

# STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NON-SIGNIFICANCE

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

## PROJECT INFORMATION

**PROJECT NAME:** 162Ten

**SEPA FILE NUMBER:** SEPA-2015-00017

### **PROJECT DESCRIPTION:**

Construction of 5 Stories, ~96 residential suites with approximately 800 square feet of ground floor retail space and 200 square feet of ground floor conference room. Demolition of existing 2,000 square foot building. See LAND-2014-01610 for plans and studies.

**PROJECT LOCATION:** 16210 NE 80th Street

**SITE ADDRESS:** 16210 NE 80TH ST  
REDMOND, WA 98052

**APPLICANT:** Angela Rozmyn

**LEAD AGENCY:** City of Redmond

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws.

Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This information is available to the public on request.**

## CITY CONTACT INFORMATION

**PROJECT PLANNER NAME:** Gary Lee

**PHONE NUMBER:** 425-556-2418

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

## IMPORTANT DATES

### **COMMENT PERIOD**

Depending upon the proposal, a comment period may not be required. An "**X**" is placed next to the applicable comment period provision.

'**X**' There is no comment period for this DNS. Please see below for appeal provisions.

This DNS is issued under WAC 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the Project Planner, via phone, fax (425)556-2400, email or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by .**

### **APPEAL PERIOD**

You may appeal this determination to the City of Redmond Planning Department, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 03/03/2015**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at [www.redmond.gov](http://www.redmond.gov) or at City Hall. You should be prepared to make specific factual objections.

**DATE OF DNS ISSUANCE:** February 17, 2015

**For more information about the project or SEPA procedures, please contact the project planner.**

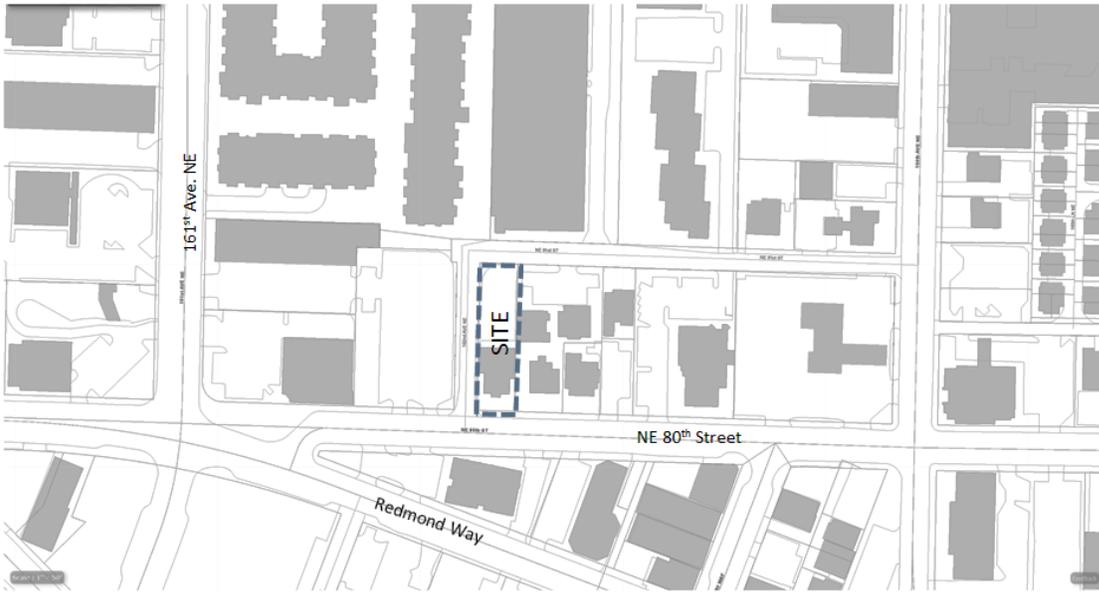
**RESPONSIBLE OFFICIAL:** Robert G. Odle  
Planning Director

SIGNATURE: \_\_\_\_\_

**RESPONSIBLE OFFICIAL:** Linda E. De Boldt  
Public Works Director

SIGNATURE: \_\_\_\_\_

**Address:** 15670 NE 85th Street Redmond, WA 98052



VICINITY MAP



NORTH



**CITY OF REDMOND**

**ENVIRONMENTAL CHECKLIST**

**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.

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.

