

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

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

PROJECT INFORMATION

PROJECT NAME: Marymoor Park Apartments

SEPA FILE NUMBER: SEPA-2016-00318

PROJECT DESCRIPTION:

sepa For land-2015-01469 for 221 unit multifamily building

PROJECT LOCATION:

SITE ADDRESS: 6081 E LK SAMMAMISH PKWY
REDMOND, WA 98052

APPLICANT: Mark Hoyt

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: Sarah Vanags

PHONE NUMBER: 425-556-2426

EMAIL: svanags@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 03/23/2016.**

APPEAL PERIOD

You may appeal this determination to the City of Redmond Office of the City Clerk, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 04/05/2016**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections.

DATE OF DNS ISSUANCE: March 9, 2016

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

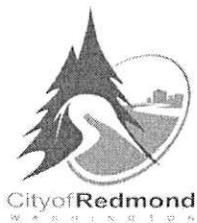
RESPONSIBLE OFFICIAL: Robert G. Odle
Planning Director

SIGNATURE: _____

RESPONSIBLE OFFICIAL: Linda E. De Boldt
Public Works Director

SIGNATURE: _____

Address: 15670 NE 85th Street Redmond, WA 98052



CITY OF REDMOND

ENVIRONMENTAL CHECKLIST

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 03/03/2016

Date of Review

Sarah Vanags 03/03/2016

To be completed by applicant	Evaluation for Agency Use only
<p>A. <u>BACKGROUND</u></p> <p>1. Name of proposed project, if applicable: Alexan Marymoor</p> <p>2. Name of applicant: Jackson Main Architecture</p> <p>3. Address and phone number of applicant and Contact person: 311 First Avenue South Seattle, WA 98104 Raymond Gamo</p> <p>4. Date checklist prepared: July 30, 2015, updated November 24, 2015, updated February 19, 2016</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>124,540 SF Final Prop. Lines after all dedication</u> <input checked="" type="checkbox"/></p> <p>ii. Number of dwelling units/ buildings to be constructed: <u>222</u></p> <p>iii. Square footage of dwelling units/ buildings being added: <u>285,295</u> <input checked="" type="checkbox"/></p> <p>iv. Square footage of pavement being added: <u>8,249 SF</u></p> <p>v. Use or Principal Activity: <u>Multi-Family Residential</u></p> <p>vi. Other information: _____</p>	

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<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>Proposed Start of Construction: April 1, 2016 Proposed Completion of Construction: October 1, 2017 Construction Sequence: Step 1: Parking Garage, Step 2: N Residential Living, Step 3: SW Residential Living, Step 4: SE Residential Living</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 Report, The Riley Group, dated 07-31-2015, see attached. Tree Inventory and Assessment, Tree Solutions Inc, dated 07-24-2015, see attached. Tree Preservation Plan, Tree Solutions Inc, dated 07-31-2015, see attached. Stormwater Management Design Report, DCI Engineers dated 07-27-2015 see attached. Traffic Study, TSI dated 07-27-2015 see attached. Site Access Options; Traffic</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>ROW Vacation: Easement to City of Redmond for future utility connections to MDD2 Zones.</p> <p>New ROW access-180th NE to NE 65th St.</p>	

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<p>B. ENVIRONMENTAL ELEMENTS</p> <p>1. Earth</p> <p>a. General description of the site (check one)</p> <p><input checked="" 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>Sloped 10 feet from east to west.</p> <p>b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.</p> <p>The site has a gentle downward slope from east to west. The steepest slope on-site is approximately 15%.</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>The site is underlain by loose to medium dense sand with silt and gravel. An organic layer occurs at 3-5 feet underlying the silty sand fill in the southwest corner of the site.</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>e. Describe the purpose, type, location and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>As part of the development, the site will be regraded. The current grade slopes from high points of approximately 50 feet in elevation along the eastern boundary of the property to 37 feet in elevation along the western boundary. Building finished floor elevation is to be at approximately 48 feet. To achieve this, much of the earth on the eastern boundary of the property will be pushed west to create a level building plane for the slab on grade foundation.</p> <p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Yes, but intend to implement an erosion and sediments control plan during construction. The impacts on erosion-prone areas will be reduced by following Best Management Practices and re-establishment of vegetation and landscaping. Once construction is complete, minimal erosion is anticipated.</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 proposed lot coverage is 60,027 SF or 50% of the total lot area of 123,511 SF.</p> <p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>See TESC plans per DCI Engineers, Permit Submittal drawings.</p>	

