

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

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

PROJECT INFORMATION

PROJECT NAME: Ravello

SEPA FILE NUMBER: SEPA-2015-02017

PROJECT DESCRIPTION:

(1) lot with (1) 6-story mixed use building containing 900 sf of Commercial space, 102 units of studio, 1 and 2 bedroom apartments, amenity space, a roof deck and green roof.

PROJECT LOCATION: Northwest corner of NE 80th Street & 162nd Ave. NE

SITE ADDRESS: 0 No Address
REDMOND, WA 98052

APPLICANT: Eric Evans

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.

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

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 .**

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 12/22/2015**, 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: December 8, 2015

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

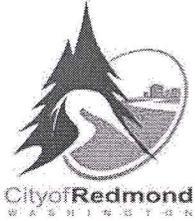
RESPONSIBLE OFFICIAL: Robert G. Odle
Planning Director

SIGNATURE: _____

RESPONSIBLE OFFICIAL: Linda E. De Boldt
Public Works Director

SIGNATURE: _____

Address: 15670 NE 85th Street Redmond, WA 98052



CITY OF REDMOND

ENVIRONMENTAL CHECKLIST

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

Gary Lee

Date of Review

11/17/15

To be completed by applicant	Evaluation for Agency Use only
<p>A. <u>BACKGROUND</u></p> <p>1. Name of proposed project, if applicable: Ravello Apartments</p> <p>2. Name of applicant: David Albers</p> <p>3. Address and phone number of applicant and Contact person: 911 Western AVE., Suite 200 Seattle WA. 98104 206-316-2703</p> <p>4. Date checklist prepared: 6/11/15</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>25,521 SQ FT .58 Acres</u></p> <p>ii Number of dwelling units/ buildings to be constructed: <u>102</u></p> <p>iii Square footage of dwelling units/ buildings being added: <u>139,427</u></p> <p>iv. Square footage of pavement being added: <u><5000</u></p> <p>v. Use or Principal Activity: <u>Multi-family Mixed Use Apartments</u></p> <p>vi. Other information: <u>900 SF Commercial Space</u></p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>CW: 2,595 Square Feet</p> <p>ok</p>

To be completed by applicant	Evaluation for Agency Use only
<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>Construction to begin in March of 2016 Finish in July 2017</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>No.</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>Tree Health Assessment, Critical Areas Report, Geotechnical Report, Stormwater Report, Tree Preservation Plan, Phase I Hazmat & Wellhead Protection Report.</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>None known.</p>	<p>ok</p> <p>ok</p> <p>Prepared: Level 2 Hydrogeologic Assessment, Temporary Dewatering Feasibility Study, and Geotechnical Addendum, Infiltration Recommendations dated October 21, 2015. A Temporary Dewatering Plan will be prepared. CW</p> <p>ok</p>

To be completed by applicant	Evaluation for Agency Use only
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>Land Use & building Permit, Various utility Permits (gas, elec, water, sewer, storm) various traffic permits.</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>Project is located on 25,521 SF (.58 acres) of land and will contain (1) 6 story 140,000 SF Mixed use building with 102 units of market rate apartments (studio, 1 and 2 bedrooms). Approximately 900 square feet of commercial space. Indoor and outdoor amenity spaces at level 1 and roof.</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>Proposal located at the corner of NE 80th Street and 162nd AVE. NE (Cedar Street) Redmond WA. 98052. Quarter SW Section 02 Township 25 Range 05 of King County</p>	<p>ok</p> <p>ok</p> <p>ok</p>

To be completed by applicant	Evaluation for Agency Use only
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B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (check one)

- Flat
- Rolling
- Hilly
- Steep slopes
- Mountainous
- Other

ok

b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.

Slope is less than 5%

ok

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Borings have shown mostly Silty and poorly graded sands. See soils report for more detailed information.

ok

To be completed by applicant	Evaluation for Agency Use only
<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>None known.</p> <p>e. Describe the purpose, type, location and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>No fill needed on site.</p> <p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Yes at shoring and excavation if proper and common construction practices are not followed during construction.</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>About 92% of the site will be covered with impervious surfaces. Currently the site is covered with 71% impervious surface.</p> <p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>Project will be in accordance with City of Redmond construction practices, including but not limited to the use of filter fabric fences, stabilized construction entrance and storm drain inlet protection.</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>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>Yes</p> <p>2. Air</p> <p>a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) during construction and when the project is completed: If any, generally describe and give approximate quantities if known.</p> <p>Construction machinery exhaust and dust during construction, automobile emissions from personal vehicles of the residence, and possible cooking odor if commercial space is occupied by a restaurant. Landscape equipment.</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>None known.</p> <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>None proposed.</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>

To be completed by applicant	Evaluation for Agency Use only
<p>None known.</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.</p> <p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material, if from on site.</p> <p>None.</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>No.</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>No.</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>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>No.</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>