**Use of Checklist for Non project Proposals:**

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON PROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

FOR AGENCY USE ONLY

Planner's Name	Gary Lee
Date of Review	1/21/15

To be completed by applicant	Evaluation for Agency Use only
<p><b>A. BACKGROUND</b></p> <p>1. Name of proposed project, if applicable:</p> <p>162TEN</p> <p>2. Name of applicant:</p> <p>Natural and Built Environments, LLC</p> <p>3. Address and phone number of applicant and Contact person:</p> <p>2025 Rose Point Lane Kirkland, WA 98033 (425) 828 - 4663</p> <p>4. Date checklist prepared:</p> <p>August 21, 2014</p> <p>5. Agency requesting checklist:</p> <p>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>9,685 Sq. Ft.</u></p> <p>ii. Number of dwelling units/ buildings to be constructed: <u>96</u></p> <p>iii. Square footage of dwelling units/ buildings being added: <u>24338</u></p> <p>iv. Square footage of pavement being added: <u>2000</u></p> <p>v. Building Activity type: <u>Multi-family Unit in large building (5 units or r</u></p> <p>vi. Other information: <u>96 mini suites, work areas, retail (see plans)</u></p>	<p>ok</p>

To be completed by applicant	Evaluation for Agency Use only
<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>Summer 2015 start Summer 2016 finish</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>A CAO for Wellhead Protection Report</p> <p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

<b>To be completed by applicant</b>	<b>Evaluation for Agency Use only</b>
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>Associated Building Permits, Demolition Permit</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>162TEN is a live, work, and sell space oriented toward the arts community in Redmond and the Eastside. Affordable housing for artists in the interactive media, digital arts, film, photography, and fine arts fields. The building includes residential suites, common kitchens and work areas for residents, and retail frontage. The project is slated to achieve a LEED Platinum rating for Homes-Midrise. 162TEN is expected to create Redmond's first woonerf (living street).</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>See attached legal description and plans.</p>	<p>ok</p> <p>ok</p> <p>16210 NE 80th St.</p>



To be completed by applicant	Evaluation for Agency Use only
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>e. Describe the purpose, type, location and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>Per plans, approximately 500 cubic yards cut and fill.</p> <p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Sediment will be maintained on site</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>100%</p> <p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>BMP's per City of Redmond approval of Civil Engineering plans</p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</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>Yes, approximately 500 cubic yards cut and fill. General removal of vegetation and filling to grade per plans.</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>During construction there will be a temporary increase in exhaust and dust particle emissions. After construction, the principle source of emissions will be from automobile traffic, landscaping equipment, and other activities typical of a residential townhome neighborhood.</p> <p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, generally describe.</p> <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>BMPs per City of Redmond approval of Civil Engineering plans</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>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

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

To be completed by applicant	Evaluation for Agency Use only
<p>6. Does the proposal involve any discharge of waste materials to surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe the type of waste and anticipated volume of discharge.</p> <p>b. Ground</p> <p>1. Will ground water be withdrawn, or will water be discharged to ground water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>None</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>Roof and deck water will runoff to Redmond downtown stormwater removal system.</p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

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<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>No, parking underground ties to sanitary sewer.</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>System tied into City of Redmond master storm system. The possibility of a rain garden and green roof plantings are subject to City of Redmond approval.</p>	<p>ok</p> <p>ok</p>
<p><b>4. Plants</b></p> <p>a. Check and select types of vegetation found on the site:</p> <p><input type="checkbox"/> Deciduous Tree: <input type="checkbox"/> Alder <input type="checkbox"/> Maple <input type="checkbox"/> Aspen <input checked="" type="checkbox"/> Other</p> <p><input type="checkbox"/> Evergreen Tree: <input type="checkbox"/> Cedar <input type="checkbox"/> Fir <input type="checkbox"/> Pine <input type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input checked="" type="checkbox"/> Grass</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or Grain</p> <p><input type="checkbox"/> Wet soil plants: <input type="checkbox"/> Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/> Skunk cabbage <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Water plants: <input type="checkbox"/> Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> Other types of vegetation (please list)</p> <p>blackberries</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>All vegetation removed and more plantings established per plans.</p>	<p>ok</p> <p>ok</p> <p>ok</p>

