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

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

PROJECT INFORMATION

PROJECT NAME: Rose Hill Subdivision

SEPA FILE NUMBER: SEPA-2016-01497

PROJECT DESCRIPTION:
SEPA for Rose Hill Plat (LAND-2016-00146) and (LAND-2016-00837)

PROJECT LOCATION: No address - Site is undeveloped

SITE ADDRESS: 0 No Address
KIRKLAND, WA 98033

APPLICANT: Erin McDonald

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: Benjamin Sticka
PHONE NUMBER: 425-556-2470
EMAIL: bsticka@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 09/22/2016.**

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 10/06/2016**, 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: September 8, 2016

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

RESPONSIBLE OFFICIAL: Robert G. Odle
Planning Director

SIGNATURE: Robert G. Odle

RESPONSIBLE OFFICIAL: Linda E. De Boldt
Public Works Director

SIGNATURE: Linda E. De Boldt

Address: 15670 NE 85th Street Redmond, WA 98052

CITY OF REDMOND

ENVIRONMENTAL CHECKLIST
PROJECT ACTION

(Revised 5/27/15)

Purpose of the Checklsit:

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: Ben Sticka

Date of Review: 8/23/16

To Be Completed By Applicant	Evaluation for Agency Use Only
A. BACKGROUND	
1. Name of proposed project, if applicable:	
Rose Hill Subdivision	BTS
2. Name of applicant:	
BMC Rose Hill, LLC. Attention: Barbara Rodgers	BTS
3. Address and phone number of applicant and contact person:	
150 120th Ave NE, Suite 200 Bellevue, WA 98005; 425-590-9921	BTS
4. Date checklist prepared:	
April 27, 2016 Revised August 22, 2016	BTS
5. Agency requesting checklist:	
City of Redmond	BTS
6. Give an accurate, brief description of the proposal's scope and nature:	BTS
i. Acreage of the site: 12.5 acres	
ii. Number of dwelling units/ buildings to be constructed: 29 units /28 bldg	BTS
iii. Square footage of dwelling units/ buildings being added: 2500 SF (average)	BTS
iv. Square footage of pavement being added: 75,000 SF	BTS
v. Use or principal activity: Single-family Residential	BTS
vi. Other information: -	BTS
7. Proposed timing or schedule (including phasing, if applicable):	
Construction is anticipated to begin March 2017, and be completed August 2018	BTS

To Be Completed By Applicant	Evaluation for Agency Use Only
8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? ☐ Yes ☑ No If yes, explain. There are currently no plans for future additions, expansions, or further activity on the site.	BTS
9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal. A Geotechnical Report was prepared on July 31, 2015, and updated April 18, 2016, and May 27, 2016. An Arborist Report was prepared in December 2015. A Critical Areas Report was prepared in January 2016, updated March 14, 2016.	BTS
10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? ☐ Yes ☑ No If yes, explain. There are no known pending governmental approvals or proposals affecting the property.	BTS
11. List any government approvals or permits that will be needed for your proposal, if known. Preliminary Plat, Final Plat, Coordinated Civil Review, Clearing and Grading Permits, NPDES Permit, Forest Practices Permit, Alteration of Geologic Hazard Areas, Permit, Building Permits for individual single-family homes, stormwater vault, and retaining walls over 4-ft	BTS
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. The Rose Hill Subdivision is a proposed 29-lot (29-unit), single family residential development on two parcels (totaling 12.5 acres). The proposed lots range from 4,049 to 6,160 square feet. Additionally, the subdivision will include open space, recreation space, stormwater facilities, utility infrastructure, and access roads. The site is currently undeveloped second-growth forest.	BTS