To be completed by applicant	Evaluation for Agency Use only
<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>Temporary dewatering may take place during elevator pit construction</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>Storm water to be collected and discharged to the city storm system in NE 80th Street.</p> <p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>N/A</p>	<p>Temporary dewatering is anticipated for construction of the two levels of below grade parking and the elevator pit. A Temporary Dewatering Plan will be submitted to the City for approval</p> <p>CW</p> <p>ok</p> <p>ok</p> <p>ok</p>

To be completed by applicant	Evaluation for Agency Use only
<p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>N/A</p>	<p>ok</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 type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> Evergreen Tree: <input type="checkbox"/> Cedar <input checked="" type="checkbox"/> Fir <input type="checkbox"/> Pine <input type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input checked="" type="checkbox"/> Grass</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or Grain</p> <p><input type="checkbox"/> Wet soil plants: <input type="checkbox"/> Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/> Skunk cabbage <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Water plants: <input type="checkbox"/> Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Other types of vegetation (please list)</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>All existing trees, shrubs and grass will be removed during construction. See landscaping plan for new vegetation.</p>	<p>ok</p> <p>ok</p>

To be completed by applicant	See attached tree assessment	Evaluation for Agency Use only																				
<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="365 520 1149 957"> <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></td> <td></td> <td></td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>9</td> <td>9</td> <td>0</td> <td>0%</td> </tr> <tr> <td>Percentage (%)</td> <td></td> <td>100%</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>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	0				Significant (6" – 30" dbh*)	9	9	0	0%	Percentage (%)		100%				<p>ok</p>
Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)																		
Landmark (>30" dbh*)	0																					
Significant (6" – 30" dbh*)	9	9	0	0%																		
Percentage (%)		100%																				
<p>d. List threatened or endangered species known to be on or near the site.</p> <p>None Known</p>		<p>ok</p>																				
<p>e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>See Landscape Plan.</p>		<p>ok</p>																				

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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 checked="" type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> Mammals: <input type="checkbox"/> Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input checked="" type="checkbox"/> Other</p> <p><input type="checkbox"/> Fish: <input type="checkbox"/> Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring</p> <p><input type="checkbox"/> Shellfish <input type="checkbox"/> Other</p> <p>b. List any threatened or endangered species known to be on or near the site</p> <p>None known</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>None</p> <p>6. Energy and Natural Resources</p> <p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs: Describe whether it will be used for heating, manufacturing, etc.</p> <p>All electric power for hot water and heating for entire project. Electricity will be used for lighting and to run appliances for this project.</p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

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<p>b. Would your project affect the potential use of solar energy by adjacent properties? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, generally describe.</p> <p>Solar potential may be reduced for properties to the west if these properties remain low density development.</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>Insulation will meet the current WSEC. Energy efficient florescent or LED lighting will be used in all common areas.</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 or fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No. If so, describe.</p> <p>Only those minor risks associated with residential occupancies and small commercial occupancies.</p> <p>1. Describe special emergency services that might be required.</p> <p>Medical and security emergencies associated with residential occupancies and small commercial occupancies</p> <p>2. Proposed measures to reduce or control environmental health hazards, if any:</p> <p>Low VOC paints.</p>	<p>ok</p> <p>ok</p> <p>ok</p>

To be completed by applicant	Evaluation for Agency Use only
<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>Minor road noise from NE 80th Street, NE 81st Street and Redmond 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>During construction there will be machinery and tool noise. Long-term operational noise would be minimal.</p> <p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>None.</p> <p>c. Describe the potential use of the following:</p> <ol style="list-style-type: none"> 1. <input type="checkbox"/> Flammable liquids 2. <input type="checkbox"/> Combustible liquids 3. <input type="checkbox"/> Flammable gases 4. <input type="checkbox"/> Combustible or flammable fibers 5. <input type="checkbox"/> Flammable solids 6. <input type="checkbox"/> Unstable materials 7. <input type="checkbox"/> Corrosives 8. <input type="checkbox"/> Oxidizing materials 9. <input type="checkbox"/> Organic peroxides 10. <input type="checkbox"/> Nitromethane 11. <input type="checkbox"/> Ammonium nitrate 12. <input type="checkbox"/> Highly toxic material 	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

