



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

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

PROJECT INFORMATION

PROJECT NAME: Bear Creek Mixed Use

SEPA FILE NUMBER: SEPA-2016-00557

PROJECT DESCRIPTION:
360 unit Mixed Use development.

PROJECT LOCATION: 15806 BEAR CREEK PKWY

SITE ADDRESS: 15806 BEAR CREEK PKWY
REDMOND, WA 98052

APPLICANT: Kent Smutny

LEAD AGENCY: City of Redmond

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

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

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

CITY CONTACT INFORMATION

PROJECT PLANNER NAME: Sarah Vanags

PHONE NUMBER: 425-556-2426

EMAIL: svanags@redmond.gov

IMPORTANT DATES

COMMENT PERIOD

Depending upon the proposal, a comment period may not be required. An "**X**" is placed next to the applicable comment period provision.

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

'X' This DNS is issued under WAC 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the Project Planner, via phone, fax (425)556-2400, email or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 05/09/2016.**

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 05/24/2016**, 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: April 24, 2016

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

RESPONSIBLE OFFICIAL: Robert G. Odle
Planning Director

SIGNATURE: _____

RESPONSIBLE OFFICIAL: Linda E. De Boldt
Public Works Director

SIGNATURE: _____

Address: 15670 NE 85th Street Redmond, WA 98052

CITY OF REDMOND

ENVIRONMENTAL CHECKLIST

PROJECT ACTION

(Revised 5/27/15)

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Redmond identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply" and indicate the reason why the question "does not apply". It is not adequate to submit responses such as "N/A" or "does not apply"; without providing a reason why the specific section does not relate or cause an impact. Complete answers to the questions now may avoid unnecessary delays later. If you need more space to write answers attach them and reference the question number.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. When you submit this checklist the City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Planner Name: Sarah Vanags
Date of Review: 04-18-2016

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p>	<p>SV</p>
<p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal. geotechnical report, hydro-geotechnical study, traffic report</p>	<p>SV</p>
<p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p>	<p>SV</p>
<p>11. List any government approvals or permits that will be needed for your proposal, if known. Demolition Permit, Boundary Line Adjustment, De-Watering Plan Approval, Site Plan Entitlement, Engineering and Building Permits</p>	<p>SV</p>
<p>12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. The proposed development is comprised of 5 levels of multi-family residential units built over one level of parking, commercial and amenity spaces at grade with 2 levels of below grade parking, to be constructed in separate phases. The proposed site is 75,575 sf (1.73 acres). The proposed building has 221,981 sf of residential and 183,635 sf of associated parking & amenity.</p>	<p>SV</p>

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<p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.</p> <p>15806 to 15904 Bear Creek Parkway</p> <p>Parcel Numbers: 9270700-010 -020 -025 -030 -035 Portions of -040 -045, 1125059026</p> <p>A portion of the NW 1/4 of the NE 1/4 of section 11 Township 25N, Range 5E, W.M., City of Redmond, King County, Washington.</p> <p>B. ENVIRONMENTAL ELEMENTS</p> <p>1. Earth</p> <p>a. General description of the site</p> <p><input checked="" type="checkbox"/> Flat</p> <p><input type="checkbox"/> Rolling</p> <p><input type="checkbox"/> Hilly</p> <p><input type="checkbox"/> Steep slopes</p> <p><input type="checkbox"/> Mountainous</p> <p><input type="checkbox"/> Other</p> <p>b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.</p> <p>lot slopes gradually from 34' on northwest corner to 45' on east corner across the site length, approximately 700', along Bear Creek Parkway. Approximate slope is 1.5%.</p>	<p>SV</p> <p>SV</p> <p>SV</p>

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<p>c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.</p> <p>Soils are comprised primarily of sand and gravel alluvial deposits.</p>	<p>SV</p>
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p>	<p>SV</p>
<p>e. Describe the purpose, type, total area, location and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.</p> <p>Approximately 47,535 cubic yards of excavation for below grade parking structure.</p>	<p>SV</p>
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Temporary erosion and sediment control (TESC) measures will be implemented. By implementing the TESC measure pursuant to city regulations the applicant will mitigate potential erosion effects during and after construction.</p>	<p>SV</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 89% of site to be impervious, 83% building surface, 6% sidewalk and vehicle access.</p>	<p>SV</p>

