

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

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

PROJECT INFORMATION

PROJECT NAME: _Redmond Town Center Apartments

SEPA FILE NUMBER: SEPA-2016-01296

PROJECT DESCRIPTION:
SPE at RTC

PROJECT LOCATION: Corner of NE 74th at and 168th Ave NE

SITE ADDRESS: 0 No Address
REDMOND, WA 98052

APPLICANT: Chris Nagamine

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 08/24/2016.**

APPEAL PERIOD

You may appeal this determination to the City of Redmond Office of the City Clerk, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 09/08/2016**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections.

DATE OF DNS ISSUANCE: August 10, 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 Pyle

Date of Review: _____

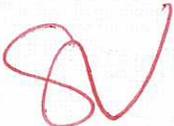
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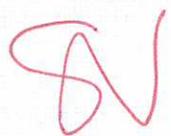
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>A. BACKGROUND</p> <p>1. Name of proposed project, if applicable: Redmond Town Center Apartments</p> <p>2. Name of applicant: 74th St Property LLC</p> <p>3. Address and phone number of applicant and contact person: Chris Nagamine - chrisn@encorearchitects.com 206-817-9053 1402 3rd Ave. Ste 1000 , Seattle, WA. 98101</p> <p>4. Date checklist prepared: 5/25/2016</p> <p>5. Agency requesting checklist: City of Redmond</p> <p>6. Give an accurate, brief description of the proposal's scope and nature: 2.1 i. Acreage of the site: _____ ii. Number of dwelling units/ buildings to be constructed: 286 _____ iii. Square footage of dwelling units/ buildings being added: 231,200 _____ iv. Square footage of pavement being added: 9000 _____ v. Use or principal activity: Residential, retail _____ vi. Other information: _____</p> <p>7. Proposed timing or schedule (including phasing, if applicable): Construction Start October 2016; Construction End October 2018</p>	

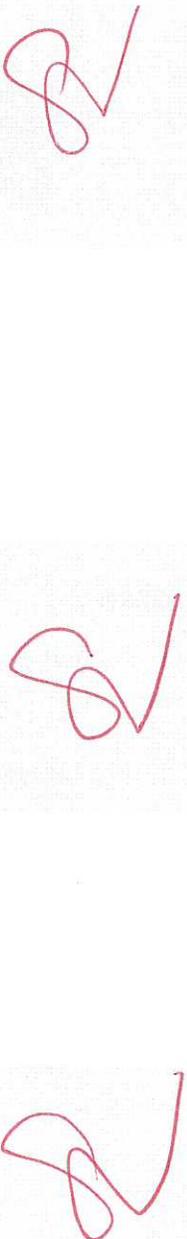
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<p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p>	
<p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal. Tree Health Assessment; Critical Areas Report; Traffic Study; Geotechnical Report; Phase 1 Environmental Assessment and Survey; Cultural Resources Report; Hydrology 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>11. List any government approvals or permits that will be needed for your proposal, if known. City of Redmond Pre Review Entitlement Process City of Redmond Coordinated Civil Review City of Redmond Excavation and Shoring City of Redmond Structural Permit City of Redmond Building Permit</p>	
<p>12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. Construction of a 6 story building +/- 231,100 SF with +/- 286 residential units, parking stalls for approximately 537 cars and +/- 9,100 SF of commercial space.</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>According to the geotechnical report by HartCrowser, medium dense to very dense gravelly sand to sandy gravel from the ground surface to a depth of 37 feet was found on the site. This soil unit contains varying amounts of cobble and boulders. Dense to very dense slightly silty sand was encountered from 37 feet to the bottom of the boring.</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>The geotechnical report by HartCrowser states that in general, the subsurface conditions are suitable for shallow foundations and slab-on-grade. However, in some areas, the sands and gravels just below the high groundwater table may be susceptible to seismically induced liquefaction, which may require some form of ground improvement to allow for use of shallow foundations.</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>Excavation for below grade parking and foundations of approx. 18,000 cubic yards. No fill anticipated.</p>	
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Best Management Practices will be used to shore the site during excavation and construction. TESC measures will include the use of sediment traps, baker tanks, a stabilized construction entrance, catch basin protection of off-site storm drains, and cleaning of truck tires leaving the site.</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 95% will be covered by the building itself, concrete sidewalks and asphalt road.</p>	