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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.	
The Rose Hill subdivision is located on the west side of the City of Redmond, in King County, Washington in the NE quarter of the NW quarter of Section 3, Township 25N, Range 5E. The site is located at the southeast corner of the intersection of NE 100th Street and138th Avenue NE. The site is accessed from 138th Street NE. The project site includes two parcels, identified by King County Tax Parcel No.'s: 0352059103 and 0352059071.	BTS
B. ENVIRONMENTAL ELEMENTS	
1. Earth	BTS
a. General description of the site ☐ Flat ☐ Rolling ☑ Hilly ☑ Steep slopes ☐ Mountainous ☐ Other	
b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.	
The north and east areas of the site are steeply sloping with some slopes in excess of 40%. The development area will be concentrated in the southwest portion of the site with existing slopes between 8-15%.	BTS

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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. According to the NRCS Soil Survey, the site consists of gravelly sandy loam. There are no known agricultural soils found on the site.	BTS
d. Are there surface indications or history of unstable soils in the immediate vicinity? [✓] Yes [ ] No If yes, describe. The site is a designated landslide hazard area.	BTS
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. Filling and grading will be required for road improvements, utility installation, stormwater improvements, and building site preparation. The preliminary earthwork quantities are 40,000 cubic yards of fill and 5,000 cubic yards of cut.	BTS
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Erosion could occur as a result of clearing and construction due to construction stormwater runoff.	BTS
g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 15% of the site will be covered with impervious surface upon completion of construction.	BTS

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h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.	
Best Management Practices for erosion control will be implemented on-site during construction to minimize erosion due to clearing or construction activities. This will include include flagging clearing limits, silt fence and perimeter protection, stabilized construction entrances, construction flow control, etc.	BTS
i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?	
Yes	BTS
2. Air	
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.	
Emissions from construction equipment will be likely during construction and demolition. Once construction is completed, increase in emissions will occur from the net increase in average daily vehicle trips.	BTS
b. Are there any off-site sources of emissions or odor that may affect your proposal? ☐ Yes ☑ No If yes, generally describe.	
No known off-site sources of emissions or odor have been found.	BTS
c. Proposed measures to reduce or control emissions or other impacts to air, if any.	
Construction vehicles will be maintained in good working order. All construction activities will comply with City of Redmond air quality requirements for construction.	BTS

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3. Water	
a. Surface	
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)? ☑ Yes ☐ 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.	
The Critical Areas Report identifies a single Class 3 wetland and a Class 4 stream in the northern portion of the site.	BTS
2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? ☑ Yes ☐ No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc.	
Development is located outside the required 150-foot wetland buffer and 25-foot stream buffer, but lot development will occur within 200-feet of the wetland. Buffer Averaging for the 150-foot wetland buffer will be utilized for an area of approximately 1,500 sf in order to accommodate a utility and access easement.	BTS
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.	
None	BTS
4. Will the proposal require surface water withdrawals or diversions? ☐ Yes ☑ No If yes, give general description, purpose, and approximate quantities if known.	
	BTS

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5. Does the proposal lie within a 100-year floodplain? ☐ Yes ☑ No If yes, note location on the site plan.	BTS
6. Does the proposal involve any discharge of waste materials to surface waters? ☐ Yes ☑ No If yes, describe the type of waste and anticipated volume of discharge.	
7. Is your property located within the Bear/Evans Creek Watershed (see attached map)? ☐ Yes ☑ No If yes, answer questions 8 & 9. If no, go to the next section.	
8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months. Infiltration is infeasible for the majority of the site due to steep slope and native soil constraints. Per the City of Redmond's request, a dispersion trench outfall for storm drainage will be located along the project's eastern boundary, dispersing runoff eastward towards previously constructed terraced dispersion landscaping.	
9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts. No	

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b. Ground	
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? ☐ Yes ☑ No Give general description, purpose, and approximate quantities if known.	BTS
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.	
The completed project will be served by the municipal public sewer system. No ground discharge of waste is proposed.	BTS
c. Water Runoff (including storm water):	
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.	
Stormwater runoff will occur from roofs, driveways, yards, and road improvements. Runoff will be collected and conveyed to a conventional detention and water quality treatment vault located east of the proposed lots. The stormwater vault will discharge to a municipal stormwater pipe near the northeast corner of the property.	BTS