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<p>c. List threatened or endangered species known to be on or near the site.</p> <p>None</p> <p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>See landscape plan and rain garden plan</p> <p><b>5. Animals</b></p> <p>a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site</p> <p><input checked="" type="checkbox"/> Birds: <input type="checkbox"/> Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input checked="" type="checkbox"/> Songbirds <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Mammals: <input type="checkbox"/> Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Fish: <input type="checkbox"/> Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring</p> <p><input type="checkbox"/> Shellfish <input type="checkbox"/> Other</p> <p>b. List any threatened or endangered species known to be on or near the site</p> <p>None known</p> <p>c. Is the site part of a migration route: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, explain?</p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

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<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>Green roof plantings to include plantings to attract insects and birds.</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>Electric and natural gas Solar hot water and hydronic heating LED and fluorescent lighting LEED Platinum standards</p> <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>Solar hot water and hydronic heating LED and fluorescent lighting LEED Platinum standards Extra insulation Tight building construction - special detailing</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>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

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<p>1. Describe special emergency services that might be required.</p> <p>Standard uses</p> <p>2. Proposed measures to reduce or control environmental health hazards, if any:</p> <p>Low VOC interior paints Millwork and interior doors pre-painted prior to installation on site</p> <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>None</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: traffic, construction Long Term: general residential and retail noise</p> <p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>Building is heavily insulated</p> <p>c. Describe the potential use of the following:</p> <p>1. <input type="checkbox"/> Flammable liquids</p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

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<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> <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>Small amounts of art materials will be used and managed to meet local and environmental rules.</p>	ok
<p><b>8. Land and Shoreline Use</b></p> <p>a. What is the current use of the site and adjacent properties?</p> <p>Current use: McDonald's Book Exchange  North of lot: NE 81st St, Park and Ride garage  South of lot: Veloce Apartments  East of lot: Cascade View office building  West of lot: Parking lot</p>	ok

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<p>b. Has the site been used for agriculture? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>c. Describe any structures on the site.</p> <p>Existing 1964sf retail building</p> <p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, what?</p> <p>Existing retail building</p> <p>e. What is the current zoning classification of the site?</p> <p>Other _____</p> <p>f. What is the current comprehensive plan designation of the site?</p> <p>Other _____</p> <p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>Not Applicable</p> <p>Other _____</p> <p>h. Has any part of the site been classified as an "environmentally sensitive" area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, specify. (If unsure check with City)</p> <p>Site is located in Wellhead Protection Zone #1</p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

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<p>i. Approximately how many people would reside or work in the completed project.</p> <p>Approximately 100 people would live and work onsite.</p> <p>j. Approximately how many people would the completed project displace?</p> <p>None</p> <p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>Not Applicable</p> <p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>See Plans</p> <p>m. What percentage of the building will be used for:</p> <p><input type="checkbox"/> Warehousing</p> <p><input type="checkbox"/> Manufacturing</p> <p><input type="checkbox"/> Office</p> <p><input checked="" type="checkbox"/> Retail</p> <p><input type="checkbox"/> Service (specify)</p> <p><input checked="" type="checkbox"/> Other (specify) Artist Work Areas</p> <p><input checked="" type="checkbox"/> Residential</p> <p>n. What is the proposed I.B.C. construction type?</p> <p>S2 on the garage. R2 on the building.</p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

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<p>o. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)</p> <p>~25,000 sqft of building + ~8000 sqft of parking</p> <p>p. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions).</p> <p>None Perceived</p>	<p>ok</p> <p>ok</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>96 residential suites meeting low income thresholds, approximately \$695 - \$995 per suite, includes utilities and courtesy internet.</p> <p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>None</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>Supports low income housing needs</p>	<p>ok</p> <p>ok</p> <p>ok</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>68'-9" (5 stories). See Plans attached for heights, material types, and related details</p>	<p>ok</p>

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<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>None</p> <p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>Superior LEED Platinum design to be DRB approved</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>Typical mixed use with low level exterior safety lighting plus retail lights.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views:</p> <p>None</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>None noticed to date</p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

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<p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>Use of low impact residential exterior. Some retail lighting for awareness.</p> <p><b>12. Recreation</b></p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>New Downtown Park 1-2 blocks away.</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>ok</p> <p>ok</p> <p>ok</p>
<p><b>13. Historic and Cultural Preservation</b></p> <p>a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.</p> <p>None</p> <p>b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.</p> <p>None</p>	<p>a. Citywide historic inventories were conducted in 1998 and 2005. The site known as Redmond "Third Library Site" and "Nokomis Club" was included in the inventory and as with all properties inventoried; a Determination of Eligibility was established. - GL</p> <p>b. A 2014 site visit determined that the loss of architectural integrity that had occurred through previous remodels and repairs rendered the structure ineligible for listing on the local register. -GL</p>

