF THE SW 1/4 OF SEC. 13, TWP. 25 N., RGE. 5E, KING CO. WA



## TREE PROTECTION MEASURES

PER RCZ 21.12.010, THE FOLLOWING TREE PROTECTION MEASURES ARE REQUIRED:

A. Tree Protection Measures. To ensure long-term viability of trees and stands identified for protection, permit plans, and construction activities shall comply with the following minimum required tree protection:

- 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 five feet 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 polyethylene laminar safety fencing or similar material, subject to approval by the Administrator. 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 tree protection areas are remote from areas of land disturbance, and where approved by the Administrator, alternative forms of tree protection may be used in lieu of tree protection barriers, provided that protected trees are completely surrounded with continuous ropes or flagging and are accompanied by 'Tree Save Area - Keep Out' signs.

- TREE PROPOSED TO BE REMOVED
- TREE PROPOSED TO BE RETAINED

### TREE PRESERVATION SUMMARY TABLE

| TREE TYPE                     | REMOVAL  | IMPACTED  | RETAINED   | TOTAL                                 |
|-------------------------------|--|---|--|---------------------------------------|
| LANDMARK GREATER THAN 30" DBH | NUMBER OF REMOVED LANDMARK TREES OF ALL TREES: 0         | NUMBER OF IMPACTED LANDMARK TREES OF ALL TREES: 0       | NUMBER OF RETAINED LANDMARK TREES OF ALL TREES: 0        | TOTAL LANDMARK TREES: 0               |
| SIGNIFICANT 6" - 30" DBH      | NUMBER OF REMOVED SIGNIFICANT TREES OF ALL TREES: 63%    | NUMBER OF IMPACTED SIGNIFICANT TREES OF ALL TREES: 0    | NUMBER OF RETAINED SIGNIFICANT TREES OF ALL TREES: 31%   | TOTAL LANDMARK TREES: 0               |
| TOTALS                        | NUMBER OF LANDMARK + SIGNIFICANT TREES OF ALL TREES: 63% | NUMBER OF LANDMARK + SIGNIFICANT TREES OF ALL TREES: 0% | NUMBER OF LANDMARK + SIGNIFICANT TREES OF ALL TREES: 31% | TOTAL NUMBER OF ALL HEALTHY TREES: 60 |

UNHEALTHY TREES (DEAD, DISEASED OR DYING) AS REPORTED BY THE CONSULTING ARBORIST ARE NOT INCLUDED IN THE SIGNIFICANT TREE COUNT. THERE ARE 32 UNHEALTHY TREES IN THIS CATEGORY ON THE PROJECT SITE.