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<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>Proposal will meet City required clearing and grading regulations. TESC measures will be implemented during the construction of this project. Chemical treatment of turbid storm water may be used if deemed appropriate by developer</p> <p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>yes</p>	<p>SV</p> <p>SV</p>
<p>2. Air</p> <p>a. What types of emissions to the air (i.e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.</p> <p>During Construction: Dust and emissions from construction equipment and excavation activities. After Construction: Automobile emissions from residents and patrons of the building. The amount of emissions will be compatible with the established character of the neighborhood.</p> <p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe.</p> <p>A greenhouse gas emissions estimate data sheet will be submitted with the project application.</p> <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>Measures will include maintaining all power tools, equipment, and construction machinery in good working order.</p>	<p>SV</p> <p>SV</p> <p>SV</p>

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<p>3. Water</p> <p>a. Surface</p> <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, lakes, ponds, wetlands)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe type, location and provide names. If appropriate, state what stream or river it flows into. Provide a sketch if not shown on site plans.</p> <p>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.</p> <p>None</p> <p>4. Will the proposal require surface water withdrawals or diversions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give general description, purpose, and approximate quantities if known.</p>	<p>SV</p> <p>SV</p> <p>SV</p> <p>SV</p>

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<p>5. Does the proposal lie within a 100-year floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, note location on the site plan.</p>	<p>SV</p>
<p>6. Does the proposal involve any discharge of waste materials to surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe the type of waste and anticipated volume of discharge.</p>	<p>SV</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>SV</p>
<p>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <p>There is not an associated stream within the vicinity of the project site.</p>	<p>SV</p>
<p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts.</p> <p>No</p>	<p>SV</p>

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<p>b. Ground</p> <p>1. Will groundwater be withdrawn from a well for drinking water or other purpose? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>Temporary dewatering will be required where shoring advances more than approximately 10 ft from existing grade.</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>None</p>	<p>SV</p> <p>SV</p>
<p>c. Water Runoff (including storm water):</p> <p>1. Describe the source(s) of runoff (including storm water) and method of collection, transport/conveyance, and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>Run-off from the roof will be collected in gutters and tight-lined to the city of Redmond storm water system.</p>	<p>SV</p>

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<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>No, the only waste material will come from motor vehicles and water carrying that material will go through an oil water separator prior to discharge from site.</p> <p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>The project would not alter drainage patterns within the vicinity of the site.</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p> <p>The project will be designed to the current surface water regulations adopted by the City of Redmond. The project lies within the DOWNTOWN CFC area and will pay into that system in lieu of providing onsite water quality or detention. The proposal will meet City required stormwater management regulations and stormwater technical notebook (RMC 13.06)</p>	<p>SV</p> <p>SV</p> <p>SV</p>
<p>4. Plants</p> <p>a. Select types of vegetation found on the site:</p> <p>Deciduous Tree: Alder <input type="checkbox"/> Maple <input checked="" type="checkbox"/> Aspen <input type="checkbox"/> Other <input type="checkbox"/></p> <p>Evergreen Tree: Cedar <input type="checkbox"/> Fir <input type="checkbox"/> Pine <input type="checkbox"/> Other <input type="checkbox"/></p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input checked="" type="checkbox"/> Grass</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or Grain</p> <p><input type="checkbox"/> Orchards, Vineyards, or Other Permanent Crops</p> <p>Wet soil plants: Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/></p> <p>Skunk Cabbage <input type="checkbox"/> Other <input type="checkbox"/></p> <p>Water plants: Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/></p> <p>Other <input type="checkbox"/></p>	