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<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project? Yes.</p> <p>2. Air</p> <p>a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) during construction and when the project is completed: If any, generally describe and give approximate quantities if known. Engine exhaust from construction related vehicles during construction. Weekly and monthly maintenance vehicle exhaust. Dust from vegetation removal, excavation and demolition of existing structures.</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: Dump trucks to be hosed off prior to leaving construction site. Dust from existing building demolition to be controlled with water.</p> <p>3. Water</p> <p>a. Surface</p> <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe type, location and provide names. If appropriate, state what stream or river it flows into. Provide a sketch if not shown on site plans.</p>	

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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>None anticipated.</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, note location on the site plan.</p> <p>A small portion of the southernmost portion of the site is within the 100-year flood zone.</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>Collected surface water runoff from the pollution generating impervious surfaces will drain to a water quality treatment canister filter. After the collected surface water has been treated via the canister filters, the surface water drains to infiltration facilities as designed by Civil.</p> <p>7. Is your property located within the Bear/ Evans Creek Watershed (see attached map)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If yes, answer questions 8 & 9; if No, go to the next section.</p> <p>8. Provide details on how your propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <p>No response because property is not located in the Bear/Evans Creek Watershed.</p> <p>9. Does your project propose an increase in fecal coliform levels In surface water? If so, describe impacts.</p> <p>No response because property is not located in the Bear/Evans Creek Watershed.</p>	

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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>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>No proposed septic systems on-site.</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>Multiple infiltration facilities are proposed on-site and will connect to an overflow pipe that will be routed around the site. The overflow pipe will discharge to an existing manhole along the west property line.</p> <p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>Construction Stormwater Pollution Prevention: The site construction plans will include TESC provisions with notes and details. A Construction Stormwater Pollution Prevention Plan (CSWPPP) has also been prepared.</p>	

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<p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>Multiple infiltration facilities are proposed on-site. An overflow pipe will be routed around the site, connecting to each infiltration facility. Any overflows from the infiltration facility will drain to the overflow pipe and be discharged to an existing manhole along the west property line of the site. Landscaping and pervious paved surfaces to absorb excess water run-off from impervious surfaces.</p> <p>4. Plants</p> <p>a. Check and select types of vegetation found on the site:</p> <p><input checked="" type="checkbox"/> Deciduous Tree: <input type="checkbox"/> Alder <input checked="" type="checkbox"/> Maple <input type="checkbox"/> Aspen <input checked="" type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> Evergreen Tree: <input checked="" type="checkbox"/> Cedar <input checked="" 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 type="checkbox"/> Other types of vegetation (please list)</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>Vegetation in area of proposed construction will be removed. Replanting will be done on site and within the boundaries of Marymoor Park per verbal agreement with King County Parks Department.</p> <p>A tree preservation plan has been prepared.</p>	

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

Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)
Landmark (>30" dbh*)	12	3	9	30
Significant (6" – 30" dbh*)	18	7	11	37
Percentage (%)	100	33	67	67

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

* DBH – Diameter at breast height

- d. List threatened or endangered species known to be on or near the site.
- None.

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

Site landscaping will be designed by a licensed professional and will include native species and drought tolerant plants. Tree preservation plan provided by the landscape architect, Weisman Design Group, see attached.

Developer has submitted an exception request letter to the City for removal of some Landmark and significant trees proposed to be removed beyond 35% minimum. Planting of replacement trees to meet City of Redmond requirements for quantity and standards.