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<p>13. <input type="checkbox"/> Poisonous gas</p> <p>14. <input type="checkbox"/> Smokeless powder</p> <p>15. <input type="checkbox"/> Black sporting powder</p> <p>16. <input type="checkbox"/> Ammunition</p> <p>17. <input type="checkbox"/> Explosives</p> <p>18. <input type="checkbox"/> Cryogenics</p> <p>19. <input type="checkbox"/> Medical gas</p> <p>20. <input type="checkbox"/> Radioactive material</p> <p>21. <input type="checkbox"/> Biological material</p> <p>22. <input type="checkbox"/> High piled storage (over 12' in most cases)</p>	
<p>Project to contain/use typical cleaning products associated with residential and small commercial uses.</p>	<p>ok</p>
<p>8. Land and Shoreline Use</p>	
<p>a. What is the current use of the site and adjacent properties?</p>	
<p>Current site is an existing parking lot. The lot to the north across 81st street is a 6 story apartment complex. The site to the east across Cedar Street currently contains a book exchange but a 5 story apartment building will begin construction before this project. To the south is a bank across NE 80th street and to the west is a strip mall and parking lot.</p>	<p>ok</p>
<p>b. Has the site been used for agriculture? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p>	
<p>Unknown.</p>	<p>ok</p>
<p>c. Describe any structures on the site.</p>	
<p>Parking lot and chain link fencing.</p>	<p>ok</p>

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<p>d. Will any structures be demolished? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, what? Parking lot and fencing to be removed.</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) Site is located in Wellhead Protection Zone 2/Critical Area Recharge area.</p> <p>i. Approximately how many people would reside or work in the completed project. Approximately 110-140 would live and work onsite.</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>0</p> <p>k. Proposed measures to avoid or reduce displacement impacts, if any: None.</p> <p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Compliance with Redmond Land Use Codes and the Design Review Boards recommendations. See plans.</p> <p>m. What percentage of the building will be used for:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Warehousing <input type="checkbox"/> Manufacturing <input type="checkbox"/> Office <input checked="" type="checkbox"/> Retail <input type="checkbox"/> Service (specify) <input type="checkbox"/> Other (specify) <input checked="" type="checkbox"/> Residential <p>n. What is the proposed I.B.C. construction type? Type V over Type I</p> <p>o. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.) Approximately 110,00 sf of building space and 30,000 sf of parking (L1 and below grade).</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>CW: 900 Square Feet of Commercial (less than 1%) and the remainder is Residential</p> <p>ok</p> <p>ok</p>

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<p>0</p> <p>9. Housing</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 102 apartments, 10% of which will be available at 80% AMI per city code.</p> <p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. 0</p> <p>c. Proposed measures to reduce or control housing impacts, if any: None.</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? 77' (elevator overrun). The principal exterior building material will be fiber cement panels.</p> <p>b. What views in the immediate vicinity would be altered or obstructed? Some views to the downtown central park will be obstructed in the building to the north.</p>	<p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p> <p>ok</p>

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<p>c. Proposed measures to reduce or control aesthetic impacts, if any: The building design will be evaluated through the design review process. Building is not being built to full allowable height.</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: Typical mixed use with low level exterior safety lighting. Minimal commercial space lighting.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views: No.</p> <p>c. What existing off-site sources of light or glare may affect your proposal? None known.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any: Hooded exterior light fixtures.</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>There are 4 parks within a 4 block radius of the site. There are multiple gyms and yoga studios within 5 blocks.</p> <p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>No.</p> <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <p>None.</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>None.</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>None.</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>The site is bordered on the south by NE 80th ST. 80th intersects Redmond way (major thru way) to the west. NE 81st ST to the north currently dead ends at the project. The city plans to extend 81st to 161st ST to the west. Cedar ST to the east will be modified to a Woonerf by another developer.</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>There is a transit center 2 blocks north and bus stops 2 blocks to the east and west.</p> <p>c. How many parking spaces would the completed project have? How many would the project eliminate?</p> <p>The project will have 80 parking spaces, see parking study.</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>City of Redmond will require the deeding of land to continue extending NE 81st ST west. The project would continue sidewalk along north of project west to property boundary.</p> <p>e. How many weekday vehicular trips (one way) per day would be generated by the completed project? _____ If known, indicate when peak volumes would occur. _____ - _____ a.m. & - _____ p.m. How many of these trips occur in the a.m. peak hours? _____ How many of these trips occur in the p.m. peak hours? _____</p> <p>See attached transportation concurrency form.</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>See transportation plan.</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>General increase due to increased density for schools, fire, police and health care.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>A full sprinkler system will be installed for the garage, commercial, and residential spaces.</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>ok</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>Electricity and gas by PSE, Water, Sewer & stormwater by City of Redmond, Telephone by various providers, Garbage/recycling by Waste management NW, cable by various providers.</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: _____

Date Submitted: 6/12/15

Relationship of signer to project: _____

[Handwritten Signature]
AUTHORIZED SIGNATOR
RAVELLO APARTMENTS, LLC
OWNER



City of Redmond
Development Engineering

Approved
Approved with Corrections noted
Disapproved - Resubmit
Signature: Cindy Wellborn

Vicinity Map

LAND-2015-01097, Ravello Apartments