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<p>Other types of vegetation (please list)</p> <p>b. What kind and amount of vegetation will be removed or altered? All existing vegetation will be removed from site. Tree replacement shall be provided per tree preservation regulations (RZC 21.72)</p> <p>c. Provide the number of significant and landmark trees located on the site and estimate the number proposed to be removed and saved in the table below.</p> <table border="1" data-bbox="250 940 1019 1373"> <thead> <tr> <th>Tree Type</th> <th>Total (#)</th> <th>Removed (#)</th> <th>Saved (#)</th> <th>Percentage saved (%)</th> </tr> </thead> <tbody> <tr> <td>Landmark (>30" dbh*)</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Percentage (%)</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table> <p><i>Note: Since a SEPA Determination is issued early on in the project's review process; the information above is a preliminary estimate only and could change during the development review process.</i></p> <p>* DBH – Diameter at breast height</p> <p>d. List threatened or endangered species known to be on or near the site. none</p>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	0	0	0	0	Significant (6" – 30" dbh*)	0	0	0	0	Percentage (%)	0	0	0	0	<p>SV</p> <p>SV</p> <p>SV</p> <p>SV</p>
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<p>e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Landscaped areas will be provided to comply with the Redmond Zoning Code landscape requirements.</p> <p>f. List all noxious weeds and invasive species known to be on or near the site. unknown</p>	<p>SV</p> <p>SV</p>
<p>5. Animals</p> <p>a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.</p> <p>Birds: Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input type="checkbox"/> Songbirds <input type="checkbox"/> Other <input checked="" type="checkbox"/></p> <p>Mammals: Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/></p> <p>Fish: Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring <input type="checkbox"/> Shellfish <input type="checkbox"/> Other <input type="checkbox"/></p> <p>b. List any threatened or endangered species known to be on or near the site. None</p> <p>c. Is the site part of a migration route? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain. The entire area is part of the Pacific Northwest flyway.</p>	<p>SV</p> <p>SV</p> <p>SV</p>

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<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p style="padding-left: 40px;">None</p>	<p>SV</p>
<p>e. List any invasive animal species known to be on or near the site.</p> <p style="padding-left: 40px;">There are no known invasive animal species on or near the site.</p>	<p>SV</p>
<p>6. Energy and Natural Resources</p>	
<p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.</p> <p style="padding-left: 40px;">Electric for heating, appliances and lighting</p>	<p>SV</p>
<p>b. Would your project affect the potential use of solar energy by adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe.</p>	<p>SV</p>
<p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.</p> <p style="padding-left: 40px;">The project will be designed to meet all applicable Energy Code requirements.</p>	<p>SV</p>

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<p>7. Environmental Health</p> <p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe.</p> <p>During construction there is a limited risk of fire associated with heavy equipment and motor vehicles. This is typical for all construction. The building will be designed to meet applicable fire code requirements.</p> <p>1. Describe any known or possible contamination at the site from present or past practices.</p> <p>none</p> <p>2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.</p> <p>There are no hazardous chemical/conditions on the project site and none known to be in the vicinity of the site.</p> <p>3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. (for example: flammable liquids, combustible liquids, flammable gases, combustible or flammable fibers, flammable solids, unstable materials, corrosives, oxidizing materials, organic peroxides, nitromethane, ammonium nitrate, highly toxic material, poisonous gas, smokeless powder, black sporting powder, ammunition, explosives, cryogenics, medical gas, radioactive material, biological material or high piled storage (over 12' in most cases).</p> <p>During construction diesel and gasoline powered equipment will be used. There will be fuel stored in the finished building to power a back-up generator and motor vehicles powered by fuel will park within the completed building.</p>	<p>SV</p> <p>SV</p> <p>SV</p> <p>SV</p>

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<p>4. Describe special emergency services that might be required.</p> <p>No anticipated need for emergency services, Occasional aid services may be required for residents.</p>	<p>SV</p>
<p>5. Proposed measures to reduce or control environmental health hazards, if any.</p> <p>The project will be constructed in accordance with OSHA regulations. The proposed occupancy is not prone to producing environmental health hazards.</p>	<p>SV</p>
<p>b. Noise</p> <p>1. What types of noise exist in the area which may affect your project (for example: traffic equipment, operation, other)?</p> <p>Vehicle traffic noise.</p> <p>2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p> <p>Short Term: Associated noise from construction activities during allowed construction hours. Long Term: Traffic noise generated by the proposed project.</p>	<p>SV</p> <p>SV</p>

