

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

For more information about this project visit [www.redmond.gov/landuseapps](http://www.redmond.gov/landuseapps)

## PROJECT INFORMATION

**PROJECT NAME:** The Bond (E LK Samm Apts)

**SEPA FILE NUMBER:** SEPA-2016-01839

### **PROJECT DESCRIPTION:**

139 apartment units within two buildings. Surface and garage parking will be provided.

**PROJECT LOCATION:** 6038 E LK SAMMAMISH PKWY

**SITE ADDRESS:** 6038 E LK SAMMAMISH PKWY  
REDMOND, WA 98052

**APPLICANT:** Marc Boettcher  
Moira Haughian

**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](mailto: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 12/03/2016.**

### **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 12/19/2016**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at [www.redmond.gov](http://www.redmond.gov) or at City Hall. You should be prepared to make specific factual objections.

**DATE OF DNS ISSUANCE:** November 17, 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.

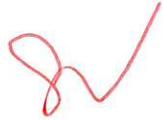
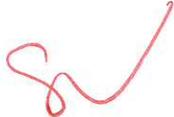
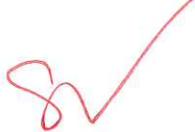
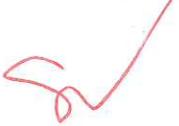
Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City can assist you.

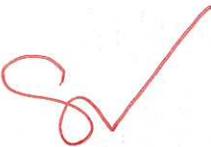
The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. When you submit this checklist the City may ask you to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

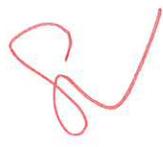
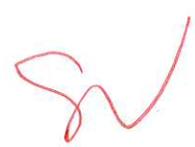
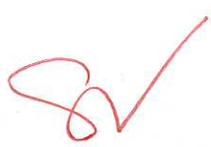
Planner Name: Sarah Pyle

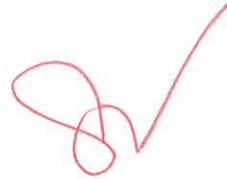
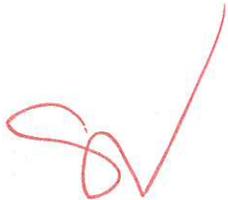
Date of Review: 11/4/14

To Be Completed By Applicant	Evaluation for Agency Use Only
<b>A. BACKGROUND</b>	
1. Name of proposed project, if applicable:  The Bond (East Lake Sammamish Apartments)	
2. Name of applicant:  MSPT XVIII, LLC	
3. Address and phone number of applicant and contact person:  Marc Boettcher, 12332 NE 115th Place, Kirkland, WA 98033, 206.715.6272	
4. Date checklist prepared:  3/11/2016, Updated 10/17/2016	
5. Agency requesting checklist:  City of Redmond	
6. Give an accurate, brief description of the proposal's scope and nature:	
i. Acreage of the site: <u>3.68</u>	
ii. Number of dwelling units/ buildings to be constructed: <u>139</u>	
iii. Square footage of dwelling units/ buildings being added: <u>~190,000 SF</u>	
iv. Square footage of pavement being added: <u>27,000</u>	
v. Use or principal activity: <u>Multifamily</u>	
vi. Other information: <u>4,430 ROW Dedication</u>	
7. Proposed timing or schedule (including phasing, if applicable):  Construction is proposed to commence late spring of 2017, upon permit approval. Grading and foundation permits are expected to be applied for in advance of the building permit.	

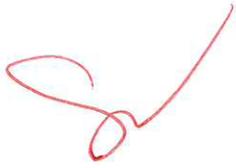
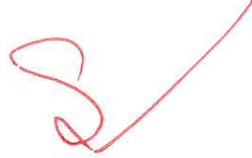
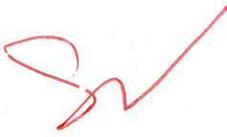
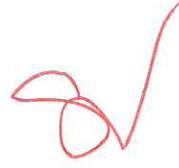
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p>	
<p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal.   Phase II Environmental Report, Geotechnical Report, Archaeological Site Assessment, Critical Area Report, Traffic Report, Tree Health Assessment and Storm Drainage 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.   Site Plan, SEPA, Design Review, Civil &amp; Grading, Right of Way and Building Permit Approval -City of Redmond.  NPDES - DOE  401 Permit - ACOE.</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 project is comprised of 3.68 acres, contains 7 parcels of land and is zoned R-30. The proposed development will be consolidated on the northern ~1.6 acres and the units (139) will be constructed in two buildings with structured parking. The site will be serviced by public sewer and water. All vehicular access will be from a private drive via East Lake Sammamish Parkway.</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>The site is located within City of Redmond in Section 7, Township 25, Range 6E, it is situated between East Lake Sammamish Parkway (west) and HWY 202 (east) with a physical address of 6000/6006/6032/6044 East Lake Sammamish Parkway and 18269/18475 Redmond Way. The proposal includes 7 parcels of land, 1318300120/1318300125/1318300142/131830144/1318300156/1318300164/1825069025.</p>	
<p><b>B. ENVIRONMENTAL ELEMENTS</b></p> <p><b>1. Earth</b></p> <p>a. General description of the site</p> <p><input type="checkbox"/> Flat</p> <p><input type="checkbox"/> Rolling</p> <p><input checked="" type="checkbox"/> Hilly</p> <p><input checked="" 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>The northern portion of the property where the proposed development is to be consolidated has a slope of between 10%-15%. The undeveloped portion (SE corner) is +/- 20% slope.</p>	  