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2. Could waste materials enter ground or surface waters? If so, generally describe. No waste material discharge to ground or surface waters is proposed or anticipated.	BTS
3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. The project will maintain existing drainage patterns in the vicinity of the site.	BTS
d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any. Stormwater detention will be provided in a detention vault. the vault will be sized using a continuous flow model consistent with current City of Redmond stormwater mitigation requirements at the time of project vesting.	BTS
4. Plants	
a. Select types of vegetation found on the site: Deciduous Tree: Alder ☑ Maple ☑ Aspen ☐ Other ☐ Evergreen Tree: Cedar ☑ Fir ☑ Pine ☐ Other ☐ ☑ Shrubs ☑ Grass ☐ Pasture ☐ Crop or Grain ☐ Orchards, Vineyards, or Other Permanent Crops Wet soil plants: Cattail ☐ Buttercup ☐ Bullrush ☐ Skunk Cabbage ☐ Other ☐ Water plants: Water lily ☐ Eelgrass ☐ Milfoil ☐ Other ☐	

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Other types of vegetation (please list) Vegetation is typical second growth forest of the Pacific Northwest.	BTS
b. What kind and amount of vegetation will be removed or altered? All existing vegetation will be removed along the property's west frontage for right-of-way improvements, and in an approximately 5-acre area in the southwest corner of the site. Existing vegetation will also be removed along a 40-foot utility and access easement, connecting the southwesterly subdivision to an existing road in the northeast corner of the site.	BTS
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*)	24	17	7	29.2%
Significant (6" – 30" dbh*)	967	363	604	62.5%
Percentage (%)	100%	38.3%	61.7%	

BTS

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. There are no known threatened or endangered species on or near the site.	BTS

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e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Street trees, park and open space, and individual lot landscaping will be provided typical of single-family residential development at the proposed density in this area.	BTS
f. List all noxious weeds and invasive species known to be on or near the site. There are limited areas of stinging nettles and blackberry bramble in the west and south areas of the site.	BTS
5. Animals	
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. Birds: Hawk ☑ Heron ☐ Eagle ☐ Songbirds ☑ Other ☐ Mammals: Deer ☑ Bear ☐ Elk ☐ Beaver ☐ Fish: Bass ☐ Salmon ☐ Trout ☐ Herring ☐ Shellfish ☐ Other ☐	BTS
b. List any threatened or endangered species known to be on or near the site. There are no known threatened or endangered known to be on or near the site.	BTS
c. Is the site part of a migration route? ☑ Yes ☐ No If yes, explain. The project site is located within the broad boundary of the Pacific Flyway, the major migrating corridor for birds in North America, west of the Continental Divide. However, the project itself is not a known congregation area for migratory birds.	BTS

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d. Proposed measures to preserve or enhance wildlife, if any: Approximately 7 acres of the site will be preserved as native open space. Plants adapted to the Pacific Northwest will be incorporated in the landscaping plan. Removed trees will be replaced consistent with City standards.	BTS
e. List any invasive animal species known to be on or near the site. There are no known invasive animal species known to be on or near the site.	BTS
6. Energy and Natural Resources	
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. The project will be served by electricity and natural gas to accommodate the proposed single-family residences. Each system will meet energy code requirements.	BTS
b. Would your project affect the potential use of solar energy by adjacent properties? ☐ Yes ☑ No If yes, generally describe.	BTS
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. The project is not anticipated to include energy conservation measures beyond those required in the City adopted building code.	BTS

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7. Environmental Health	
a. Are there any environmental health hazards, including exposure to toxic chemicals, risk or fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? ☐ Yes ☑ No If yes, describe.	BTS
1. Describe any known or possible contamination at the site from present or past practices.	
There are no known sources of contamination at the site.	BTS
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.	
There are no known hazardous chemicals/conditions that could affect development at the site.	BTS
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).	
Construction activities will include the handling and stockpile of constructible materials, fuel for construction equipment and vehicles will be maintained on site, and concrete and paving materials will be stored and used on-site.	BTS