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<p>3. Proposed measures to reduce or control noise impacts, if any.</p> <p>Perform construction during normal working hours established by City of Redmond. Any noise generated will comply with City Noise Standards (RMC 6.76)</p>	<p>SV</p>
<p>8. Land and Shoreline Use</p> <p>a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.</p> <p>current on site: commercial & automotive repair</p> <p>no impact to land uses on adjacent sites.</p> <p>b. Has the site been used as working farmlands or working forest lands? Is so, describe. How much agricultural or forest land of long term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?</p> <p>The site has not been used as farmland and is not a working forest</p> <p>1). Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?</p> <p>No</p>	<p>SV</p> <p>SV</p> <p>SV</p> <p>SV</p>

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<p>c. Describe any structures on site.</p> <p>(3) single story existing buildings on site. One 3,870 SF commercial retail building, One 14,900 SF commercial retail building including commercial warehouse, One 1,730 SF service building.</p>	<p>SV</p>
<p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, what?</p> <p>site will be cleared of all existing buildings</p>	<p>SV</p>
<p>e. What is the current zoning classification of the site?</p> <p>River Bend Zone</p>	<p>SV</p>
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Urban Center</p>	<p>SV</p>
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>The subject site is not located within an area governed by shorelines.</p>	<p>SV</p>
<p>h. Has any part of the site been classified as a critical area by the city or county? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, specify. (If unsure, check with City)</p>	<p>SV</p>

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<p>i. Approximately how many people would reside or work in the completed project?</p> <p>450</p>	SV
<p>j. Approximately how many people would the completed project displace?</p> <p>0, no current residents</p>	SV
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>None, there are no displacement impacts.</p>	SV
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>complies with River Bend Zoning for Mixed use development</p>	SV
<p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:</p> <p>None, there are no adjacent agricultural and forest lands</p>	SV
<p>n. What percentage of the building will be used for:</p> <p>Warehousing <u>0</u></p> <p>Manufacturing <u>0</u></p> <p>Office <u>0</u></p> <p>Retail <u>0.6%</u> 1400 SF COMMERCIAL</p>	

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<p>Service (specify) <u>2700 sf utility</u></p> <p>Other (specify) <u>179,535 parking & amenity</u></p> <p>Residential <u>221,981</u></p>	<p>SV</p>
<p>0. What is the proposed I.B.C. construction type? Type VA over Type IA</p>	<p>SV</p>
<p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)? 405,616 SF</p>	<p>SV</p>
<p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)? There are no future expansion plans</p>	<p>SV</p>
<p>9. Housing</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 360 units, 10% affordable.</p>	<p>SV</p>

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<p>11. Light and Glare</p> <p>a. What type of light or glare will the proposal produce? What time of day or night would it mainly occur?</p> <p style="padding-left: 40px;">Exterior lighting will be designed to direct light downward and not shine onto adjacent parcels. Other light sources associated to the proposal include interior lights and automobile headlights. These lights will occur from dusk to dawn.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p style="padding-left: 40px;">No, exterior glazing will be non-reflective in nature.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p style="padding-left: 40px;">None, other than adjacent street lights.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p style="padding-left: 40px;">Exterior lighting will be of a design to direct light downward. Exterior building finishes and glazing will be non-reflective in nature. The proposal will meet City Lighting Standards (RZC 21.34)</p>	<p style="text-align: center;">SV</p> <p style="text-align: center;">SV</p> <p style="text-align: center;">SV</p> <p style="text-align: center;">SV</p>
<p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p style="padding-left: 40px;">Downtown Central Park, Anderson Park, Redmond Regional Library, various shopping centers and retail facilities, the Sammamish River Trail, BNSF trail.</p>	<p style="text-align: center;">SV</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <p style="padding-left: 40px;">The project will be designed to incorporate required open space which will provide on site recreation opportunities.</p>	<p style="text-align: center;">SV</p> <p style="text-align: center;">SV</p>
<p>13. Historic and Cultural Preservation</p>	
<p>a. Are there any buildings structures or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, generally describe.</p> <p style="padding-left: 40px;">There are no buildings on or near the site eligible for preservation.</p>	<p style="text-align: center;">SV</p>