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<p>5. Animals</p> <p>a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site</p> <p><input 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 checked="" type="checkbox"/> Mammals: <input checked="" 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.</p> <p>c. Is the site part of a migration route: <input type="checkbox"/> Yes <input type="checkbox"/> No If so, explain?</p> <p>Do not know at this time.</p> <p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>None.</p> <p>6. Energy and Natural Resources</p> <p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs: Describe whether it will be used for heating, manufacturing, etc.</p> <p>Electric for all energy requirements.</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>No known current solar energy collection on adjacent properties.</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>Residential units are designed to maximize natural daylight. Increased daylight will decrease need for electric lighting.</p> <p>7 Environmental Health</p> <p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of 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.</p> <p>2. Proposed measures to reduce or control environmental health hazards, if any:</p> <p>N/A</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>Traffic and emergency vehicle noise on E. Lake Sammamish Parkway and Highway 202. Noise level measurements taken by SSA Acoustics indicate that noise levels at face of proposed buildings will not exceed HUD guideline standards.</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 noise: Construction related noise between the hours of 8 am and 4pm.</p> <p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>None.</p> <p>c. Describe the potential use of the following:</p> <ol style="list-style-type: none"> 1. <input type="checkbox"/> Flammable liquids 2. <input type="checkbox"/> Combustible liquids 3. <input type="checkbox"/> Flammable gases 4. <input type="checkbox"/> Combustible or flammable fibers 5. <input type="checkbox"/> Flammable solids 6. <input type="checkbox"/> Unstable materials 7. <input type="checkbox"/> Corrosives 8. <input type="checkbox"/> Oxidizing materials 9. <input type="checkbox"/> Organic peroxides 10. <input type="checkbox"/> Nitromethane 11. <input type="checkbox"/> Ammonium nitrate 12. <input type="checkbox"/> Highly toxic material 	

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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>8. Land and Shoreline Use</p> <p>a. What is the current use of the site and adjacent properties?</p> <p>This site: two single-family residences on the on the north and south parcels. Adjacent property to south: Marymoor Self Storage Adjacent property to west: Marymoor Regional Park and current industrial (proposed future MDD1 zone)</p> <p>b. Has the site been used for agriculture? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>c. Describe any structures on the site.</p> <p>Two single family residential structures and associated out buildings.</p>	

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<p>6</p> <p>k. Proposed measures to avoid or reduce displacement impacts, if any: None.</p> <p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The project is slated to take advantage of new performance zoning incentives under the proposed Marymoor Design District 3 (MDD3), including incentives to reach a 1.35 FAR by assigning 18% of the development for affordable housing with less than 55% impervious surfaces.</p> <p>m. What percentage of the building will be used for:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Warehousing <input type="checkbox"/> Manufacturing <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Service (specify) <input type="checkbox"/> Other (specify) <input checked="" type="checkbox"/> Residential <p>n. What is the proposed I.B.C. construction type? I-A for Parking Structure V-A for Residential Buildings</p> <p>o. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.) 85,952 SF Garage on 5 floors 199,343 SF Residential on 5 floors</p> <p>p. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions).</p>	

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<p>0</p> <p>9. Housing</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 222 middle-income units, including 18% for affordable housing.</p> <p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. 2, middle-income single family units</p> <p>c. Proposed measures to reduce or control housing impacts, if any: Payment of impact fees for schools, parks, fire and transportation.</p> <p>10. Aesthetics</p> <p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? 56' Concrete, glass curtain wall, insulated metal panel, and accent areas of wood siding.</p> <p>b. What views in the immediate vicinity would be altered or obstructed? View of Marymoor Park from E. Lake Sammamish Parkway will be reduced. The project will generate views of the area from the upper floors of residential units.</p>	

