



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

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

PROJECT INFORMATION

PROJECT NAME: Redmond Town Center Archer Hotel
by Lodgeworks

SEPA FILE NUMBER: SEPA-2016-00779

PROJECT DESCRIPTION:
SEPA for the 170 room Archer hotel at Redmond Town
Center

PROJECT LOCATION: 7210 164TH AVE NE

SITE ADDRESS: 7210 164TH AVE NE
REDMOND, WA 98052

APPLICANT: Evan Mann
Bob Mannon

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 05/18/2016.**

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 06/02/2016**, 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: May 4, 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

(Revised 5/27/15)

Purpose of the 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.

Planner Name: Sarah Vanags
Date of Review: 05/03/2016

To Be Completed By Applicant	Evaluation for Agency Use Only
<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>SV</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 Associated Earth Sciences on July 24, 2015; Wetland Reconnaissance Letter prepared by Leanne Kuhlman dated October 12, 2015. Traffic Assessment prepared by Transportation NW; Cultural Resources Report, Arborist Report</p>	<p>SV</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>An Administrative Modification was submitted to the City of Redmond for review and approval. The modification is to adjust the boundary of the approved Redmond Town Center Binding Site Plan.</p>	<p>SV</p>
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>Site Plan Entitlement Approval, SEPA Approval, Consolidated Civil Review, Building Permit.</p>	<p>SV</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.</p> <p>The proposed development consists of a single, 7-story hotel building with 160 rooms and associated access ways, landscaped areas, and 2 floors with 170 parking spaces. The project site is approximately 1 acre in size.</p>	<p>SV</p>

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<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 7210 164th Ave NE in Redmond, Washington, 98052 and is comprised of King County Tax Parcel 720241-0040. The site is located in the NW 1/4 of Section 12, Township 25N, Range 5 WM. The legal description is REDMOND TOWN CENTER - BSP.</p>	<p>SV</p>
<p>B. ENVIRONMENTAL ELEMENTS</p> <p>1. Earth</p> <p>a. General description of the site</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 type="checkbox"/> Other</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 is relatively flat with no substantial areas of elevation.</p>	<p>SV</p> <p>SV</p>

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<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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.</p> <p>Per the Geotechnical Report prepared by Associated Earth Sciences, the soils are mainly classified as fill soil that is loose to medium dense for a depth of 2 to 4 below the existing ground surface. Sediments directly below the surficial fill are Holocene alluvium and consist of a medium dense, sandy gravel interbedded with gravelly sand and minor quantities of silt.</p>	SV
<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 yes, 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>	SV
<p>e. Describe the purpose, type, total area, location and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.</p> <p>The purpose of proposed grading/filling will be to accommodate the hotel site and access drives. Final filling or grading quantities will be prepared as part of consolidated civil review prior to construction. Generally, every effort will be made to balance the site and reduce any cut or fill that is required.</p>	SV
<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 impact.</p>	SV
<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 final impervious surface area proposed will be determined during final engineering. However, it is estimated that the site will be ±95% covered with impervious surfaces.</p>	SV

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<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 TESC plan meeting City of Redmond standards. Typical measures, which may be employed, include the use of silt fences, straw bales, and temporary storm ponds.</p>	<p>SV</p>
<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. A conceptual grading plan has been prepared and submitted with this application. The site will be balanced as best as possible.</p>	<p>SV</p>
<p>2. Air</p>	
<p>a. What types of emissions to the air (i.e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) would result from the proposal during construction, operation, and maintenance 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.</p>	<p>SV</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 yes, generally describe.</p> <p>None are known.</p>	<p>SV</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>SV</p>

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<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, 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>No surface water bodies are present on or near the site. The nearest body of water is Bear Creek located approximately 300 feet to the south.</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.</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 If yes, give general description, purpose, and approximate quantities if known.</p> <p>None proposed.</p>	<p>SV</p> <p>SV</p> <p>SV</p> <p>SV</p>

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<p>5. Does the proposal lie within a 100-year floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, note location on the site plan. The site is not within a 100-year floodplain.</p>	<p>SV</p>
<p>6. Does the proposal involve any discharge of waste materials to surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe the type of waste and anticipated volume of discharge. No such discharge is proposed.</p>	<p>SV</p>
<p>7. Is your property located within the Bear/Evans Creek Watershed (see attached map)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, answer questions 8 & 9. If no, go to the next section.</p>	<p>SV</p>
<p>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months. Due to a high water table as found in the infiltration tests performed by AESI infiltration will not be feasible. Stormwater will be collected and conveyed to the regional storm pond for the Redmond Town Center. Additional information can be found in the Stormwater Report as prepared by ESM Consulting Engineers.</p>	<p>SV</p>
<p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts. No such increase is proposed.</p>	<p>SV</p>