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<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>Temporary erosion and storm-water controls will be used per State DOE and City of Redmond requirements. TESC measures will include the use of sediment traps, baker tanks, a stabilized construction entrance, catch basin protection of off-site storm drains, and cleaning of truck tires leaving the site.</p>	
<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>Yes, excavation of the below ground parking garage will be above 100 cubic yards. Roughly 18,000 yards of material will be excavated.</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>The proposed project could result in temporary increases in localized air quality emissions associated with particulates and construction-related vehicles. It is anticipated that the primary source of temporary, localized increases in air quality emissions would result from particulates associated with on-site demolition, excavation, and site preparation.</p>	
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe.</p> <p>Odors and emissions from the parking garage on NE 74th St may affect the project, although the garage exhaust is not located in the immediate vicinity. Additional odors and emissions from adjacent street traffic and buses will also affect the site.</p>	
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>Environmental Protection Agency (EPA), Washington State Department of Ecology (DOE), and the Puget Sound Clean Air Agency (PSCAA) regulations will be followed. Mitigation measures to reduce and/or control impacts to air will include watering surfaces to control dust, the use of temporary ground covers, sprinkling the project site with approved dust palliatives, or use of temporary stabilizations practices upon the completion of grading. The garage will be exhausted to COR code standards.</p>	

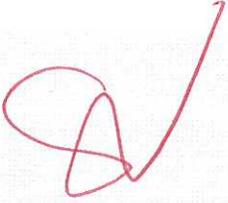
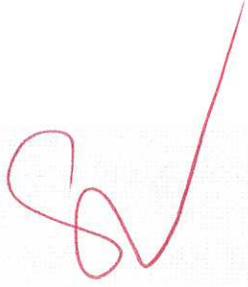
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<p>3. Water</p> <p>a. Surface</p> <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, lakes, ponds, wetlands)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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. None, there are no existing bodies of water on the site</p> <p>4. Will the proposal require surface water withdrawals or diversions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the proposal require permanent dewatering or temporary dewatering? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, give general description, purpose, and approximate quantities if known. Temporary de-watering will occur during construction, and will be transferred to sedimentation traps with discharge to the storm water system. No permanent de-watering will occur.</p>	   

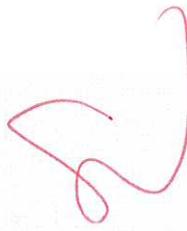
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<p>5. Does the proposal lie within a 100-year floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, note location on the site plan.</p>	
<p>6. Does the proposal involve any discharge of waste materials to surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe the type of waste and anticipated volume of discharge.</p>	
<p>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>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <p>Roof infiltration on-site will not be provided. Stormwater is managed by the existing Redmond Town Center system that has already been permitted.</p>	
<p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts.</p> <p>No, surface water on site will be directed to the storm system.</p>	

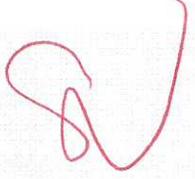
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<p>b. Ground</p> <p>1. Will groundwater be withdrawn from a well for drinking water or other purpose? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>Groundwater at the time of drilling was encountered at a depth of 14.5 feet at the test boring site. In general, historical borings indicate that groundwater in the site area should be expected between 6 and 10 feet below ground surface. Temporary de-watering will be executed during construction as needed, and will be transferred to sedimentation traps and then discharged to the King County storm water system.</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, there will be no septic tanks on this project. Sewer discharge from the building will be connected to the existing Sanitary Sewer system.</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 will be collected through roof drains directed to the King County storm drainage system. During construction, a temporary stormwater management system will provided. The temporary system would consist of swales to intercept sheet flow runoff for conveyance to a sediment settling facility before discharging to the public storm drain system that is located in NE 74th Street right-of-way. Impervious surfaces constructed on the site are the primary source of runoff.</p>	