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<p>b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.</p> <p>A cultural resources report (dated January 11, 2016) was done and no evidence of artifacts or areas of cultural importance were found.</p>	<p>SV</p>
<p>c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the Department of Archaeological and Historic Preservation, archaeological surveys, historic maps, GIS data, etc.</p> <p>See cultural resources report dated January 11, 2016 submitted as part of this application.</p>	<p>SV</p>
<p>d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.</p> <p>No measures required to be taken because no evidence of artifacts or areas of cultural importance found.</p>	<p>SV</p>

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<p>14. Transportation</p> <p>a. Identify public streets and highways serving the site, or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p style="padding-left: 40px;">The project will be accessed via a driveway on Bear Creek Parkway. The site is bounded by Bear Creek Parkway to the south a three lane, two way street with a two way turn lane and curb parking on both sides.</p> <p>b. Is the site currently or affected geographic area currently served by public transit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe. If not, what is the approximate distance to the nearest transit stop?</p> <p style="padding-left: 40px;">The site is served by Route 248 on Redmond Way and Route 221 that traverses Bear Creek Parkway. The nearest existing stop is within 0.10 mile of the site.</p> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <p style="padding-left: 40px;">The proposed project will provide 363 parking stalls. About 70 - 80 existing stalls serving the existing businesses on site would be removed.</p> <p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or transportation facilities not including driveways? If so, generally describe (indicate whether public or private).</p> <p style="padding-left: 40px;">Yes, 14'-6" of improvements beyond the travel lane are provided. This cross section alternates from 7' parallel parking (1' of stall is within the travel lane), 6" curb and 8' sidewalk to a 6" curb, 4' planting strip, 8' sidewalk and 2' planting strip.</p>	<p style="text-align: center;">SV</p> <p style="text-align: center;">SV</p> <p style="text-align: center;">SV</p> <p style="text-align: center;">SV</p>

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<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>adjacent to future link light rail connection north of project site.</p>	<p>SV</p>
<p>f. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>735</u> If known, indicate when peak volumes would occur: <u>regular</u> - <u>times</u> a.m. and <u>regular</u> - <u>times</u> p.m. How many of these trips occur in the a.m. peak hours? <u>122</u> How many of these trips occur in the p.m. peak hours? <u>149</u> What percentage of the volume would be trucks (such as commercial and non-passenger vehicles)? <u>1%</u> What data or transportation models were used to make these estimates?</p> <p>The site traffic is projected using the Institute of Transportation Engineers Trip Generation 9th Edition. The site is currently developed and the existing site traffic of 458 daily, 26 AM and 36 PM peak hour trips would be removed.</p>	<p>SV</p>
<p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.</p> <p>no</p>	<p>SV</p>
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>The proposal will meet City transportation standards (RZC 21.52 and RMC 3.10) Appropriate on-street parking restrictions in the vicinity of the site driveway to ensure sufficient sight line visibility for motorists. Pay the City traffic impact fee. See traffic report provided with this submission.</p>	<p>SV</p>

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<p>15. Public Services</p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe.</p> <p>Public services such as fire, police, postal, health care, schools and other services are already available within the vicinity of the project. The proposal will meet City public services requirements (RZC 21.17 and RMC 3.10)</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>Impact fees will be assessed.</p> <p>16. Utilities</p> <p>a. Select utilities currently available at the site:</p> <p><input checked="" type="checkbox"/> Electricity</p> <p><input checked="" type="checkbox"/> Natural Gas</p> <p><input checked="" type="checkbox"/> Water</p> <p><input checked="" type="checkbox"/> Refuse Service</p> <p><input checked="" type="checkbox"/> Telephone</p> <p><input checked="" type="checkbox"/> Sanitary Sewer</p> <p><input type="checkbox"/> Septic System</p> <p><input type="checkbox"/> Other</p>	<p>SV</p> <p>SV</p> <p>SV</p>

Vicinity Map

LAND-2015-02200, Bear Creek Mixed-Use