To Be Completed By Applicant	Evaluation for Agency Use Only
4. Describe special emergency services that might be required.	
No special emergency services are anticipated to be required for the proposed project.	BTS
5. Proposed measures to reduce or control environmental health hazards, if any.	
Best management practices for construction material delivery, handling, containment, and storage will be implemented.	BTS
b. Noise	
1. What types of noise exist in the area which may affect your project (for example: traffic equipment, operation, other)?	
No known existing noise.	BTS
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.	
Noise levels will be increased in the short-term during construction activities. Long-term residential noise levels could marginally increase with the increased density of single family homes.	BTS

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3. Proposed measures to reduce or control noise impacts, if any. Noise levels during construction activities will comply with the requirements of the City of Redmond municipal code.	BTS
8. Land and Shoreline Use	
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. The site is currently undeveloped.	BTS
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? According to historic aerial photos, the site has not been used for agriculture or forest lands within the past 20 years.	BTS
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? The project will not affect or be affected by surrounding working farm or forest land.	BTS

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c. Describe any structures on site. There are no existing structures on site.	BTS
d. Will any structures be demolished? ☐ Yes ☑ No If yes, what?	BTS
e. What is the current zoning classification of the site? The property is zoned Single Family Residential R-1 in the northwest corner of the property and Residential Innovative Zoning (RIN) on the remaining project site.	BTS
f. What is the current comprehensive plan designation of the site? The current comprehensive plan designates the northwest portion of the site as Semi-Rural and the remainder of the site as Single-family Urban.	BTS
g. If applicable, what is the current shoreline master program designation of the site? Not applicable.	BTS
h. Has any part of the site been classified as a critical area by the city or county? ☑ Yes ☐ No If yes, specify. (If unsure, check with City) The project site is located within a designated Landslide Hazard Area per the City of Redmond Parcel Viewer.	BTS

To Be Completed By Applicant	Evaluation for Agency Use Only
i. Approximately how many people would reside or work in the completed project? The project will create approximately 27 single-family homes, and 1 duplex for 29 dwelling units total. The number of people per residence will be typical for households in the Redmond area.	BTS
j. Approximately how many people would the completed project displace? None.	BTS
k. Proposed measures to avoid or reduce displacement impacts, if any: None.	BTS
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The proposed project has been designed in accordance with the current zoning code and comprehensive plan.	BTS
m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: No measure are required to ensure the project is compatible with agricultural or forest lands.	BTS
n. What percentage of the building will be used for: Warehousing 0 Manufacturing 0 Office 0 Retail 0	

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Service (specify) 0 Other (specify) 0 Residential 100%	BTS
0. What is the proposed I.B.C. construction type? Home construction will be typically wood frame.	BTS
p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)? Single family residences will be 2,500 square feet on average.	BTS
q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)? No future expansion is planned or anticipated.	BTS
9. Housing a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. The project proposes 27 market rate detached, single-family homes, and 1, 2-unit, low income duplex building.	BTS

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b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None.	BTS
c. Proposed measures to reduce or control housing impacts, if any: Two, low-income housing units will be constructed.	BTS
10. Aesthetics	
a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior building material(s) proposed? Maximum height of structures on site will not exceed the maximum height allowed by the Redmond Zoning Code. The principal external building material proposed is wood.	BTS
b. What views in the immediate vicinity would be altered or obstructed? No views in the immediate vicinity are anticipated to be obstructed. Views may be altered by proposed clearing and grading.	BTS
c. Proposed measures to reduce or control aesthetic impacts, if any: Removed trees will be replaced as required by the City of Redmond Zoning Code.	BTS

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11. Light and Glare	
a. What type of light or glare will the proposal produce? What time of day or night would it mainly occur?	
Each single family residence will produce light and glare typical of a standard single family home.	BTS
b. Could light or glare from the finished project be a safety hazard or interfere with views?	
No safety hazards or view interference is anticipated.	BTS
c. What existing off-site sources of light or glare may affect your proposal?	
No off-site sources of light or glare will affect the proposal.	BTS
d. Proposed measures to reduce or control light and glare impacts, if any:	
No measures are proposed.	BTS
12. Recreation	
a. What designated and informal recreational opportunities are in the immediate vicinity?	
There are no designated recreational opportunities within the immediate vicinity of the site. Informal recreational opportunities include biking and walking along roadways. Marymoor Park and the Sammamish River Trail are located within 3 miles of the project site.	BTS