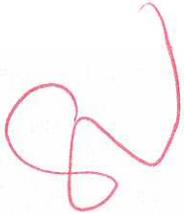
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<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>No, rainwater runoff will be directed into the existing storm system and sewer will be directed into the existing sanitary sewer system.</p> <p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>Drainage patterns on the site currently flow to the King County storm drainage system through catch basins, roof drains, etc. The proposed project would utilize the same storm King County storm drainage system.</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p> <p>Surface water will be directed to either private or public catch basins and directed to the public storm drainage systems.</p> <p>4. Plants</p> <p>a. Select types of vegetation found on the site:</p> <p>Deciduous Tree: Alder <input checked="" type="checkbox"/> Maple <input 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>	

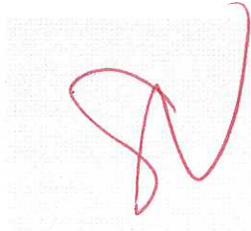
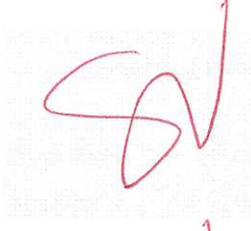
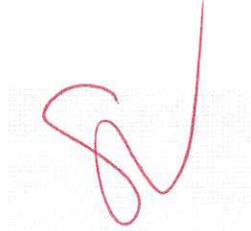
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<p>e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: The project will include landscaped street improvements on all three street frontages. Native and drought tolerant plantings will be considered.</p> <p>f. List all noxious weeds and invasive species known to be on or near the site. There are no known noxious weeds or invasive species on or near the site.</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 checked="" type="checkbox"/> Other <input 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. There are no known threatened or endangered species on or near our site.</p> <p>c. Is the site part of a migration route? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain. The Puget Sound area is located within the Pacific Flyway which extends from Alaska to Mexico and South America. The proposed project would not interfere with the Pacific Flyway.</p>	 

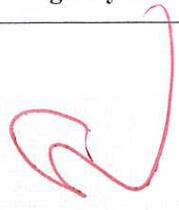
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>Given urban condition there is currently no wildlife on site with the exception of birds. The project's increase in quantity and quality of vegetation may enhance beneficial habitat.</p> <p>e. List any invasive animal species known to be on or near the site.</p> <p>There are no known invasive species on or near the site.</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>Electricity will be used for heating, lighting and appliances in the unit. Natural gas may be used for the central boiler system and in some retail spaces that may become restaurants. Natural gas may also be used for heating common areas, such as corridors.</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>Minimal shading on the adjacent property to the east is separated by approximately 70' wide right-of-way. Likewise, minimal shading on the adjacent property to the west is separated by a distance of 55'. The shading would not affect the potential use of solar energy by adjacent properties.</p>	
<p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.</p> <p>The proposal will meet the Washington State Energy Code requirements.</p>	

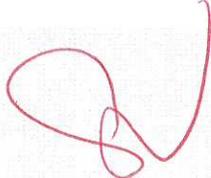
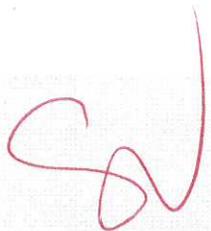
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>7. Environmental Health</p> <p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk or fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p>No. The contractor will be required to comply with the Puget Sound Clean Air Agency's (PSCAA) regulations</p> <p>1. Describe any known or possible contamination at the site from present or past practices.</p> <p>No contamination from past or present uses have been discovered. In the Phase I Environmental Site Assessment performed by URS, they state, "Based on URS' review of the databases and application of the evaluation criteria described previously, release facilities with significant potential to have impacted the Site were not identified. </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>No contamination from past or present uses have been discovered. In the Phase I Environmental Site Assessment performed by URS, they state, "Based on URS' review of the databases and application of the evaluation criteria described previously, release facilities with significant potential to have impacted the Site were not identified </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>Small amounts of diesel fuel for construction equipment. No potential toxic or hazardous chemicals are envisioned to be stored used or produced in the operating life of the project.</p>	   