### TREE COUNT TABLE

| TREE NO. | UNHEALTHY | RETAINED | REMOVED | TREE NO. | UNHEALTHY | RETAINED | REMOVED               | TREE NO. | UNHEALTHY | RETAINED | REMOVED | TREE NO. | UNHEALTHY | RETAINED | REMOVED               |
|----------|-----------|----------|---------|----------|-----------|----------|-----------------------|----------|-----------|----------|---------|----------|-----------|----------|-----------------------|
| 1        |           | 1        |         | 26       | 1         |          |                       | 51       |           |          | 1       | 76       | 1         |          |                       |
| 2        |           | 1        |         | 27       |           | 1        |                       | 52       |           |          | 1       | 77       | 1         |          |                       |
| 3        |           | 1        |         | 28       | 1         |          |                       | 53       |           |          | 1       | 78       |           | 1        |                       |
| 4        |           | 1        |         | 29       | 1         |          |                       | 54       | 1         |          |         | 79       |           | 1        |                       |
| 5        |           | 1        |         | 30       | 1         |          |                       | 55       |           |          | 1       | 80       | 1         |          |                       |
| 6        |           | 1        |         | 31       | 1         |          |                       | 56       | 1         |          |         | 81       |           | 1        |                       |
| 7        |           | 1        |         | 32       | 1         |          |                       | 57       | 1         |          |         | 82       |           | 1        |                       |
| 8        |           | 1        |         | 33       |           |          | Tree Does Not Exist   | 58       | 1         |          |         | 83       | 1         |          |                       |
| 9        |           | 1        |         | 34       | 1         |          |                       | 59       | 1         |          |         | 84       | 1         |          |                       |
| 10       |           | 1        |         | 35       | 1         |          |                       | 60       | 1         |          |         | 85       | 1         |          |                       |
| 11       |           | 1        |         | 36       | 1         |          |                       | 61       | 1         |          |         | 86       |           | 1        |                       |
| 12       |           | 1        |         | 37       |           |          |                       | 62       |           | 1        |         | 87       |           | 1        |                       |
| 13       |           | 1        |         | 38       |           |          |                       | 63       |           | 1        |         | 88       | 1         |          |                       |
| 14       |           | 1        |         | 39       |           |          |                       | 64       |           | 1        |         | 89       |           | 1        |                       |
| 15       |           | 1        |         | 40       |           |          |                       | 65       |           | 1        |         | 90       | 1         |          |                       |
| 16       |           | 1        |         | 41       |           |          |                       | 66       |           | 1        |         | 91       | 1         |          |                       |
| 17       |           | 1        |         | 42       | 1         |          |                       | 67       |           | 1        |         | 92       |           | 1        |                       |
| 18       |           | 1        |         | 43       |           |          | Tree Less than 6" dbh | 68       |           |          | 1       | 93       |           | 1        |                       |
| 19       | 1         |          |         | 44       |           |          |                       | 69       |           |          | 1       | 94       |           |          | Tree Less than 6" dbh |
| 20       |           | 1        |         | 45       |           |          |                       | 70       |           |          | 1       | 95       |           |          | Tree Less than 6" dbh |
| 21       |           | 1        |         | 46       |           |          |                       | 71       |           | 1        |         | 96       |           | 1        |                       |
| 22       | 1         |          |         | 47       |           |          |                       | 72       |           | 1        |         | 97       | 1         |          | 1                     |
| 23       |           | 1        |         | 48       |           |          |                       | 73       |           | 1        |         | 98       | 1         |          |                       |
| 24       | 1         |          |         | 49       |           |          |                       | 74       |           | 1        |         | Totals   | 33        | 22       | 38                    |
| 25       | 1         |          |         | 50       |           |          |                       | 75       | 1         |          |         |          |           |          |                       |

TREE 33, FORMERLY LOCATED ON-SITE, WAS DAMAGED BY NATURAL CAUSES AND SUBSEQUENTLY REMOVED. IT HAS NOT BEEN INCLUDED IN THE TREE CALCULATIONS.

### TREE PRESERVATION LEGEND

- DECIDUOUS TREES, INCLUDING SWEETGUM, CHERRY, BIGLEAF MAPLE, RED ALDER & LOMBARDY POPULAR TO BE REMOVED. PLEASE SEE THE ARBORIST REPORT FOR MORE INFORMATION.
- CONIFEROUS TREES, INCLUDING PONDEROSA PINE, CYPRESS, WESTERN RED CEDAR & DOUGLAS FIR TO BE REMOVED. PLEASE SEE THE ARBORIST REPORT FOR MORE INFORMATION.
- UNHEALTHY TREES TO BE REMOVED
- HEALTHY TREES TO BE RETAINED (NO CONSTRUCTION WITHIN 5' OF DRIPLINE)
- DRIP LINE
- 5' DRIP LINE SETBACK
- LANDSLIDE HAZARD AREA FIELD VERIFIED BY TERRA ASSOCIATES, INC.

File: \\lenet\work\ESM\g85\1787\001\013\p-plot\Plot1P-01.dwg  
 Date: 05/05/2015 10:27:44  
 Plotted By: dan capra

| NO. | DESCRIPTION/DATE               | BY  |
|-----|--------------------------------|-----|
| 0   | FIRST SUBMITTAL<br>03/13/2015  | ESM |
| 1   | SECOND SUBMITTAL<br>05/05/2015 | ESM |

05/05/2015

Leanne D. Kuhlman  
LEANNE D. KUHLMAN  
CERTIFICATE NO. 743

CONSULTING ENGINEERS LLC  
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 FEDERAL WAY, WA 98003 (425) 377-9920

www.esmcivil.com

Civil Engineering Public Works  
 Land Surveying Project Management  
 Land Planning Landscape Architecture