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<p>c. Proposed measures to reduce or control impacts, if any:</p> <p>Not Applicable</p> <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>See Plans NE 80th St and 162nd Ave NE</p> <p>b. Is site currently served by public transit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If not, what is the approximate distance to the nearest transit stop.</p> <p>1 1/2 blocks away from the Redmond Transit Center.</p> <p>c. How many parking spaces would the completed project have? How many would the project eliminate?</p> <p>See Plans and Parking Study Approximately 33 stalls on site.</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>Overlay road area work. Demonstration project - living street.</p>	<p>c. The City will follow its policy to establish a high resolution photographic record prior to demolition of the subject structure.-GL</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>Reconstruction of 162nd Ave. NE. -GL</p>

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<p>e. How many weekday vehicular trips (one way) per day would be generated by the completed project? _____            If known, indicate when peak volumes would occur. _____ - _____ a.m. &amp; - _____ p.m. How many of these trips occur in the a.m. peak hours? _____ How many of these trips occur in the p.m. peak hours? _____</p> <p>See attached transportation concurrency form.</p> <p>f. Proposed measures to reduce or control transportation impacts, if any.</p> <p>TMP agreement much like Tudor Manor and Vision 5.</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>Typical fire and police support. None, or very few, Kindergarten through 12th grade children in this artist live and work community.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>A full sprinkler system will be installed for the garage, retail, and residential spaces. A TMP will reduce SOV &amp; encourage pedestrians.</p>	<p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p>

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<p>bicycle, and public transit options work well in the downtown.</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 type="checkbox"/> Natural gas</li> <li><input checked="" type="checkbox"/> Water</li> <li><input checked="" type="checkbox"/> Refuse service</li> <li><input checked="" type="checkbox"/> Telephone</li> <li><input checked="" type="checkbox"/> Sanitary Sewer</li> <li><input type="checkbox"/> Septic System</li> <li><input type="checkbox"/> Other</li> </ul> <p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</p> <p>Gas and electric provided by PSE. Water, sewer, and storm provided by the City of Redmond. Phone and cable provided by Verizon or Comcast.</p>	<p>OK</p> <p>OK</p>

**C. SIGNATURE**

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

Signature: \_\_\_\_\_

Angela Rozmy  
n

Digitally signed by: Angela Rozmyn  
DN: CN = Angela Rozmyn C = US O = Natural and Built Environments, LLC  
Date: 2014.08.21 11:50:25 -0700

Date Submitted: 8/21/2014 \_\_\_\_\_

Relationship of signer to project: Applicant for owner. \_\_\_\_\_

To be completed by applicant	Evaluation for Agency Use only
<p><b>D. <u>SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS</u></b></p> <p><i>(DO NOT USE THIS SHEET FOR PROJECT ACTIONS)</i></p> <p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.</p> <p>When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.</p> <p>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise:</p> <p>Being a LEED Platinum art live, work, display, and sell community we expect it to have considerably less impacts than a typical building of its size and type.</p> <p>Proposed measures to avoid or reduce such increases are:</p> <p>Reduce energy and water consumption.  Reduce single occupancy vehicle use.  Redeveloping pedestrian, bike, and alternative transit use.  Reducing long term maintenance, to prevent mold and dry rot.</p> <p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p>Replaces natural vegetation on this small lot with landscaping, solar hot water, and rain gardens.</p> <p>Proposed measures to protect or conserve plants, animals, fish or marine life are:</p> <p>Site is downtown so there is minimal wildlife. To be redeveloped under LEED Platinum standards.</p>	

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<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>Best building practices under LEED Platinum standards should mitigate effects while supporting long term sustainability.</p> <p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>LEED Platinum standards for energy conservation and water quality.</p> <p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands:</p> <p>Not Applicable.</p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>Not Applicable</p> <p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</p> <p>Not Applicable</p>	

<b>To be completed by applicant</b>	<b>Evaluation for Agency Use only</b>
<p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>Not Applicable</p> <p>6. How would the proposal be likely to increase transportation or public services and utilities?</p> <p>Improved local fire hydrant flows  Increase pedestrian, bike, and alternative transit use under TMP plan  Reduce single occupancy vehicle use</p> <p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>Approved TMP plan</p> <p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p>None</p>	