



# 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: \_\_\_\_\_



**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: Duke's Landing Preliminary Plat</p> <p>2. Name of applicant: Attn: Kellie Caffey - 425-941-1059 227 Bellevue Way NE #174 Bellevue, WA 98004</p> <p>3. Address and phone number of applicant and Contact person:  Primary Contact: Eric LaBrie, ESM Consulting Engineers 33400 8th Ave S #205 Federal Way, WA 98003 Email: Eric.LaBrie@esmcivil.com, Phone: 253-838-6113</p> <p>4. Date checklist prepared: March 16, 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>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>

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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 12/8/1414            Tree Evaluation prepared by Washington Forestry Consultants, dated 8/9/13            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            Geotechnical Offsite Slope Evaluation, April 10, 2015. CW</p> <p>SV</p>

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<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>

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<p><b>B. <u>ENVIRONMENTAL ELEMENTS</u></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>

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<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>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>

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<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>



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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>

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<p>6. Does the proposal involve any discharge of waste materials to surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe the type of waste and anticipated volume of discharge.</p> <p>No such discharge is proposed.</p>	SV
<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>	SV
<p>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <p>N/A</p>	SV
<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>	SV

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<p>b. Ground</p> <p>1. Will ground water be withdrawn, or will water be discharged to ground water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>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>



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<p>c. Provide the number of significant and landmark trees located on the site and estimate the number proposed to be removed and saved in the table below:</p> <table border="1" data-bbox="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> <p>d. List threatened or endangered species known to be on or near the site.</p> <p>None known.</p> <p>e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>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>	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> <p>SV</p> <p>SV</p>
Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)																	
Landmark (>30" dbh*)																					
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<p><b>5. Animals</b></p> <p>a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site</p> <p><input 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>

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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 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:          SITE: Single Family Home with a detached barn          NORTH: Single Family Residential, Hampton Place          SOUTH: Single Family Residential, Ridgemont          EAST: Single Family Residential, Marymoor Hill Phase II          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>

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<p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, what? All existing structures on site will be demolished as part of this proposal.</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 Constrained Other _____</p> <p>g. If applicable, what is the current shoreline master program designation of the site? Citywide Other _____</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>i. Approximately how many people would reside or work in the completed project. Assuming 2.54 people per proposed dwelling unit, approximately 48 people would reside in the completed project.</p> <p>j. Approximately how many people would the completed project displace?</p>	<p>SV</p> <p>SV</p> <p>SV</p> <p>SV</p> <p>SV</p> <p>SV</p> <p>ADJACENT TO PROTECTED TRACT</p> <p>SV</p>

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<p>No displacements are expected.</p> <p>k. Proposed measures to avoid or reduce displacement impacts, if any: None proposed.</p> <p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The project will be developed in accordance with applicable City of Redmond 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? 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.) 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 PROJECT WILL CONSTRUCT ADDITIONAL HOUSING</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>Not Applicable</p>	<p>SV</p>
<p><b>9. Housing</b></p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>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? 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 PROJECT WILL BE REQUIRED TO MEET ALL RZC REQUIREMENTS</p> <p>SV</p>

To be completed by applicant	Evaluation for Agency Use only
<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><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 PROJECT IS REQUIRED TO PROVIDE OPENSOURCE PER RZC</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><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> 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 (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e)			Lifespan Emissions (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
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Total Project Emissions:

31360

Vicinity Map

Project number: LAND-2015-00496

Parcel numbers: 5556300067, 68, & 69