DUKE'S LANDING, LLC  
 DUKE'S LANDING  
 TREE PRESERVATION PLAN

WASHINGTON  
 REDMOND

JOB NO.: 1787-001-013  
 DWG. NAME: TP-01  
 DESIGNED BY: LDK  
 DRAWN BY: LDK  
 CHECKED BY:  
 DATE: 05/05/2015  
 DATE OF PRINT:  
 TP-01  
 12 OF 12 SHEETS





**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 08/10/2015

**Date of Review**

Sarah Vanags 08/10/2015

| To be completed by applicant   | Evaluation for Agency Use only                              |
|--|---|
| <p><b>A. BACKGROUND</b></p> <p>1. Name of proposed project, if applicable:<br/>Duke's Landing Preliminary Plat</p> <p>2. Name of applicant:<br/>Attn: Kellie Caffey - 425-941-1059<br/>227 Bellevue Way NE #174<br/>Bellevue, WA 98004</p> <p>3. Address and phone number of applicant and Contact person:<br/><br/>Primary Contact: Eric LaBrie, ESM Consulting Engineers<br/>33400 8th Ave S #205<br/>Federal Way, WA 98003<br/>Email: Eric.LaBrie@esmcivil.com, Phone: 253-838-6113</p> <p>4. Date checklist prepared:<br/>March 16, 2015</p> <p>5. Agency requesting checklist:<br/>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>4.27 acres</u></p> <p>ii. Number of dwelling units/ buildings to be constructed: <u>19</u></p> <p>iii. Square footage of dwelling units/ buildings being added: <u>TBD</u></p> <p>iv. Square footage of pavement being added: <u>TBD</u></p> <p>v. Use or Principal Activity: <u>Single-Family Homes</u></p> <p>vi. Other information: <u>The proposal is for 18 lots with 19 homes.</u></p> | <p>SV</p> <p>SV</p> <p>SV</p> <p>SV</p> <p>SV</p> <p>SV</p> |

