

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

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

PROJECT INFORMATION

PROJECT NAME: Woodspring Suites Redmond

SEPA FILE NUMBER: SEPA-2015-02312

PROJECT DESCRIPTION:

SEPA for Woodspring Suite Hotel for SPE
LAND-2015-01068

PROJECT LOCATION: 7045 180TH AVE NE

SITE ADDRESS: 7045 180TH AVE NE
REDMOND, WA 98052

APPLICANT: Timothy Ho
Mike Nielson

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.

'**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 02/03/2016**, 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: January 20, 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

To be completed by applicant	Evaluation for Agency Use only
<p>A. BACKGROUND</p> <p>1. Name of proposed project, if applicable: WoodSpring Suites Redmond</p> <p>2. Name of applicant: West77 VP, LLC</p> <p>3. Address and phone number of applicant and Contact person: 10620 NE 9th Place Bellevue, WA 98004 Attn.: Mike Nielson</p> <p>4. Date checklist prepared: June 10, 2015</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>1.77</u></p> <p>ii. Number of dwelling units/ buildings to be constructed: <u>1</u></p> <p>iii. Square footage of dwelling units/ buildings being added: <u>15,171</u></p> <p>iv. Square footage of pavement being added: <u>37,080</u></p> <p>v. Use or Principal Activity: <u>Hotel</u></p> <p>vi. Other information: <u>none</u></p>	<p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p>

To be completed by applicant	Evaluation for Agency Use only
<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>Site development and building construction are scheduled for Winter 2015/2016. No project phasing is planned.</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>A critical area report was prepared by the project biologist. That report concluded that there were no wetlands or streams on or in the vicinity of the site. The site lies within a location designated by the City as a Critical Aquifer Recharge Area.</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>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</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>Site Plan Entitlement, Civil Construction, and Building Permits (City of Redmond); General Construction Storm Water Permit (Ecology);</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 project proposes to re-develop a relatively flat and mostly cleared and vacant 1.77-acre site in the General Commercial (GC) zone in the south eastern part of the City of Redmond with a new 3-story hotel. The proposed hotel will be an extended stay type facility where rooms are typically rented for one or more weeks.</p> <p>A surface parking lot will be constructed on site to accommodate the vehicles for the transient residents. The on site parking ratio will range between 0.75 to 1.0 stalls per room consistent with current Institute of Traffic Engineers (ITE) standards.</p> <p>Site development will also include grading, storm drainage, sanitary sewer, water, and other utility improvements to fully service the new hotel use.</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>The project site has a postal address of 7045 180th Avenue NE and is assessed as King County tax parcel number 122505-9216. It is located in the southeastern, mostly commercial/industrial area of the City of Redmond. It is more generally situated in a portion of the SE 1/4 of the NE 1/4 of Section 12, Township 25 North, Range 5 East, WM.</p>	<p>BTS</p> <p>BTS</p> <p>BTS</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>Filling and grading will occur on the site to bring it to the elevations necessary to support the proposed building, utilities, and pedestrian facilities. Approximately 2,080 cy of excavation and 1,120 cy of fill is anticipated based on preliminary design efforts. Any fill will be imported from a local commercial source. Any exported soil materials, be they suitable structural, topsoil, or unsuitable materials are expected to be exported to an offsite commercial pit.</p> <p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Localized erosion could occur during clearing and construction activities. Erosion is not likely with the completed project due to proposed landscaping, pavement, building coverage and associated permanent storm drainage controls.</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 74% of the site will be covered with impervious surfaces with the completed project. These surfaces will consist primarily of asphalt and concrete pavements along with building roof areas.</p> <p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>Temporary erosion control BMPs including, but not limited to, silt fence, inlet protection, interceptor swales, and sediment ponds or temporary tanks will be maintained during construction to limit potential erosion. Water trucks and/or street sweepers may be used to control dust during dry periods. Construction activities will be limited to construction hours allowed by current City of Redmond zoning rules and Development Standards.</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p>