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<p>4. Describe special emergency services that might be required.</p> <p>Construction practices will be in place to minimize the potential for events requiring emergency services. An established protocol will also provide quick responses to any issues that arise related to this proposal. No special emergency services will be required in the operating life of the project.</p>	
<p>5. Proposed measures to reduce or control environmental health hazards, if any.</p> <p>Proper ventilation for subsurface parking areas will be incorporated to maintain air quality in the garage and use of vapor and air retarding barriers will be used throughout the proposed project to minimize the potential for other environmental health hazards.</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>Parking garage to the south and loading area to the west will add noise to the 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>Construction-related noise associated with the proposed project would be the most noticeable and include work performed on-site in conjunction with the proposed building, work performed on-site at construction staging locations, and noise associated with construction related traffic. Construction noise would be relatively short-term and is expected to be most noticeable during the initial demolition, excavation and foundation phases of the project. Once the building is operational, no significant long-term noise is anticipated.</p>	

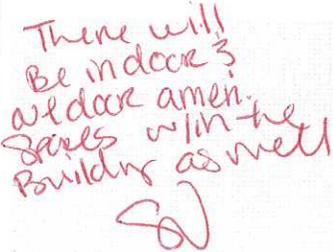
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<p>3. Proposed measures to reduce or control noise impacts, if any.</p> <p>Construction workers will be encouraged to utilize public transportation to the extent feasible. The construction schedule will prioritize enclosure of the building to mitigate noise from the site.</p> <p>Parking will be located within structure and underground. The parking access will be set back from the property line.</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 use of the site is parking. Adjacent properties contain retail stores and parking lots/parking garages.</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>No, the property is located within the existing Redmond Town Center development and is currently an asphalt parking lot.</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, the property is located within the existing Redmond Town Center development and is currently an asphalt parking lot.</p>	   

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<p>c. Describe any structures on site.</p> <p>There are currently no structures on the site. The property is located within the existing Redmond Town Center development and is currently an asphalt parking lot.</p>	
<p>d. Will any structures be demolished? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, what?</p>	
<p>e. What is the current zoning classification of the site?</p> <p>The current zoning is TWNC (towncenter).</p>	
<p>f. What is the current comprehensive plan designation of the site?</p> <p>The site is located within the Downtown Mixed Use area, according to the MAP LU-1 Comprehensive Land Use Plan.</p>	
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>N/A, there is not a shoreline master program for lot 5b located within the Redmond Town Center development.</p>	
<p>h. Has any part of the site been classified as a critical area by the city or county? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, specify. (If unsure, check with City)</p> <p>The project is located in Wellhead Protection Zone2.</p>	

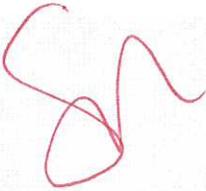
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>400 people would reside with the building. Approximately 10 people would be employed in the maintenance and leasing offices, with an additional 10-40 people in the retail, sales/service area, depending on the uses. +</p>	
<p>j. Approximately how many people would the completed project displace?</p> <p>None, the property is located within the existing Redmond Town Center development and is currently an asphalt parking lot.</p>	
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>None, the property is located within the existing Redmond Town Center development and is currently an asphalt parking lot.</p>	
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>Entitlement Process which includes administrative and design board approval. City of Redmond agencies involved with project review and approval include: planning, water/sewer, stormwater, clearing/grading, engineering/transportation, traffic operations, fire, natural resources, parks and building division.</p>	
<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, the property is located within the existing Redmond Town Center development and is currently an asphalt parking lot.</p>	
<p>n. What percentage of the building will be used for:</p> <p>Warehousing _____</p> <p>Manufacturing _____</p> <p>Office _____</p> <p>Retail <u>3</u> _____</p>	