| To be completed by applicant   | Evaluation for Agency Use only   |
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| <p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>It is anticipated that the project will take approximately 6 months to obtain approval for the preliminary plat. Upon approval, construction will begin in the summer of 2015 and be completed in a single phase. After final plat approval construction of homes will likely finish in 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>Geotechnical Assessment prepared by Terra Associates, dated 12/8/14<br/> Tree Evaluation prepared by Washington Forestry Consultants, dated 8/9/13<br/> Wetland Assessment Letter prepared by Mark Rigos, dated 01/19/2015</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain.</p> <p>An application to vacate the unopened right-of-way located on the western edge of the property is currently being processed.</p> | <p>SV</p> <p>SV</p> <p>SV<br/> Geotechnical Offsite Slope Evaluation, April 10, 2015. CW</p> <p>SV</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>Preliminary Plat Approval, SEPA Approval, Clearing and Grading Permit, Site Development/Road and Storm Drainage Approval, Final Plat, Building Permits.</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>The proposal includes the subdivision of the 4.27 acre site, to include the to-be vacated unopened right-of-way on the western edge of the property, into 18 lots for residential development of 19 dwelling units with appropriate infrastructure. All proposed lots will meet the 7,000sf minimum average lot size.</p> <p>Utilities, including water, sewer, power, natural gas, and telephone service will be extended throughout the site in order to serve the proposed homes. Stormwater will be collected and conveyed to a storm vault located in the northeast corner of the property. Access will be taken from 164th Ct NE.</p> <p>Two structures are currently present on-site. Both will be removed as part of the proposed project.</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 site is located at 16410 NE 47th St. in Redmond, Washington, and is comprised of King County Tax Parcels 555630-0067, -0068, and -0069, as well as the to-be vacated right of way on the western edge of the property. The site is located in the SW 1/4 of Section 13, Township 25N, Range 5E WM. Please see the Vicinity Map on the included plans for more detail.</p> | <p>SV</p> <p>SV</p> <p>Stormwater is routed to a combination detention/wetvault. CW</p> <p>SV</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 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>The site gently slopes from west to east, with approximately 75 feet of relief between the western and eastern edges of the site.</p> <p>b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.</p> <p>The steepest slope on site is located in the southwest corner, and is approximately 20%. The western quarter of the site is slightly more sloped than the rest of the site. However, no steep slopes are found on the site.</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>Per the Geotechnical Report prepared by Terra Associates, the soils on site are mainly Vashon Till (Qvt). The soil ranges from very dense silty sand to sandy silt with gravel. For more information, please see the Geotechnical Report included as part of this submittal.</p> | <p>SV</p> <p>SV</p> <p>SV</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>The Geotechnical Report did not uncover any indications or history of unstable soils on or in the vicinity of the site.</p> <p>e. Describe the purpose, type, location and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>The purpose of proposed grading/filling will be to accommodate the home pads and access road. Final filling or grading quantities will be prepared as part of the civil plans prior to construction. Generally, every effort will be made to balance the site and reduce any cut or fill that is required.</p> <p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Some erosion could occur on-site as a result of construction activities; however, temporary erosion and sedimentation control measures to be approved by the City of Redmond will be employed during construction to reduce erosion impacts.</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 coverage of 60% or approximately 111,629 SF as allowed by the Redmond Municipal Code. The final impervious surface area proposed will be determined during final engineering.</p> <p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>During construction, the contractor will follow an approved temporary erosion and sedimentation control plan meeting City of Redmond standards. Typical measures, which may be employed, include the use of silt fences, straw bales, and temporary storm drainage features. Hydroseeding exposed soils and cleared areas after construction will also reduce the potential for erosion.</p> | <p>SV</p> <p>SV</p> <p>SV</p> <p>SV</p> <p>SV</p> <p>SV</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?</p> <p>Total cubic yardage of cut and fill is yet to be determined but it is likely that the project will exceed 100 cubic yards. A conceptual grading plan has been prepared and submitted with this application. Please review that plan for more specific total yards of cut and fill.</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>Some heavy machinery exhaust and dust particulates generated primarily by construction equipment will be produced during the construction phase of this project. The amount of emissions to the air will be minimal and will occur during the actual construction of the development. After construction any emissions would be that of a typical residential development.</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 are known.</p> <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>All construction equipment will be in proper working order and regulated for emissions by the manufacturer and local emission laws. Vehicles entering and leaving the site will also be regulated for emissions by state and local emission laws. During construction the site will be watered as necessary to keep any dust from impacting surrounding air quality.</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 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>SV</p> <p>SV</p> <p>SV</p> <p>SV</p> |

| To be completed by applicant   | Evaluation for Agency Use only  |
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| <p>No surface water bodies are present on or near the site.</p> <p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc..</p> <p>No such work is proposed.</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>None proposed.</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>None proposed.</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>The site is not within a 100-year floodplain.</p> | <p>SV</p> <p>SV</p> <p>NO WATER WITHIN 200'</p> <p>SV</p> <p>SV</p> <p>SV</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>No such discharge is proposed.</p> | <p>SV</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>SV</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>SV</p>                      |
| <p>9. Does your project propose an increase in fecal coliform levels In surface water? If so, describe impacts.</p> <p>No such increase is proposed.</p>   | <p>SV</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>No ground water will be withdrawn nor will water be discharged to ground water.</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>Not applicable. No on-site septic or treatment 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>On-site stormwater runoff will primarily be generated from rooftops, driveways, and the proposed road. Stormwater will be collected and routed through storm water quality treatment facilities and discharged to an existing conveyance system. The proposal includes the use of a large water quality and detention vault where the water will be treated, detained, and released at pre-developed rates. Please see the Downstream Analysis for more information.</p> <p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>No waste materials are anticipate to enter ground or surface waters. The proposed site stormwater drainage design will ensure that all water pollution generating impervious surfaces will be treated in water quality facilities prior to its release. Best Management Practices will be used throughout the design.</p> | <p>SV</p> <p>SV</p> <p>SV</p> <p>SV</p> <p>SV</p> <p>Stormwater will be discharged from the vault to the existing storm pipe system located in West Lake Sammamish Pkwy. CW</p> <p>SV</p> |