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b. Would the proposed project displace any existing recreational uses? ☐ Yes ☑ No If yes, describe.	BTS
c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: The project includes dedicated tracts for recreational use consistent with the Redmond Zoning Code.	BTS
13. Historic and Cultural Preservation	
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. According to the Washington Inventory System for Architectural and Archaeological Records Data (WISAARD), there are no identified buildings, structures or sites located on or near the project site that are over 45 years old.	BTS

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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. None known.	BTS
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. The Department for Architectural and Archeological Records interactive database, WIZAARD, was used to identify potential cultural and historic resources located on or near the project site.	BTS
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. None.	BTS

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14. Transportation	
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.	
The project site is served by NE 100th Street to the north and 138th Ave NE to the west. The project will create two access points from 138th Ave NE.	BTS
b. Is the site currently or affected geographic area currently served by public transit? ☐ Yes ☑ No If yes, generally describe. If not, what is the approximate distance to the nearest transit stop?	
The nearest Metro Transit bus stop is located within 1/2-mile of the project site along 132nd Ave Ne.	BTS
c. How many additional parking spaces would the completed project have? How many would the project eliminate?	
Minimum on-site and on-street parking for 29 lots will be provided in accordance with the Redmond Zoning Code.	BTS
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).	
The proposed project includes new local access roads from 138th Ave NE to serve the new lots, as well as widening and half-street improvements to 138th Ave NE along the property frontage. The roadway will be built in accordance with the Redmond Rustic Road standards.	BTS

To Be Completed By Applicant	Evaluation for Agency Use Only
e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No	BTS
f. How many weekday vehicular trips (one way) per day would be generated by the completed project? 138 If known, indicate when peak volumes would occur: 8:00 - 9:00 a.m. and 4:15 - 5:15 p.m. How many of these trips occur in the a.m. peak hours? 16 How many of these trips occur in the p.m. peak hours? 11 What percentage of the volume would be trucks (such as commercial and non-passenger vehicles)? <1% What data or transportation models were used to make these estimates? Institute of Transportation Engineers (ITE) in the Trip Generation Manual (9th Edition, 2012). Land Use Code No. 210 ('Single-Family Detached Housing').	BTS
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. No	BTS
h. Proposed measures to reduce or control transportation impacts, if any. Traffic impact fees will be assessed by the City of Redmond with individual building permit applications.	BTS

To Be Completed By Applicant	Evaluation for Agency Use Only
15. Public Services	
a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? ☑ Yes ☐ No If yes, generally describe. Since the project is increasing the number of residences, there could be an increase in demand for public services typical of single-family residences.	BTS
b. Proposed measures to reduce or control direct impacts on public services, if any. None.	BTS
16. Utilities	
a. Select utilities currently available at the site: ☑ Electricity ☑ Natural Gas ☑ Water ☑ Refuse Service ☑ Telephone ☑ Sanitary Sewer ☐ Septic System ☐ Other	BTS

To Be Completed By Applicant	Evaluation for Agency Use Only
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. Puget Sound Energy will provide electrical and natural gas service; Comcast and Frontier will provide telecommunication services; the City of Redmond will provide sanitary sewer, water, and storm drainage; and solid waste service will be provided by Waste Management.	BTS

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: Jeremy Febus

Digitally signed by Jeremy Febus
DN: C=US, E=jeremy.febus@kpff.com, O=KPFF, CN=Jeremy Febus
Location: Seattle
Reason: I am the author of this document
Contact Info: 2069260675
Date: 2016.08.22 14:50:22-07'00'