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<p>b. Ground</p> <p>1. Will groundwater be withdrawn from a well for drinking water or other purpose? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? <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>SV</p> <p>SV</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 rooftop, and the proposed driveway improvements. Stormwater will be collected and routed through storm water quality treatment facilities and conveyed to a regional stormwater detention facility.</p>	<p>SV</p>

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<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>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>The proposal does not alter or affect the existing drainage patterns.</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p> <p>Please see the Preliminary Storm Drainage Report and Preliminary Utility Plan prepared by ESM Consulting Engineers.</p>	<p>SV</p> <p>SV</p> <p>SV</p>
<p>4. Plants</p> <p>a. Select types of vegetation found on the site:</p> <p>Deciduous Tree: Alder <input type="checkbox"/> Maple <input type="checkbox"/> Aspen <input type="checkbox"/> Other <input checked="" type="checkbox"/></p> <p>Evergreen Tree: Cedar <input type="checkbox"/> Fir <input type="checkbox"/> Pine <input type="checkbox"/> Other <input type="checkbox"/></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"/> Orchards, Vineyards, or Other Permanent Crops</p> <p>Wet soil plants: Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/></p> <p>Skunk Cabbage <input type="checkbox"/> Other <input type="checkbox"/></p> <p>Water plants: Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/></p> <p>Other <input type="checkbox"/></p>	

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<p>Other types of vegetation (please list)</p> <p>N/A</p> <p>b. What kind and amount of vegetation will be removed or altered? A majority of the site will be cleared of vegetation for the construction of the building pad. A Preliminary Tree Protection and Replacement Plan has been prepared by ESM Consulting Engineers to address this issue. Additionally an Arborist prepared a Tree Study to address the overall tree health on the site.</p> <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="248 932 1016 1367"> <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 (>30" dbh*)</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>33</td> <td>27</td> <td>9</td> <td>18</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>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	0	0	0	0	Significant (6" – 30" dbh*)	33	27	9	18	Percentage (%)					<p>SV</p> <p>SV</p> <p>SV</p> <p>SV</p>
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<p>e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p style="padding-left: 40px;">A landscape plan has been prepared. The majority of the proposed landscaping will be in planters and pots. There are several areas along the building that will have replacement trees planted.</p> <p>f. List all noxious weeds and invasive species known to be on or near the site.</p> <p style="padding-left: 40px;">None Known</p>	<p style="text-align: center;">SV</p> <p style="text-align: center;">SV</p>
<p>5. Animals</p> <p>a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.</p> <p>Birds: Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input type="checkbox"/> Songbirds <input checked="" type="checkbox"/> Other <input type="checkbox"/></p> <p>Mammals: Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/></p> <p>Fish: Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring <input type="checkbox"/> Shellfish <input type="checkbox"/> Other <input type="checkbox"/></p> <p>b. List any threatened or endangered species known to be on or near the site.</p> <p style="padding-left: 40px;">None Known</p> <p>c. Is the site part of a migration route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p> <p style="padding-left: 40px;">None Known</p>	<p style="text-align: center;">SV</p> <p style="text-align: center;">SV</p> <p style="text-align: center;">SV</p>

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<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p style="padding-left: 40px;">None proposed.</p>	<p>SV</p>
<p>e. List any invasive animal species known to be on or near the site.</p> <p style="padding-left: 40px;">None Known</p>	<p>SV</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 style="padding-left: 40px;">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>
<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 yes, generally describe.</p> <p style="padding-left: 40px;">N/A</p>	<p>SV</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 style="padding-left: 40px;">The hotel 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>