| To be completed by applicant  | Evaluation for Agency Use only |             |             |                      |                      |                      |  |  |  |  |                             |    |    |    |    |                |  |  |  |  |  |
|---|--------------------------------|-------------|-------------|----------------------|----------------------|----------------------|--|--|--|--|-----------------------------|----|----|----|----|----------------|--|--|--|--|--|
| <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="396 506 1159 940"> <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 (&gt;30" dbh*)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>60</td> <td>39</td> <td>21</td> <td>35</td> </tr> <tr> <td>Percentage (%)</td> <td></td> <td></td> <td></td> <td></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</p> | Tree Type                      | Total (#)   | Removed (#) | Saved (#)            | Percentage saved (%) | Landmark (>30" dbh*) |  |  |  |  | Significant (6" – 30" dbh*) | 60 | 39 | 21 | 35 | Percentage (%) |  |  |  |  | <p>SV</p> <p>22 TREES PROPOSED TO BE SAVED ON APPROVED PLANS</p> |
| Tree Type   | Total (#)                      | Removed (#) | Saved (#)   | Percentage saved (%) |                      |                      |  |  |  |  |                             |    |    |    |    |                |  |  |  |  |  |
| Landmark (>30" dbh*)  |                                |             |             |                      |                      |                      |  |  |  |  |                             |    |    |    |    |                |  |  |  |  |  |
| Significant (6" – 30" dbh*)   | 60                             | 39          | 21          | 35                   |                      |                      |  |  |  |  |                             |    |    |    |    |                |  |  |  |  |  |
| Percentage (%)  |                                |             |             |                      |                      |                      |  |  |  |  |                             |    |    |    |    |                |  |  |  |  |  |
| <p>d. List threatened or endangered species known to be on or near the site.</p> <p>None known.</p>   | <p>SV</p>                      |             |             |                      |                      |                      |  |  |  |  |                             |    |    |    |    |                |  |  |  |  |  |
| <p>e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>Street trees will be planted at regular intervals along the proposed road within the plat and along the frontage. Additional trees may be provided on individual lots as necessary and as part of each lot's landscaping requirements.</p>  | <p>SV</p>                      |             |             |                      |                      |                      |  |  |  |  |                             |    |    |    |    |                |  |  |  |  |  |

| To be completed by applicant  | Evaluation for Agency Use only          |
|---|---|
| <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 type="checkbox"/> Birds: <input type="checkbox"/> Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input checked="" type="checkbox"/> Songbirds <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Mammals: <input type="checkbox"/> Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input checked="" type="checkbox"/> Other</p> <p><input type="checkbox"/> Fish: <input type="checkbox"/> Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring</p> <p><input type="checkbox"/> Shellfish <input type="checkbox"/> Other</p> <p>b. List any threatened or endangered species known to be on or near the site</p> <p>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>This entire region is known to be part of the Pacific Flyway. The Pacific Flyway includes Alaska and the Aleutian Islands and the Rocky Mountain and Pacific coast regions of Canada, the United States and Mexico, south to where it becomes blended with other flyways in Central and South America. However, the site is not known to be used by migratory fowl.</p> <p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>Installation of native landscaping will provide coverage and habitat for urban tolerant wildlife.</p> | <p>SV</p> <p>SV</p> <p>SV</p> <p>SV</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>Electrical energy will be the primary source of power serving the project and natural gas will be made available for the purpose of heating.</p>   | <p>SV</p>                               |

