



# 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:** Policy & Code Amend Historic Core & Gilman St.

**SEPA FILE NUMBER:** SEPA-2015-00993

**PROJECT DESCRIPTION:**  
Old Town Historic Core Overlay Zoning Code Amendment

**PROJECT LOCATION:** Old Town

**SITE ADDRESS:**

**APPLICANT:** Kim Dietz

**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:** Cathy Beam

**PHONE NUMBER:** 425-556-2429

**EMAIL:** [cbeam@redmond.gov](mailto:cbeam@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.

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

**'X'** 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 06/30/2015.**

### **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 07/15/2015**, 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:** June 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



## CITY OF REDMOND

### ENVIRONMENTAL CHECKLIST

#### Non-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 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 references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively due to the fact this is a non-project action.

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**

CBeam

**Date of Review**

6/3/15

To be completed by applicant	Evaluation for Agency Use only
<p><b>A. BACKGROUND</b></p> <p>1. Name of proposed project, if applicable: Comprehensive Plan and Zoning Code Amendments for the Old Town Historic Core Overlay and Gilman Street</p> <p>2. Name of applicant: City of Redmond 15670 NE 85th Street, MS: 4SPL Redmond, WA 98073-9710</p> <p>3. Address and phone number of applicant and Contact person:  Kimberly Dietz, Senior Planner Dept. of Planning and Community Development  Address same as above.</p> <p>4. Date checklist prepared:  May 19, 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>9 acres</u></p> <p>ii. Number of dwelling units/ buildings to be constructed: <u>zero</u></p> <p>iii. Square footage of dwelling units/ buildings being added: <u>zero</u></p> <p>iv. Square footage of pavement being added: <u>zero</u></p> <p>v. Use or Principal Activity: <u>Old Town zone - commercial downtown, urb</u> </p> <p>vi. Other information: _____</p>	<p>CB</p> <p>CB</p> <p>CB - Contact phone number 425-556-2415</p> <p>CB</p> <p>CB</p> <p>CB</p>

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<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>Technical Committee review in May and June, 2015            Planning Commission review and recommendation in June - August 2015            City Council review and action in August - October 2015</p> <p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain</p> <p>Subsequent policy amendments possible to address marketing, tourism, and economic vitality.</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>None known.</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>No applications have been submitted for review or approval within the proposed Overlay area.</p>	<p>CB</p> <p>CB - "No" box should not be checked.</p> <p>CB - This Environmental Checklist</p> <p>CB</p>

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<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>The proposed Comprehensive Plan and Zoning Code amendments would require approval by the City Council.</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 Old Town Historic Core is located from NE 76th to NE 80th Street and from 162nd to 164th Avenue NE. Gilman Street extends from the Redmond Central Connector to 164th Avenue NE/NE 80th Street.</p> <p>This amendment would establish the Old Town Historic Core Overlay within the Old Town Zone and includes associated policy and code amendments.</p> <p>Also, this amendment also includes updates to the Downtown Pedestrian System map, RZC Map 10.3, to reflect an amended street type for Gilman Street and new non-motorized, pedestrian connections within the Historic Core Overlay.</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 Old Town Historic Core is located from NE 76th to NE 80th Street and from 162nd to 164th Avenue NE. Gilman Street extends from the Redmond Central Connector to 164th Avenue NE/NE 80th Street.</p> <p>A project area map has been submitted with the General Application that defines the exact boundaries within the range described above.</p>	<p>CB - Type VI process</p> <p>CB</p> <p>CB - Include map at end of checklist.</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:** Kim Dietz Digitally signed by Kim Dietz  
DN: cn=Kim Dietz  
Date: 2015.05.19 15:54:32 -07'00'

**Date Submitted:** May 19, 2015

**Relationship of signer to project:** Applicant, Staff Contact

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<p><b>D. <u>SUPPLEMENTAL SHEET</u></b></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>This is a non-project action; however, allowances for some additional floor area could result from the proposal. Projects proposed following this amendment would be considered on an individual basis.</p> <p>Proposed measures to avoid or reduce such increases are:</p> <p>Access to high-capacity transit within close proximity to the Historic Core could help to reduce the possible, addtl. auto trips generated from additional floor area. Low impact development and green building incentives could also help mitigate increases.</p> <p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p>The proposal includes design standards that would maintain and increase the amount of vegetation provided at the streetscape and along the sidewalk.</p> <p>Proposed measures to protect or conserve plants, animals, fish or marine life are:</p> <p>As describe above, the amendment includes design guidelines and streetscape standards that would require, incentivize, and encourage maintaining and increasing the amount vegetation provided within Historic Core Overlay.</p>	<p>CB</p> <p>CB</p> <p>CB</p> <p>CB</p>

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<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>This proposal is a non-project action and would not deplete energy or natural resources. The proposed amendments would address design and streetscape standards without proposing changes to land uses.</p> <p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>In addition to that which is already provided for in the Redmond Zoning Code, the amendments would propose additional non-motorized connections and pedestrian-oriented streets that would support walking and bicycling thereby helping reducing the amount of energy consumption for personal transportation.</p>	<p>CB</p> <p>CB</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>This amendment would include a portion of the Old Town Zone, a commercial designation in the Downtown urban center. The Historic Core Overlay includes parks and a majority of the City's historic landmarks, no changes would be proposed to these.</p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>This amendment would maintain the City's standards for addressing historic and landmark properties. The Sec. of Int.'s Standards for Cultural/Historic Resources and the Certificate of Appropriateness regarding landmarks would continue to apply.</p>	<p>CB</p> <p>CB</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>This amendment addresses the design and streetscape standards within the newly proposed Historic Core Overlay and would not propose changes to land uses. Additionally, the Overlay is not located near a shoreline.</p>	<p>CB</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>No measures would be included due to limited scope of this amendment. No amendments would be proposed regarding land uses. As well, the proposed Overlay is not located near a shoreline.</p> <p>6. How would the proposal be likely to increase transportation or public services and utilities?</p> <p>The proposal would not increase transportation or public service and utilities. The changes would be to streetscape design standards on existing streets. No vehicular street cross-section components would be added or removed.</p> <p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>The amendments would propose additional non-motorized connections and pedestrian-oriented streets that would support additional walking and bicycling trips, possibly helping to alleviate some demand on the vehicular network.</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>This amendment would not introduce conflict with local, state, or federal laws or requirements. This amendment would address the design of new development within a designated urban center in a way that complements and is sympathetic to the historic and landmark structures located within the Historic Core Overlay. Incentives and regulations for the preservation of historic structures and protection for the environment would remain, as currently provided for in the Redmond Zoning Code.</p>	<p>CB</p> <p>CB</p> <p>CB</p> <p>CB</p>



**HISTORIC CORE**  
REDMOND

Gilman Street amendment boundaries

1. Justice White House, 1899
2. Bill Brown Building, 1913
3. Walther/Grand Central, 1910
4. Bill Brown Garage, 1920
5. Bechtol Drugstore, 1938
6. Odd Fellows Hall, 1903
7. Donnelly Merchantile, 1900/1918
8. Lodge Hall/Hardware, 1903
9. Skjarstad Boot Shop, 1904
10. Lampaert's Butcher Shop, 1913
11. Redmond State Bank, 1911
12. Wiley Stone House, 1916
13. Youngerman's General Merchandise, 1899
14. Redmond Trading Co., 1908

● Indicates Landmarked Property