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<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>The estimated earthwork (excavation and fill) exceeding 100 cubic yards will occur with the initial site development efforts and will be permanent to support the use/facilities of the project. No additional excavation or fill are anticipated following the completion of the proposed project infrastructure.</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>Typical vehicular emissions will result from transient traffic under developed site conditions. Temporary exhaust emissions will also occur along with some noise increase from heavy equipment during construction. Soil dust emissions may result from construction operations during dry weather conditions. Approximate quantities are not known.</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:</p> <p>Construction activities will be limited to established City of Redmond standard work hours to reduce or control emissions, noise, and other impacts to air. Water trucks or similar methods will be used to limit arrant dust from the site during construction.</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>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p>

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<p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc..</p> <p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material, if from on site.</p> <p>No fill or dredge material is proposed to be placed or removed from surface water or wetlands.</p> <p>4. Will the proposal require surface water withdrawals or diversions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>5. Does the proposal lie within a 100-year floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, note location on the site plan.</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</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>7. Is your property located within the Bear/ Evans Creek Watershed (see attached map)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No. If yes, answer questions 8 & 9; if No, go to the next section.</p> <p>8. Provide details on how your propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <p>The site soils have infiltrative capacity. Bioretention facilities integrated within the site landscape areas are planned for water quality treatment and initial discharge of collected surface storm water runoff. Overflows from these treatment facilities will be conveyed to below grade, open bottomed chambers that will infiltrate to the native soils. An overflow to the street drainage system at 180th Avenue NE is proposed for any flows that cannot be infiltrated.</p> <p>9. Does your project propose an increase in fecal coliform levels In surface water? If so, describe impacts.</p> <p>The project does not propose any increase in fecal coliform levels in surface water.</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</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>Surface water runoff from pervious and impervious areas will be treated to necessary water quality standards and then infiltrated onsite by bioretention and below-grade storage chamber facilities.</p> <p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>No waste materials are proposed to be discharged to the ground by the project.</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>Site runoff will sheet flow over mostly paved surfaces and will be directed to onsite bioretention facilities integrated into the improved landscape areas. Surface water runoff from pervious and impervious areas will be treated to current City water quality standards and then infiltrated onsite by bioretention and below-grade storage chamber facilities. Overflow from these systems will be conveyed by pipe to the existing street drainage system at 180th.</p> <p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>No waste materials will enter ground or surface waters as a result of the proposed project.</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p>

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<p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>The project proposes grading and storm drainage improvements consistent with current City of Redmond development standards. These measures are intended to mitigate any potential impacts to surface and ground water. No change in general storm drainage patterns is proposed.</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 type="checkbox"/> Maple <input type="checkbox"/> Aspen <input checked="" type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> Evergreen Tree: <input checked="" type="checkbox"/> Cedar <input checked="" type="checkbox"/> Fir <input type="checkbox"/> Pine <input checked="" 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 grasses interior to the site and located within the proposed development area will be removed. The number of trees within the centralized development area is limited. The majority of the significant trees on the site are located around the perimeter. Some of these are to be removed to accommodate site access and some of the parking and utilities infrastructure.</p>	<p>BTS</p> <p>BTS</p> <p>BTS</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*)	0	0	0	0
Significant (6" – 30" dbh*)	13	8	5	38%
Percentage (%)	100%	62%	38%	38%

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.

No threatened or endangered plant species or critical habitat is known to be on or near the site.

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

Site landscaping is proposed in accordance with City of Everett design of developed landscape areas will make use of native plants where practical.