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<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 yes, describe.</p> <p style="padding-left: 40px;">There are no known health hazards.</p> <p>1. Describe any known or possible contamination at the site from present or past practices.</p> <p style="padding-left: 40px;">None known.</p> <p>2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.</p> <p style="padding-left: 40px;">None known.</p> <p>3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. (for example: flammable liquids, combustible liquids, flammable gases, combustible or flammable fibers, flammable solids, unstable materials, corrosives, oxidizing materials, organic peroxides, nitromethane, ammonium nitrate, highly toxic material, poisonous gas, smokeless powder, black sporting powder, ammunition, explosives, cryogenics, medical gas, radioactive material, biological material or high piled storage (over 12' in most cases).</p> <p style="padding-left: 40px;">There are chemicals such as chlorine that will be stored at the site for the use in the proposed swimming pool.</p>	<p style="text-align: center;">SV</p> <p style="text-align: center;">SV</p> <p style="text-align: center;">SV</p> <p style="text-align: center;">SV</p>

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<p>4. Describe special emergency services that might be required.</p> <p>None anticipated.</p>	<p>SV</p>
<p>5. 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>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 Bear Creek Pkwy and surrounding Towncenter activity. 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 with a hotel.</p>	<p>SV</p> <p>SV</p>

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<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.</p>	<p>SV</p>
<p>8. Land and Shoreline Use</p>	
<p>a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.</p> <p>The site is currently being used as a Claim Jumpers restaurant.</p>	<p>SV</p>
<p>b. Has the site been used as working farmlands or working forest lands? Is so, describe. How much agricultural or forest land of long term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?</p> <p>No.</p>	<p>SV</p>
<p>1). Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?</p> <p>N/A</p>	<p>SV</p>

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<p>c. Describe any structures on site.</p> <p>At the present time there is a single structure and adjacent parking lot located on the site.</p>	SV
<p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, what?</p> <p>The existing structures on site will be demolished as part of this proposal.</p>	SV
<p>e. What is the current zoning classification of the site?</p> <p>TWNC</p>	SV
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Town Center</p>	SV
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>N/A</p>	SV
<p>h. Has any part of the site been classified as a critical area by the city or county? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, specify. (If unsure, check with City)</p>	SV

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<p>i. Approximately how many people would reside or work in the completed project?</p> <p>It is anticipated that ±35 people will work at the hotel and guest counts will be variable.</p>	<p>SV</p>
<p>j. Approximately how many people would the completed project displace?</p> <p>No displacements are expected.</p>	<p>SV</p>
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>None proposed.</p>	<p>SV</p>
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>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.</p>	<p>SV</p>
<p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:</p> <p>N/A</p>	<p>SV</p>
<p>n. What percentage of the building will be used for:</p> <p>Warehousing <u> N/A </u></p> <p>Manufacturing <u> N/A </u></p> <p>Office <u> N/A </u></p> <p>Retail <u> N/A </u></p>	

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<p>Service (specify) <u>100% Lodging/Hotel</u></p> <p>Other (specify) <u>N/A</u></p> <p>Residential <u>N/A</u></p>	<p>SV</p>
<p>0. What is the proposed I.B.C. construction type?</p> <p>Type V</p>	<p>SV</p>
<p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?</p> <p>192,654 SF</p>	<p>SV</p>
<p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)?</p> <p>Not applicable.</p>	<p>SV</p>
<p>9. Housing</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>N/A</p>	<p>SV</p>

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<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>None.</p>	<p>SV</p>
<p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>N/A</p>	<p>SV</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?</p> <p>7 stories - building approximately 75' feet high.</p>	<p>SV</p>
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>Towncenter views may be altered slightly.</p>	<p>SV</p>
<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>Full review the by the DRB and coordination with the city to meet design standards.</p>	<p>SV</p>

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<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 style="padding-left: 40px;">Light and glare produced from this project will be typical of development in an urban environment. Light and glare from the site would primarily consist of street lighting, security lighting, 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 style="padding-left: 40px;">No</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p style="padding-left: 40px;">None.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p style="padding-left: 40px;">Generally the site will employ downward facing and direction lighting to avoid light pollution to other parcels.</p>	<p style="text-align: center;">SV</p> <p style="text-align: center;">SV</p> <p style="text-align: center;">SV</p> <p style="text-align: center;">SV</p>
<p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p style="padding-left: 40px;">The project is located directly across Bear Creek Pkwy from Redmond Town Center Open Space and the Bear Creek Trail.</p>	<p style="text-align: center;">SV</p>

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<p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, 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 style="padding-left: 40px;">N/A</p>	<p style="text-align: center;">SV</p> <p style="text-align: center;">SV</p>
<p>13. Historic and Cultural Preservation</p> <p>a. Are there any buildings structures or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, generally describe.</p> <p style="padding-left: 40px;">No such places or objects exist on or near the site.</p>	<p style="text-align: center;">SV</p>

