

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

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

PROJECT INFORMATION

PROJECT NAME: Alexan Central Park Apartments

SEPA FILE NUMBER: SEPA-2016-01227

PROJECT DESCRIPTION:

The proposed development of the 1.12 acre site consists of construction of an 8 story building with 1 level of retail and live/work tenants, 7 levels of residential apartments and with a centrally located 4-level parking garage. It will have a mix of studio, one- and two-bedroom apartment units. Total building square footage will be 243,357 SF. Structured parking for 200 cars, including 1 loading space.

Approx. 190 dwellings and 3,200 s.f. retail.
PROJECT LOCATION: 16160 NE 80th Street

SITE ADDRESS: 16160 NE 80TH ST
REDMOND, WA 98052

APPLICANT: Matthew Laase

LEAD AGENCY: City of Redmond

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

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

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

CITY CONTACT INFORMATION

PROJECT PLANNER NAME: Gary Lee

PHONE NUMBER: 425-556-2418

EMAIL: glee@redmond.gov

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 08/30/2016.**

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 09/14/2016**, 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: August 16, 2016

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

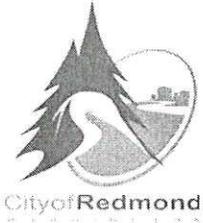
RESPONSIBLE OFFICIAL: Robert G. Odle
Planning Director

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

Date of Review

Gary Lee
8/9/16

To be completed by applicant	Evaluation for Agency Use only
<p>A. BACKGROUND</p> <p>1. Name of proposed project, if applicable: Alexan Central Park Apartments</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 Matthew Laase</p> <p>4. Date checklist prepared: January 19, 2016 (updated June 2, 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>1.12 acres parcel / 1.25 acres disturbed</u></p> <p>ii. Number of dwelling units/ buildings to be constructed: <u>193</u></p> <p>iii. Square footage of dwelling units/ buildings being added: <u>256,884</u></p> <p>iv. Square footage of pavement being added: <u>19,000</u></p> <p>v. Use or Principal Activity: <u>Multi-Family Residential</u></p> <p>vi. Other information: _____</p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

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<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>Proposed Start of Construction: October 1, 2016 Proposed Completion of Construction: October 1, 2017 No phasing anticipated.</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, dated January 6, 2016. Stormwater Report, dated January 2016 Traffic Study, dated January 12, 2016. Arborist Report, dated January 4, 2016 Critical Areas Report, dated January 15, 2016 Cultural Resources Report, dated April 4, 2016</p> <p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p>	<p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p>

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<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>City of Redmond Land Use Approval City of Redmond Demolition Permit Site Plan Entitlement Site Construction Permit City of Redmond Clearing & Grading Permit City of Redmond Multi-Family New Construction Building Permit</p> <p>12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)</p> <p>The proposed development for the 1.12 acre site consists of the construction of an 8 story building with 1 level of retail and live/work tenants, 7 levels of residential apartments and with a centrally located 4-level parking garage. It will have a mix of studio, one- and two-bedroom apartment units, averaging 500 SF, 650 SF and 850 SF, respectively. Total building square footage will be 256,884 SF. Structured parking for 191 cars, including 1 loading space.</p> <p>The development will include a large outdoor space at the southwest corner of the property, an outdoor courtyard at level 4 and a level 7 rooftop deck which will serve as common recreational amenity space for residents.</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>Project Address: 16160 NE 80th Street, Redmond, WA</p> <p>Parcel numbers: #0225059179 #0225059103</p>	<p>OK</p> <p>Approx. 193 Residential units. OK [Signature]</p> <p>OK</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>Excavation for floor slab and foundation construction, approx. 2000 CY cut. Fine grading for street construction. Onsite soils expected to be reused for minor fill as needed, if unsuitable for reuse then soil import from an offsite commercial pit.</p> <p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Erosion potential is low. Temporary erosion and sediment control best management practices will be installed and maintained for the duration of construction activities to minimize erosion and prevent discharge of sediment-laden stormwater. Erosion impact to neighboring properties is not 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>Approximately 90%</p> <p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>Limit slope cuts per geotechnical report recommendations. Excavation shall follow best management practices.</p>	<p>dk</p> <p>dk</p> <p>dk</p> <p>dk</p> <p>dk</p>

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<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project? Yes, approx 2000 CY cut expected.</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>	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