BTS

BTS

BTS

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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>No threatened or endangered species are known to be on or near the site.</p> <p>c. Is the site part of a migration route: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, explain?</p> <p>The Puget Sound lowlands is located within the greater Pacific Flyway migratory bird route and, as such the site would be within this greater migratory route.</p> <p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>No measures to preserve or enhance wildlife are proposed or expected to be necessary.</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>The project will extend existing electrical power and communication distribution systems to serve the proposed hotel.</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</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>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>The project will be constructed to current City of Remdond and Washington State Energy Code standards. No additional energy conservation features are known to be proposed, but may be incorporated in the final building design.</p>	<p>BTS</p> <p>BTS</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>Local fuel spills are possible from equipment during construction activities for the project. No long-term environmental health hazards are known or expected to result from the project.</p> <p>1. Describe special emergency services that might be required.</p> <p>No special emergency services are required for the project proposal.</p> <p>2. Proposed measures to reduce or control environmental health hazards, if any:</p> <p>A Storm Water Pollution Prevention and Spill Control Plan (SWPPSCP) will be prepared with the final engineering permit and construction documents for the project as required by local and Department of Ecology standards. It will include responses to potential spills during construction.</p>	<p>BTS</p> <p>BTS</p> <p>BTS</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>Road/vehicle noise from 180th Avenue NE as well as from the commercial operations (i.e., Home Depot) exist in the area and will likely affect the built project.</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>Typical sounds and sound levels associated with individual passenger cars and occasional heavier trucks for deliveries will occur with the project. Temporary noise level increases will result from equipment during construction activities. Construction activities will be limited to established City of Redmond standards.</p> <p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>Construction activities will be limited to established City of Redmond standard work hours to reduce or control equipment emissions and noise.</p> <p>c. Describe the potential use of the following:</p> <ol style="list-style-type: none"> 1. <input checked="" type="checkbox"/> Flammable liquids 2. <input checked="" 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 checked="" 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>BTS</p> <p>BTS</p> <p>BTS</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>Toxic or flammable materials are limited to typical commercial cleaning and maintenance products to support hotel operations.</p> <p>8. Land and Shoreline Use</p> <p>a. What is the current use of the site and adjacent properties?</p> <p>Currently, the site is vacant and used for construction vehicle and materials storage.</p> <p>b. Has the site been used for agriculture? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>c. Describe any structures on the site.</p> <p>There are no permanent structures on the site.</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p>

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<p>d. Will any structures be demolished? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, what?</p> <p>e. What is the current zoning classification of the site? GC - General Commercial Other _____</p> <p>f. What is the current comprehensive plan designation of the site? General Commercial 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, specify. (If unsure check with City)</p> <p>i. Approximately how many people would reside or work in the completed project. No permanent residents will reside in the hotel. The completed hotel will contain 120 rooms aimed at serving extended-stay type customers. The number of working employees will vary depending on number of occupied rooms, but typically is expected to be 2 to 3 full-time employees.</p> <p>j. Approximately how many people would the completed project displace?</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p>

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<p>The project will not displace any residents.</p> <p>k. Proposed measures to avoid or reduce displacement impacts, if any: None required.</p> <p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: None required. The project proposal conforms to current zoning allowances and is consistent with the existing commercial uses surrounding the site.</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 0.4% <input type="checkbox"/> Retail <input checked="" type="checkbox"/> Service (specify) 99.6% (Includes rooms, gym, etc.) <input type="checkbox"/> Other (specify) <input type="checkbox"/> Residential <p>n. What is the proposed I.B.C. construction type? Type V-A (5A)</p> <p>o. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.) The hotel building contains 15,171 square feet of gross floor area.</p> <p>p. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions).</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p>

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<p>None.</p> <p>9. Housing</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>No permanent residential units would be constructed with this project. The project proposes to provide 120 hotel rooms intended for extended stay customers.</p> <p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>No existing residential units would be eliminated with the project.</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>No special measures are proposed or expected to be necessary to control housing impacts.</p> <p>10. Aesthetics</p> <p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</p> <p>The current hotel design provides for a maximum building height of 37'2". The principal exterior building materials are wood shake, Hardie lap and/or panel siding, asphalt shingle roofing, stone, and similar natural or composite siding/trim materials typical of Pacific Northwest construction.</p> <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>The site is currently vacant and used for storage of vehicles and construction materials. A moderate screen of mature, mostly evergreen trees exists at the perimeter of the site. Views from 180th and the surrounding commercial properties (and cemetery) will be changed to one of a 3-story hotel building, some reduction in the perimeter trees, and the addition of new site landscaping and parking.</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p>