| To be completed by applicant   | Evaluation for Agency Use only                                |
|--|---|
| <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 homes that will be constructed as a result of this project will meet or exceed the applicable energy conservation consumption requirements of the City of Redmond and the Uniform Building Code in effect at the time of construction.</p>  | <p>SV</p> <p>SITE WOULD NOT AFFECT USE OF SOLAR</p> <p>SV</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>1. Describe special emergency services that might be required.</p> <p>None anticipated for a residential subdivision.</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 materials will be followed during the construction process. Equipment refueling areas would be located in areas where a spill could be quickly contained and where the risk of hazardous materials entering surface water is minimized.</p> | <p>SV</p> <p>SV</p> <p>SV</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 primary noise source near the project site is from vehicular traffic on NE 48th St. It is not anticipated to materially impact the proposed project in any way.</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 impacts would result from the use of construction equipment during site development. Construction would occur during permitted construction hours and always in compliance with the City of Redmond noise regulations. Long-term impacts would be those associated a residential plat.</p> <p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>Construction activity will be limited to permitted construction hours and construction equipment will not be allowed to idle for continuous periods of time, which will help to mitigate the impacts of potential construction noise. The onsite open space tract along Woodinville-Redmond Road NE will also buffer some noise from traffic.</p> | <p>SV</p> <p>SV</p> <p>SV</p>  |
| <p>c. Describe the potential use of the following:</p> <p>1. <input checked="" type="checkbox"/> Flammable liquids</p> <p>2. <input type="checkbox"/> Combustible liquids</p> <p>3. <input type="checkbox"/> Flammable gases</p> <p>4. <input type="checkbox"/> Combustible or flammable fibers</p> <p>5. <input type="checkbox"/> Flammable solids</p> <p>6. <input type="checkbox"/> Unstable materials</p> <p>7. <input type="checkbox"/> Corrosives</p> <p>8. <input type="checkbox"/> Oxidizing materials</p> <p>9. <input type="checkbox"/> Organic peroxides</p> <p>10. <input type="checkbox"/> Nitromethane</p> <p>11. <input type="checkbox"/> Ammonium nitrate</p> <p>12. <input type="checkbox"/> Highly toxic material</p>   |                                |

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|--|--------------------------------|
| <p>13. <input type="checkbox"/> Poisonous gas</p> <p>14. <input type="checkbox"/> Smokeless powder</p> <p>15. <input type="checkbox"/> Black sporting powder</p> <p>16. <input type="checkbox"/> Ammunition</p> <p>17. <input type="checkbox"/> Explosives</p> <p>18. <input type="checkbox"/> Cryogenics</p> <p>19. <input type="checkbox"/> Medical gas</p> <p>20. <input type="checkbox"/> Radioactive material</p> <p>21. <input type="checkbox"/> Biological material</p> <p>22. <input type="checkbox"/> High piled storage (over 12' in most cases)</p> <p>During construction vehicles will likely be re-fueled on-site. Typically the fuel is not stored on the project site. After construction each home owner may have some of the above items in their homes in small and insignificant amounts.</p>  | <p>SV</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 current uses of the site and adjacent properties are as follows:<br/>         SITE: Single Family Home with a detached barn<br/>         NORTH: Single Family Residential, Hampton Place<br/>         SOUTH: Single Family Residential, Ridgemont<br/>         EAST: Single Family Residential, Marymoor Hill Phase II<br/>         WEST: Single Family Residential, Hampton Place</p> <p>b. Has the site been used for agriculture? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, describe.</p> <p>Portions of the site have been used for livestock in the past, including horses and sheep.</p> <p>c. Describe any structures on the site.</p> <p>The home on the site was built in 1969 and is considered high quality construction and is in average condition. It is a 4,050 SF rambler style home with an attached carport. To the east of the home there is a detached barn or garage. This structure is approximately 720 SF and is also in average condition.</p> | <p>SV</p> <p>SV</p> <p>SV</p>  |

| To be completed by applicant  | Evaluation for Agency Use only            |
|---|---|
| <p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, what?<br/>All existing structures on site will be demolished as part of this proposal.</p>  | <p>SV</p>                                 |
| <p>e. What is the current zoning classification of the site?<br/>R-4 - Low Moderate Density Residential zone<br/><br/>Other _____</p>   | <p>SV</p>                                 |
| <p>f. What is the current comprehensive plan designation of the site?<br/>Single-Family Constrained<br/><br/>Other _____</p>  | <p>SV</p>                                 |
| <p>g. If applicable, what is the current shoreline master program designation of the site?<br/>Citywide<br/><br/>Other _____</p>  | <p>SV</p>                                 |
| <p>h. Has any part of the site been classified as an "environmentally sensitive" area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, specify. (If unsure check with City)</p>      | <p>SV<br/>ADJACENT TO PROTECTED TRACT</p> |
| <p>i. Approximately how many people would reside or work in the completed project.<br/><br/>Assuming 2.54 people per proposed dwelling unit, approximately 48 people would reside in the completed project.</p> | <p>SV</p>                                 |
| <p>j. Approximately how many people would the completed project displace?</p>   |   |