Name of Signee: Jeremy Febus

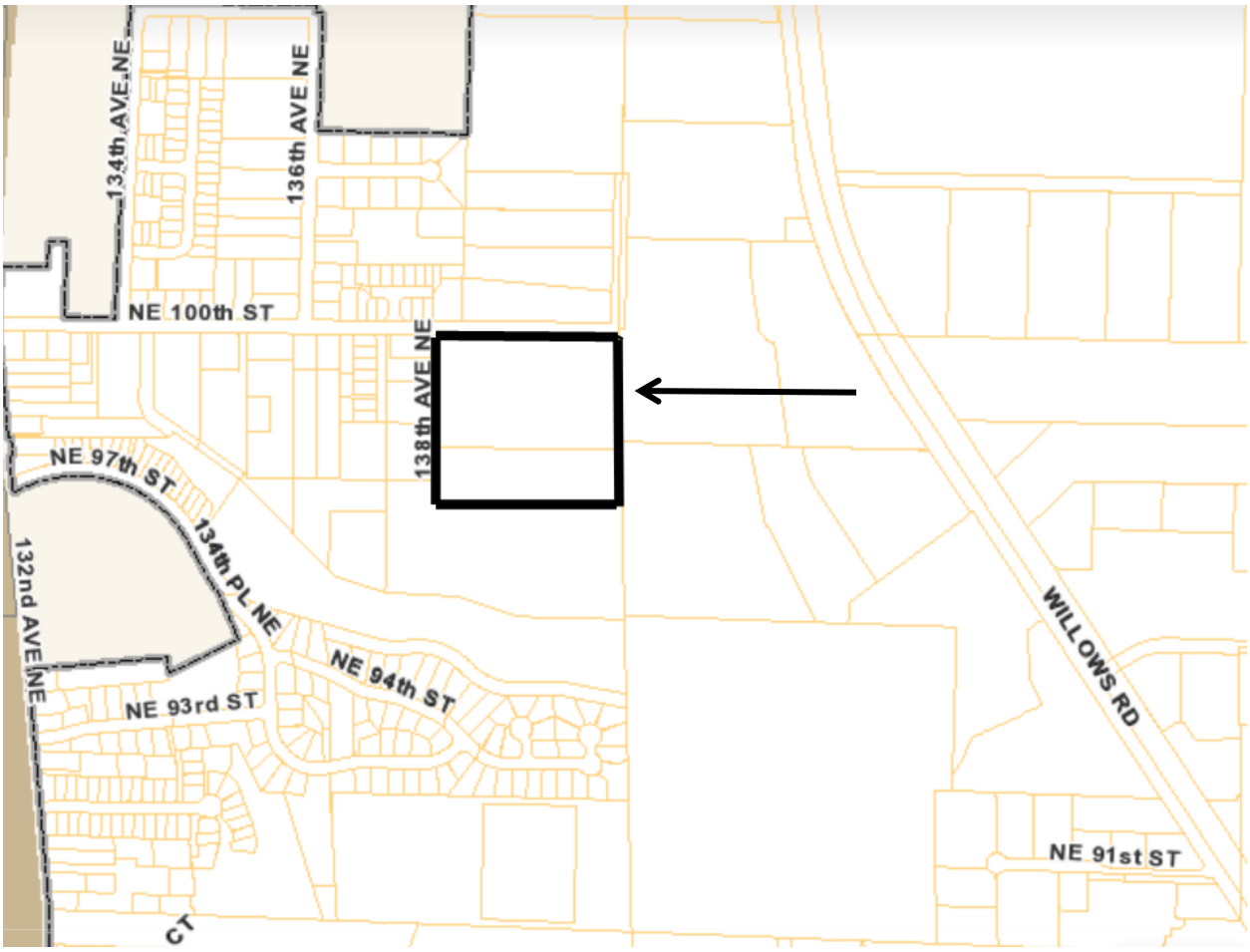
Position and Agency/Organization: Civil Engineer
KPFF

Civil Engineer

Relationship of Signer to Project:

Date Submitted:

Vicinity Map

LAND-2016-00146, Rose Hill Plat

Parcel Numbers: 0325059103
0325059071