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<p>c. Proposed measures to reduce or control aesthetic impacts, if any: The site and hotel building will be designed in general accordance with City of Redmond design standards.</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 exterior and interior light will be visible from the occupied onsite structures. The parking lots will also have lighting. This increased lighting would be most visible (i.e., most often occur) from dusk to early morning.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views: Light or glare from the finished project will not be a safety hazard or interfere with views.</p> <p>c. What existing off-site sources of light or glare may affect your proposal? No existing off-site sources of light or glare will affect the current project proposal.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any: Parking lot lighting will be equipped with shrouds to direct light emissions toward the ground. Building wall packs will also be shrouded to limit uplighting effects.</p> <p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p>

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<p>There are no designated or informal recreational opportunities in the immediate vicinity of the site. Marymoor Park is located less than a mile west of 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 measures are proposed or expected to be necessary to reduce or control impacts on recreation.</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>There are no known places or objects on or next to the site that are listed on or proposed for listing on national, state, or local preservation registers.</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>There are no known landmarks or observed evidence of historic, archaeological, scientific, or cultural importance on or next to the site. A private cemetery borders the north boundary of the site.</p> <p>c. Proposed measures to reduce or control impacts, if any:</p> <p>No special measures are proposed or expected to be required to reduce impacts to historic or cultural resources.</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p>

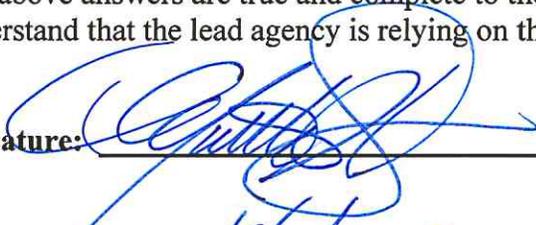
To be completed by applicant	Evaluation for Agency Use only
<p>14. Transportation</p> <p>a. Identify public streets and highways service the site, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>The site is fronted along its east boundary by 180th Avenue NE. Two commercial access driveways are proposed from this public roadway as shown on the enclosed site plan.</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>King County Metro bus stops currently operate at the intersections of NE 76th and 180th Avenue NE and NE 70th Street and 180th Avenue NE. Both of these are less than 1/4 mile from the site and accessible from public sidewalks.</p> <p>c. How many parking spaces would the completed project have? How many would the project eliminate?</p> <p>The project would provide at least 90 on-site parking stalls. No formal parking stalls would be eliminated by the project.</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>No new roads or streets are required for the project. Two new commercial driveway approaches will be incorporated at the existing 180th Avenue NE sidewalk to provide access to the site.</p> <p>e. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>294 ea. way</u> If known, indicate when peak volumes would occur. <u>7</u> - <u>9</u> a.m. & - <u>4 - 6</u> p.m. How many of these trips occur in the a.m. peak hours? <u>46</u> How many of these trips occur in the p.m. peak hours? <u>48</u></p>	<p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p>

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<p>f. Proposed measures to reduce or control transportation impacts, if any.</p> <p>No additional measures to reduce or control transportation impacts are proposed or expected to be necessary for the project.</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>Yes. The project would result in some increase in demand for public services. The addition of this commercial use and transient nature of the hotel will add short-term residents that will potentially require fire and police protection, emergency health services, and possibly transit.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>The project will pay applicable mitigation fees in accordance with City code and provide limited public infrastructure (e.g., utility extensions) to reduce or control direct any potential direct impacts on public services.</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>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p>

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<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>Natural Gas - Puget Sound Energy (extend service from 180th) Electricity – Puget Sound Energy (extend service from 180th) Water and Wastewater – City of Redmond (extend service from 180th) Communication/TV - Centurylink, Verizon/Frontier Comm., Comcast Solid Waste – Waste Management (onsite dumpster, service from 180th)</p>	<p>BTS</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: 4/10/2015 _____

Relationship of signer to project: Civil Engineer / Agent

VICINITY MAP

LAND-2015-01068, WoodSpring Suites Redmond

Parcel Number: 1225059216