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|---|---|
| <p>No displacements are expected.</p> <p>k. Proposed measures to avoid or reduce displacement impacts, if any:<br/>None proposed.</p> <p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:<br/>The project will be developed in accordance with applicable City of Redmond development and land use codes to ensure the project is consistent with the goals and policies of the Comprehensive Plan and applicable Development Regulations in effect at the time of the Preliminary Plat application.</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</li> </ul> <p>n. What is the proposed I.B.C. construction type?<br/>Residential homes are most consistent with I.B.C. Construction Type V. Structural elements, exterior and interior walls are of any material permitted by code.</p> <p>o. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)<br/>This is to be determined. Currently the proposal does not include specific home designs. Square footages of the homes will be established at the time of building permit.</p> <p>p. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions).</p> | <p>SV</p> <p>SV<br/>PROJECT WILL<br/>CONSTRUCT<br/>ADDITIONAL<br/>HOUSING</p> <p>SV</p> <p>SV</p> <p>SV</p> <p>SV</p> <p>SV</p> |

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|--|---|
| <p>Not Applicable</p>  | <p>SV</p>   |
| <p><b>9. Housing</b></p> <p>a. Approximately how many units would be provided, if any?<br/>Indicate whether high, middle, or low-income housing.</p> <p>17 middle to high income units will be provided, and an additional 2 units of affordable housing as mandated by the City for a total of 19 units.</p> <p>b. Approximately how many units, if any, would be eliminated?<br/>Indicate whether high, middle, or low-income housing.</p> <p>1 middle income unit will be eliminated.</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>None proposed.</p> | <p>SV</p> <p>SV</p> <p>SV</p> <p>SV</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>The maximum building height will be 35' as prescribed in the Redmond Municipal Code.</p> <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>There are no known views in the immediate vicinity that will be altered.</p>   | <p>SV<br/>PROJECT WILL BE<br/>REQUIRED TO<br/>MEET ALL RZC<br/>REQUIREMENTS</p> <p>SV</p> |



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|---|---|
| <p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>A full landscape plan and tree preservation/planting plan has been prepared to mitigate visual impacts. All homes will be subject to City of Redmond Design Standards for aesthetic appeal.</p>  | <p>SV</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:</p> <p>Light and glare produced from this project will be typical of a residential development in an urban environment. Light and glare from the site would primarily consist of street lighting, security lighting for each home, and vehicle headlights entering and leaving the property.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views:</p> <p>No</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>None.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>Providing the required setbacks of the proposed homes from the property lines and installation of landscaping will help to alleviate some of the light and glare created by the new development from the adjacent properties and roadways. The proposed project and subsequent lighting is consistent with the land use regulations and compatible to the existing adjacent land uses.</p> <p><b>12. Recreation</b></p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> | <p>SV</p> <p>SV</p> <p>SV</p> <p>SV</p> |

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|---|---|
| <p>The site is located approximately 650 feet west of the south end of Marymoor Park. Cascade View Park is to the southwest of the site and 1,200 LF away or approximately a 1 mile drive.</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 site includes a recreation area in the northeast corner. This recreation area will be situated over the storm vault. The recreation area will include an asphalt sport court and lawn to promote both active and passive recreation.</p>  | <p>SV PROJECT IS REQUIRED TO PROVIDE OPENSOURCE PER RZC</p> <p>SV</p> <p>SV</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>No such places or objects exist on or near the site.</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>No such landmarks or evidence have been observed on or near the site.</p> <p>c. Proposed measures to reduce or control impacts, if any:</p> <p>If any such historic or cultural evidence is encountered during construction or installation of improvements, work will be halted in the area and a state-approved archaeologist/historian will be engaged to investigate, evaluate and/or move or curate such resources, as appropriate.</p> | <p>SV</p> <p>SV</p> <p>SV</p>   |