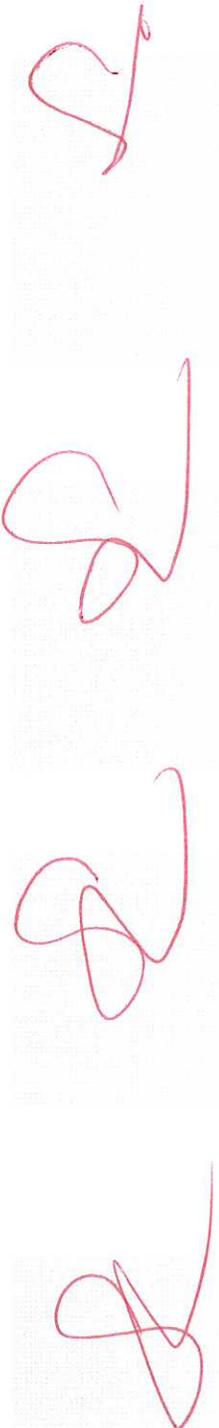
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>Service (specify) _____</p> <p>Other (specify) _____</p> <p>Residential <u>97</u></p>	
<p>0. What is the proposed I.B.C. construction type?</p> <p>230,167 of type IA</p> <p>232,872 of type VA</p>	
<p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?</p> <p>Commercial - 9,117 SF</p> <p>Parking - 170,325 SF</p> <p>Residential - 283,597 SF</p> <p>Total - 463,039 SF</p>	
<p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)?</p> <p>None, there are no plans in place for future expansion of the to be completed Mixed Use project.</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>+/- 260 market rate residential units and 26 (10%) affordable housing units to serve people making 80% or less of median income.</p>	

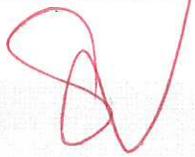
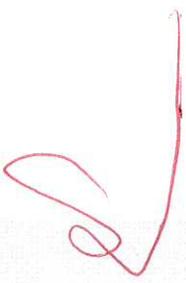
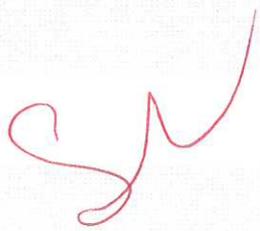
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>None, the property is located within the existing Redmond Town Center development and is currently an asphalt parking lot.</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>The project will provide an additional 286 units to the Redmond housing market. This will have no adverse housing impacts, but will help fulfill the current demand for housing close to places of work.</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 project will be approximately 75' above average grade, with minimal stair and elevator penthouses that will extend an additional 15'. The majority of the building facade will be brick with fiber cement panels on the accent portions. Glazed storefront at the ground level will also be used.</p> <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>No major impacts to existing building views. The retail buildings and parking garage on adjacent lots have minimal exterior fenestration.</p> <p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>The project is designed to reduce the perceived mass from all sides of the building.</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>No significant light of glare will occur because the majority of the facades will be low- albedo materials. Minimal reflections from unit windows will occur in the early morning and evening. Interior light from units will be produced at night</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>No, significant light of glare will occur because the majority of the facades will be low- albedo materials. Minimal reflections from unit windows will occur in the early morning and late evening. Building height is consistent with existing structures within Redmond Town Center.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>The parking garage at NE 74th St. and 168th Ave NE is open 24 hours - lights from headlights and garage entries may shine on the project.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>Exterior lighting will be designed to reduce light pollution per applicable codes. Lighting will be used to enhance the pedestrian zones in the adjacent right-of-ways.</p>	
<p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>The Bear Creek Trail runs East/West and is located 1/3 of a mile to the South of the project site. 1/3 of a mile to the North of the site is Anderson Park. Marymoor Park is across SR 520 to the South but is within a short walk distance. The Central Connector bike trail is approximately 100 yards from the site.</p>	<p>There will be indoor & outdoor amen. spaces with the building as well</p> 