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<p>N/A</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>ok</p>
<p>N/A</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>ok</p>
<p>N/A</p>	
<p>4. Will the proposal require surface water withdrawals or diversions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p>	<p>ok</p>
<p>N/A</p>	
<p>5. Does the proposal lie within a 100-year floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, note location on the site plan.</p>	<p>ok</p>
<p>N/A</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>N/A</p>	<p>ok</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>ok</p>
<p>8. Provide details on how your propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <p>N/A</p>	<p>ok</p>
<p>9. Does your project propose an increase in fecal coliform levels In surface water? If so, describe impacts.</p> <p>N/A</p>	<p>ok</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>Infiltration of clean roof runoff, paved pedestrian-only areas, and landscaping via gravel trench. No groundwater withdrawal anticipated.</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>N/A</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>Stormwater runoff from roof, pedestrian pavement, and landscape areas will be collected by drains and infiltrated by gravel trench. Emergency overflow connection will be to the City-owned storm main.</p> <p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>No, waste materials are not anticipated in areas where runoff will be collected for infiltration.</p>	<p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p>

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<p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>Provide infiltration, 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 type="checkbox"/> Fir <input checked="" type="checkbox"/> Pine <input type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input checked="" type="checkbox"/> Grass</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or Grain</p> <p><input type="checkbox"/> Wet soil plants: <input type="checkbox"/> Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/> Skunk cabbage <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Water plants: <input type="checkbox"/> Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> Other types of vegetation (please list)</p> <p>Ornamental landscape.</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>All ornamental landscape, grass, evergreen and deciduous trees will be removed from the site and adjacent right-of-way.</p>	<p>ok</p> <p>ok</p> <p>ok</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*)				
Significant (6" – 30" dbh*)	14	14	0	0
Percentage (%)	0	100		0

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.

Not applicable

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

New installed landscape consisting of ornamental and native plant materials will enhance the site.

OK

OK

OK

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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 type="checkbox"/> Mammals: <input type="checkbox"/> Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Fish: <input type="checkbox"/> Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring</p> <p><input type="checkbox"/> Shellfish <input type="checkbox"/> Other</p> <p>b. List any threatened or endangered species known to be on or near the site</p> <p>Not applicable</p> <p>c. Is the site part of a migration route: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, explain?</p> <p>None known.</p> <p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>New installed landscape improvements will enhance urban wildlife.</p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</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 power and heating, natural gas for heating.</p>	<p>ok</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. Building insulation will be provided per the WA State Energy Code. Energy efficient appliances will be considered.</p>	<p>ok</p> <p>ok</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>	<p>ok</p> <p>ok</p> <p>ok</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 Redmond Way and 161st Ave NE.</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 7am and 7pm Mon-Fri, and 9am to 6pm Saturday.</p> <p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>Limit hours of construction to those noted in #2 above</p>	<p>ok</p> <p>ok</p> <p>ok</p>
<p>c. Describe the potential use of the following:</p> <p>1. <input type="checkbox"/> Flammable liquids</p> <p>2. <input type="checkbox"/> Combustible liquids</p> <p>3. <input type="checkbox"/> Flammable gases</p> <p>4. <input type="checkbox"/> Combustible or flammable fibers</p> <p>5. <input type="checkbox"/> Flammable solids</p> <p>6. <input type="checkbox"/> Unstable materials</p> <p>7. <input type="checkbox"/> Corrosives</p> <p>8. <input type="checkbox"/> Oxidizing materials</p> <p>9. <input type="checkbox"/> Organic peroxides</p> <p>10. <input type="checkbox"/> Nitromethane</p> <p>11. <input type="checkbox"/> Ammonium nitrate</p> <p>12. <input type="checkbox"/> Highly toxic material</p>	<p>ok</p> <p>None</p>

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<p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, what? Both existing buildings will be fully demolished.</p> <p>e. What is the current zoning classification of the site? TSQ - Town Square zone (Downtown District) Other _____</p> <p>f. What is the current comprehensive plan designation of the site? Downtown Mixed Use Other _____</p> <p>g. If applicable, what is the current shoreline master program designation of the site? Not Applicable Other _____</p> <p>h. Has any part of the site been classified as an "environmentally sensitive" area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, specify. (If unsure check with City) Seismic Hazard Zone and Wellhead Protection Zone 2</p> <p>i. Approximately how many people would reside or work in the completed project. Residents - 440 (193 residential units) Staff - approx. 6</p> <p>j. Approximately how many people would the completed project displace?</p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