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<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>The development will include a large outdoor space in the southwest corner of the property, which will serve as a common recreational amenity space for residents. The building design will be of high quality. Proposed exterior materials will be varied to visually reduce scale and reinforce residential character.</p> <p>11. Light and Glare</p> <p>a. What type of light or glare will the proposal produce: What time of day or night would it mainly occur:</p> <p>The project will have exterior site lighting. Light will be directed at the walking surfaces, surface parking areas and building entries and will be shielded from adjacent properties.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views:</p> <p>No glare will be directed toward E. Lake Sammamish Parkway located on the northeast side of the project.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>Self Storage to the south, industrial buildings to the East. Street lighting along E. Lake Sammamish Parkway.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>Electric lighting for outdoor areas will be shielded from adjacent properties. Glazing of windows and storefront to be non-reflective.</p> <p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p>	

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<p>The site is adjacent to the King County Marymoor Regional Park . The East property line of the site is bordered by the East Lake Sammamish trail, a regional bicycle/walking trail.</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>No.</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 development will include a large outdoor space in the southwest corner of the property, which will serve as a common recreational amenity space for residents.</p> <p>13. Historic and Cultural Preservation</p> <p>a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.</p> <p>One existing structure-commonly referred to as the Anderson House (Historic Name: Campbell Mill Boarding House)was previously recommended for listing on the National Register of Historic Places. It has also been previously recommended for listing in the Redmond Heritage Resource Register. It is currently used as a SF residence by the present owner of parcel 013830-0195.</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>The City of Redmond is aware of the presence of soil types at and in the vicinity of the project site that may include prehistoric resources. Recent survey work by Cardno identified one pre-contact lithic scatter in four shovel probes within the project area. See attached Cultural Resources Survey, 11/10/15.</p> <p>c. Proposed measures to reduce or control impacts, if any:</p> <p>The City, c/o Paulette Norman, has expressed interest in relocating the Anderson House. The developer is amenable to this arrangement if the City will shoulder the cost and the move would not interfere with the project timeline. A Cultural Resources Survey has been performed. Local tribes to be notified and provided an opportunity to provide input and response.</p>	

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<p>14. Transportation</p> <p>a. Identify public streets and highways service the site, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>Site is adjacent to E. Lake Sammamish Parkway. There will be one curb-cut access point from this Right of Way with an easement over the East Lake Sammamish Trail. New right of way access (180th Ave. NE) to NE 65th St. proposed.</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>Bear Creek P&R is located half a mile away.</p> <p>c. How many parking spaces would the completed project have? How many would the project eliminate?</p> <p>258 new parking spaces; no parking eliminated.</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>A new road crossing through East Lake Sammamish Trail to connect East Lake Sammamish Parkway to the project site, as well as a new road connecting the west end of this new crossing and NE 65th Street to the north, will be constructed.</p> <p>e. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>450</u> If known, indicate when peak volumes would occur. <u>7</u> - <u>9</u> a.m. & - <u>4-6</u> p.m. How many of these trips occur in the a.m. peak hours? <u>77</u> How many of these trips occur in the p.m. peak hours? <u>96</u></p>	

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<p>f. Proposed measures to reduce or control transportation impacts, if any.</p> <p>Providing bicycle parking spaces on site. Payment of traffic impact fees based on number of proposed housing units.</p> <p>New 180th Ave. access with signalization.</p> <p>15. Public Services</p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No. If so, generally describe.</p> <p>Public services to accommodate new housing units.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>Payment of impact fees for schools, parks, fire and transportation.</p> <p>16. Utilities</p> <p>a. Select utilities currently available at the site:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Electricity <input type="checkbox"/> Natural gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Refuse service <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic System 	

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<p style="text-align: center;"><input type="checkbox"/> Other</p> <p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</p> <p>Electricity - Puget Sound Energy Domestic Water - City of Redmond Storm water - City of Redmond Sewer - City of Redmond</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: Raymond Gamo Digitally signed by Raymond Gamo
DN: cn=Raymond Gamo, o=Jackson Main Architecture,
ou, email=Raymond.Gamo@JacksonMain.com, c=US
Date: 2015.07.27 16:54:12 -0700

Date Submitted: 2-19-2016

Relationship of signer to project: Applicant

Vicinity Map

LAND-2015-01469, Marymoor Park Apartments

Parcels: 1318300195, 180 & 190