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<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>No recreational areas will be displaced because the site is a parking lot.</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>The expansive outdoor courtyard amenity space and an large fitness center within the building will be provided for the residents of the project. These recreational spaces may reduce potential negative impact on existing recreation opportunities in the project site vicinity.</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>No, there are currently (0) zero buildings located on the proposed project site.</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 performed by Willamette Cultural Resources Associates, Ltd. The project is considered to have a low potential for buried pre-contact archaeological resources based on indications from geotechnical data that the deposits underlying near-surficial fill and pavement throughout the project area are very high-energy glacial recessional outwash. Expectation for archaeological resources are also lowered by the lack of natural Holocene-aged deposits in the sequence above the outwash and below the pavement, suggesting that previous ground-disturbing activities related to grading, paving, and other Redmond Town Center. In addition, no standing historical buildings or other historical resources will be impacted by the project.</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>A cultural resources report performed by Willamette Cultural Resources Associates, Ltd. The project is considered to have a low potential for buried pre-contact archaeological resources based on indications from geotechnical data that the deposits underlying near-surficial fill and pavement throughout the project area are very high-energy glacial recessional outwash. Expectation for archaeological resources are also lowered by the lack of natural Holocene-aged deposits in the sequence above the outwash and below the pavement, suggesting that previous ground-disturbing activities related to grading, paving, and other Redmond Town Center. In addition, no standing historical buildings or other historical resources will be impacted by the project.</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>The Cultural Resources Report, including both archival research and synthesis of geotechnical data from five geotechnical explorations within and near the project boundary with geoarchaeological information about the nearby Bear Creek site. found that below ground deposits and their stratigraphic relationships indicate very little to no potential for archaeological materials to be present within the project area, and no further archaeological investigation is recommended for this project.</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>The project site has frontage on NE 74th Street and 168th Avenue NE which provide local access to the property. NE 76th Street is a "Connector Street" and Bear Creek Parkway is a "Principal Arterial" roadway serving the project site. SR 520 is the nearest and most convenient highway offering quick and simple service to the site.</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>There is currently DART (Demand Area Response Transit) King County METRO bus service along 166th Avenue NE and peak hour bus service stops within 0.2 miles of the project site.</p> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <p>181 parking stalls currently exist on the project site in the form of an open parking lot. There are also 8 street parking stalls on the property. The proposed project would create a total of 537 stalls including 15 stalls on the street and 522 within the building.</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>The proposal will include street improvements along each side of the site. Sidewalk improvements will include plantings, hardscape elements, new pavement and street trees.</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>No, there are no existing rail lines or airports in the immediate area.</p>	
<p>f. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>1,919</u> If known, indicate when peak volumes would occur: _____ - _____ a.m. and _____ - _____ 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? _____ What percentage of the volume would be trucks (such as commercial and non-passenger vehicles)? _____ What data or transportation models were used to make these estimates?</p> <p>93 new trips occurring during the weekday AM peak hour (30 entering, 64 exiting), and 127 new trips occurring during the weekday PM peak hour (72 entering, 55 exiting) as shown in Table 1 of the transportation study conducted by Transportation Engineering NorthWest. The estimated new weekday daily, AM, and PM peak hour trips are summarized in Table 1 of the traffic study. A detailed trip generation estimate is in Attachment C.</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, the property is located within the existing Redmond Town Center development and is currently an asphalt parking lot.</p>	
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>The location of the project in the Redmond Town Center inherently promotes alternative transit options. Off-street parking will be provided for building residences. Bicycle storage and amenity space will also be provided to encourage bike use. If a shared parking plan is implemented, a transportation plan will be developed.</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 style="padding-left: 40px;">The project will create a minimal increase to the current public service infrastructure in the City of Redmond, for the additional residences created.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p style="padding-left: 40px;">Payment of impact fees as required by the City of Redmond.</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 <input type="checkbox"/> Other 	<div style="text-align: center; color: red; font-size: 2em; font-family: cursive;">   </div>

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<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 – Puget Sound Energy; Natural Gas – Puget Sound Energy Water; City of Redmond Telephone – Comcast; Refuse Service – Waste Management Northwest; Cable – Comcast</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: Chris Nagamine

Name of Signee: Chris Nagamine

Encore Architects

Position and Agency/Organization: _____

Architect

Relationship of Signer to Project: _____

Date Submitted: 6/2/2016

VICINITY MAP

Redmond Town Center Apartments, LAND-2015-02302

Parcel Number: 7202410132