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<p>None.</p> <p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>None.</p> <p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>Proposal is similar to nearby properties</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 checked="" type="checkbox"/> Office 0.5% <input checked="" type="checkbox"/> Retail 1.5% <input type="checkbox"/> Service (specify) <input checked="" type="checkbox"/> Other (specify) Parking - 28% <input checked="" type="checkbox"/> Residential 70% <p>n. What is the proposed I.B.C. construction type?</p> <p>I-A for Podium and Parking Structure III-A for Residential Buildings</p> <p>o. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)</p> <p>256,884 SF Garage, Retail, Residential & Live/Work on 8 floors</p> <p>p. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions).</p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

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0	ok
<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>189 middle-income units and 4 live-work units</p>	ok
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>0</p>	ok
<p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>None.</p>	ok
<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>84'-3" Brick, vinyl windows, storefront window wall, cement fiber panel, cement fiber lap siding, CMU and concrete.</p>	ok
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>View to the south of Central Park from building along 161st Ave NE will be reduced. The project will generate views of the area from the upper floors of residential units.</p>	ok

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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 an accessible public amenity space for the local community. The building will also include 2 upper level patios, one being a rooftop deck. The building design will be of high quality.</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, building entries and upper level patios 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 Redmond Way located on the south side of the project.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>Apartments to the north and east. Street lighting along Redmond way and 161st Ave NE.</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.</p> <p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>OK</p>

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<p>The new planned Redmond Downtown Park will be constructed across the street from the project. Walking and biking opportunities surround the site.</p> <p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <p>No existing recreation opportunities are impacted. Improvements in the public right-of-way will provide passive recreation opportunities.</p>	<p>ok</p> <p>ok</p> <p>ok</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>No</p> <p>b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.</p> <p>None</p> <p>c. Proposed measures to reduce or control impacts, if any:</p> <p>If archaeological artifacts or evidence is unearthed or exposed, the find shall be reported immediately to the City. The project shall be halted and a qualified archaeologist shall be called in the investigate and recommend preservation, further evaluation, excavation and appropriate mitigation or other appropriate treatment of the site following the procedures set forth in RZC 21.30.070.C.</p>	<p>ok</p> <p>ok</p> <p>ok</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>Street frontages on NE 81st Street, 161st Avenue NE, Redmond Way, and NE 80th Street. Vehicle access from NE 81st St and pedestrian access from all frontages.</p> <p>b. Is site currently served by public transit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If not, what is the approximate distance to the nearest transit stop.</p> <p>Redmond Transit Center is located within a mile to the northwest of the development site. Other nearby transit stops are located on Redmond Way to the west of 160th Avenue NE and on Cleveland Street near 161st Avenue NE</p> <p>c. How many parking spaces would the completed project have? How many would the project eliminate?</p> <p>191 new parking spaces; 59 spaces 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>Construction of NE 81st Street extension along project frontage. Street will be dedicated as public right of way. Frontage improvements in 161st Avenue NE, Redmond Way and NE 80th Street include sidewalks, landscaping and utility connections.</p> <p>e. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>170</u> If known, indicate when peak volumes would occur. <u>7-9</u> - <u> </u> a.m. & - <u>4-6</u> p.m. How many of these trips occur in the a.m. peak hours? <u>39</u> How many of these trips occur in the p.m. peak hours? <u>43</u></p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

To be completed by applicant	Evaluation for Agency Use only
<p>f. Proposed measures to reduce or control transportation impacts, if any.</p> <p>The applicant will pay traffic impact fees and complete required frontage improvements. Also, the site access is located on the least busy neighboring street to minimize impacts to the surrounding area. Lastly, the applicant will contribute to their fair share of traffic impacts as identified by the City.</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>Do not know at this time.</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 	<p>OK</p> <p>OK</p> <p>N/A</p> <p>OK</p>

To be completed by applicant	Evaluation for Agency Use only
<p><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>Utility services for domestic water, fire protection, storm drainage, sanitary sewer, power, gas, telecommunications.</p>	<p>OK</p>

C. SIGNATURE

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

Signature: Matthew Laase Digitally signed by Matthew Laase
DN: C=US, E=matt.laase@jacksonmain.com, O=Jackson |
Main Architecture, CN=Matthew Laase
Date: 2016.01.14 08:47:44-08'00'

Date Submitted: January 19, 2016 (updated June 2, 2016)

Relationship of signer to project: Applicant

VICINITY MAP

Alexan Central Park Apartments, LAND-2016-00100

Parcel Numbers: 0225059179, 0225059103