| To be completed by applicant   | Evaluation for Agency Use only                              |
|--|---|
| <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>The proposed internal road will include an extension of NE 47th St from the west, and will provide thru access to the north via 164th Ct NE. Please see the site plan for more details.</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 site is not currently served by public transit. The nearest stop is approximately .6 miles to the southeast, at the intersection of Bel-Red Rd and NE 40th St. This transit stop is serve by King County Metro bus routes 249 and 895.</p> <p>c. How many parking spaces would the completed project have? How many would the project eliminate?</p> <p>Each home will have a minimum of 4 parking spaces, for a total of 76 parking spaces.</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>There are no anticipated off-site road improvements. However, the on-site improvements include the extension and construction of both NE 47th St and 164th Ct NE. The connection off the two street will improve the overall road network in the neighborhood.</p> <p>e. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>190</u><br/>           If known, indicate when peak volumes would occur. <u>7</u> - <u>9</u> a.m. &amp; - <u>5:30</u> p.m. How many of these trips occur in the a.m. peak hours? <u>95</u> How many of these trips occur in the p.m. peak hours? <u>95</u></p> <p>The average ADT for a single family home is 10. With 19 units proposed it is estimated that the development will have a total of 190 ADT.</p> | <p>SV</p> <p>SV</p> <p>SV</p> <p>SV</p> <p>SV</p> <p>SV</p> |

| To be completed by applicant  | Evaluation for Agency Use only |
|---|--------------------------------|
| <p>f. Proposed measures to reduce or control transportation impacts, if any.</p> <p>No special measures are proposed. The applicant will pay all traffic impact fees as required by the City of Renton at the time of building permit.</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 plat would result in an increased need for public services to include fire protection, police protection, health care, and schools. The additional need would be commensurate with the addition of 19 homes to the service areas for the listed services.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>This increase in demand will be offset by fees, levies, and taxes required to be paid by the applicant as part of this development and future home owners. Also the proposal has been designed in a manner that will provide adequate access for fire, medic, and police vehicles.</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 checked="" type="checkbox"/> Septic System</li> </ul> | <p>SV</p> <p>SV</p> <p>SV</p>  |



**Section I: Buildings**

| Type (Residential) or Principal Activity<br>(Commercial) | # Units | Square Feet (in<br>thousands of<br>square feet) | Emissions Per Unit or Per Thousand Square<br>Feet (MTCO2e) |        |                | Lifespan<br>Emissions<br>(MTCO2e) |
|--|---------|---|--|--------|----------------|-----------------------------------|
|  |         |   | Embodied   | Energy | Transportation |                                   |
| Single-Family Home.....                                  | 19      |   | 98   | 672    | 792            | 29675                             |
| Multi-Family Unit in Large Building .....                | 0       |   | 33   | 357    | 766            | 0                                 |
| Multi-Family Unit in Small Building .....                | 0       |   | 54   | 681    | 766            | 0                                 |
| Mobile Home.....   | 0       |   | 41   | 475    | 709            | 0                                 |
| Education .....  |         | 0.0   | 39   | 646    | 361            | 0                                 |
| Food Sales .....   |         | 0.0   | 39   | 1,541  | 282            | 0                                 |
| Food Service .....                                       |         | 0.0   | 39   | 1,994  | 561            | 0                                 |
| Health Care Inpatient .....                              |         | 0.0   | 39   | 1,938  | 582            | 0                                 |
| Health Care Outpatient .....                             |         | 0.0   | 39   | 737    | 571            | 0                                 |
| Lodging .....  |         | 0.0   | 39   | 777    | 117            | 0                                 |
| Retail (Other Than Mall).....                            |         | 0.0   | 39   | 577    | 247            | 0                                 |
| Office .....   |         | 0.0   | 39   | 723    | 588            | 0                                 |
| Public Assembly .....                                    |         | 0.0   | 39   | 733    | 150            | 0                                 |
| Public Order and Safety .....                            |         | 0.0   | 39   | 899    | 374            | 0                                 |
| Religious Worship .....                                  |         | 0.0   | 39   | 339    | 129            | 0                                 |
| Service .....  |         | 0.0   | 39   | 599    | 266            | 0                                 |
| Warehouse and Storage .....                              |         | 0.0   | 39   | 352    | 181            | 0                                 |
| Other .....  |         | 0.0   | 39   | 1,278  | 257            | 0                                 |
| Vacant .....   |         | 0.0   | 39   | 162    | 47             | 0                                 |

**Section II: Pavement.....**

|               |  |       |  |  |  |      |
|---------------|--|-------|--|--|--|------|
| Pavement..... |  | 33.70 |  |  |  | 1685 |
|---------------|--|-------|--|--|--|------|

**Total Project Emissions:**

**31360**