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<p>b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.</p> <p>Please refer to the Cultural Resources Report prepared by Robert Kopperl of Willamette Cultural Resources Associates.</p>	<p>SV</p>
<p>c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the Department of Archaeological and Historic Preservation, archaeological surveys, historic maps, GIS data, etc.</p> <p>The methods used to assess the potential impacts included GIS data analysis, WISAARD GIS data review, and confirmation with the Washington State Department of Archaeology and Historic Preservation.</p>	<p>SV</p>
<p>d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.</p> <p>If any such historic or cultural evidence is encountered during construction or installation of improvements, work will be halted in the area and a state-approved archaeologist/historian will be engaged to investigate, evaluate and/or move or curate such resources, as appropriate.</p>	<p>SV</p>

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<p>14. Transportation</p> <p>a. Identify public streets and highways serving the site, or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p style="padding-left: 40px;">The proposed project is located to the North of Bear Creek Pkwy, South of NE 72nd Way, East of 164th Ave NE, and West of 166th Ave NE.</p> <p>b. Is the site currently or affected geographic area currently served by public transit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe. If not, what is the approximate distance to the nearest transit stop?</p> <p style="padding-left: 40px;">Redmond Town Center has public transportation routes that service the area and routes to and from the Town Center.</p> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <p style="padding-left: 40px;">The project will include a two story parking garage located on floors 2 and 3 of the proposed facility. The garage will have 170 parking spaces available. Approximately 47 parking stalls will be removed as part of the demolition of the restaurant.</p> <p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or transportation facilities not including driveways? If so, generally describe (indicate whether public or private).</p> <p style="padding-left: 40px;">There are not improvements proposed to City of Redmond rights of way. Some reconfiguration of drive aisles and sidewalks will occur as part of the project. Two reconstructed ADA ramps at the NE and NW corners at 164th Ave/Bear Creek Parkway will be provided.</p>	<p style="text-align: center;">SV</p> <p style="text-align: center;">SV</p> <p style="text-align: center;">SV</p> <p style="text-align: center;">SV</p>

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<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>N/A</p>	<p>SV</p>
<p>f. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>556</u> If known, indicate when peak volumes would occur: <u>7</u> - <u>9</u> a.m. and <u>4</u> - <u>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>82</u> What percentage of the volume would be trucks (such as commercial and non-passenger vehicles)? <u>±5-7%</u> What data or transportation models were used to make these estimates?</p> <p>The site will generate a total of approximately 1,111ADT which is an overall decrease in ADT from the existing Claim Jumpers restaurant. The peak volumes will occur during the evening hours. This trip volume accounts for employee and guest trips. The ITE Trip Generation Manual 9th Edition was used to establish these volumes.</p>	<p>SV</p>
<p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.</p> <p>N/A</p>	<p>SV</p>
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>The applicant will pay all traffic impact fees as required by the City of Redmond at the time of building permit. No other measures are proposed.</p>	<p>SV</p>

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<p>15. Public Services</p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe.</p> <p style="padding-left: 40px;">The proposal may result in an increased need for public services to include fire protection and police protection. The additional need would be commensurate with the addition of 160 hotel rooms.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p style="padding-left: 40px;">This increase in demand will be offset by fees, levies, and taxes required to be paid by the applicant as part of this development of the hotel.</p>	<p style="text-align: center;">SV</p> <p style="text-align: center;">SV</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 checked="" 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 <input type="checkbox"/> Other 	<p style="text-align: center;">SV</p>

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<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>Sewer: City of Redmond Water: City of Redmond Power: Puget Sound Energy Gas: Puget Sound Energy</p>	<p>SV</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: Evan C. Mann Digitally signed by Evan C. Mann
DN: cn=Evan C. Mann, o=ESM Consulting Engineers, LLC, ou, email=evan.mann@esmcivil.com, c=US
Date: 2015.10.12 16:01:25 -07'00'

Name of Signee: Evan Mann

Position and Agency/Organization: Senior Planner
ESM Consulting Engineers

Project Planner

Relationship of Signer to Project: _____

Date Submitted: 10/13/2015

VICINITY MAP

Archer Hotel, LAND-2015-01974

Parcel Number: 7202410040