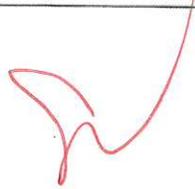
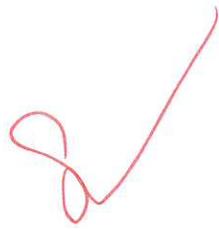
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<p>c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.</p> <p>According to the Geotechnical Report prepared by GeoEngineers, onsite soils were determined to be predominately medium dense to very dense, silty sand with variable gravel and cobble content consistent with characteristics of glacial till.</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>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>Grading for this application will be limited to those areas identified for the development of two multifamily buildings with structured parking. Approximately 28,900 CY of excavation and 10,700 of fill is proposed.</p>	
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Limited erosion could occur as a result of the initial construction, however erosion control measures will be utilized during the construction phase to minimize impacts. Temporary erosion and sedimentation control plans will be submitted and approved by City of Redmond.</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>The site will not exceed the maximum impervious surface area as allowed by City of Redmond, it is currently estimated that approximately 50% of the subject site will be covered in impervious.</p>	

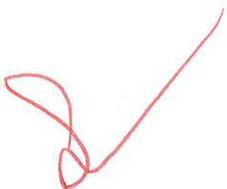
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<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>A temporary erosion and sediment control plan designed in accordance with City of Redmond standards will be employed during construction phase of the project.</p>	
<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>Yes, over 100 CY of excavation is planned for the construction of this proposal.</p>	
<p>2. <b>Air</b></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>Heavy equipment operation and workers vehicles would generate exhaust emissions into the local air. Construction activities on-site could also stir up exposed soils and generate dust in the local air. The complete project would result in a minor increase in the amount of exhaust related pollutants from the project related traffic.</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>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>Water on-site as necessary during the construction phase of the project will help control dust and other particulates.</p>	



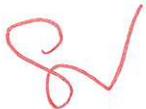
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>5. Does the proposal lie within a 100-year floodplain?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, note location on the site plan.</p>	
<p>6. Does the proposal involve any discharge of waste materials to surface 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 &amp; 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>This property does not lie within the Bear/Evans Creek Watershed. Therefore recharge of the stream is not required.</p>	
<p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts.</p> <p>This property does not lie within the Bear/Evans Creek Watershed, and therefore will not increase fecal coliform levels in the surface water.</p>	

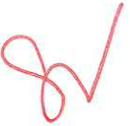
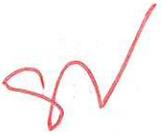


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<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>In accordance with City of Redmond codes, TESC and BMP measures will be implemented to prevent waste materials from entering the ground or surface waters during construction.</p>	
<p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>No drainage patterns will be altered.</p>	
<p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p> <p>On-site detention and water quality facilities as well as approved TESC BMP's will be provided in accordance with City of Redmond codes to reduce and/or control runoff water impacts. Refer to the Storm Drainage Report for additional information.</p>	
<p>4. <b>Plants</b></p> <p>a. Select types of vegetation found on the site:</p> <p>Deciduous Tree: Alder <input checked="" type="checkbox"/> Maple <input checked="" type="checkbox"/> Aspen <input type="checkbox"/> Other <input checked="" type="checkbox"/></p> <p>Evergreen Tree: Cedar <input checked="" type="checkbox"/> Fir <input checked="" 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 checked="" type="checkbox"/></p>	

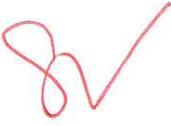
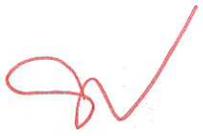
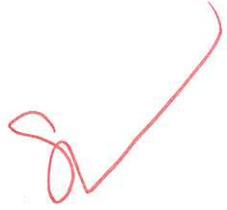
<b>To Be Completed By Applicant</b>	<b>Evaluation for Agency Use Only</b>																				
<p>Other types of vegetation (please list)</p> <p style="padding-left: 40px;">Pacific Willow, Himalayan Blackberry and Lady Fern.</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p style="padding-left: 40px;">To generate the site grade appropriate for the proposed buildings in addition to ROW improvements, all vegetation within the building pad and roadways will be removed with the exception of protected areas associated with the trees that are required to be retained in accordance with Redmond code.</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" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr> <th style="padding: 5px;">Tree Type</th> <th style="padding: 5px;">Total (#)</th> <th style="padding: 5px;">Removed (#)</th> <th style="padding: 5px;">Saved (#)</th> <th style="padding: 5px;">Percentage saved (%)</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Landmark (&gt;30" dbh*)</td> <td style="text-align: center; padding: 5px;">19</td> <td style="text-align: center; padding: 5px;">4</td> <td style="text-align: center; padding: 5px;">13</td> <td style="text-align: center; padding: 5px;">8.5%</td> </tr> <tr> <td style="padding: 5px;">Significant (6" – 30" dbh*)</td> <td style="text-align: center; padding: 5px;">133</td> <td style="text-align: center; padding: 5px;">61</td> <td style="text-align: center; padding: 5px;">64</td> <td style="text-align: center; padding: 5px;">42.1%</td> </tr> <tr> <td style="padding: 5px;">Percentage (%)</td> <td style="text-align: center; padding: 5px;">100%</td> <td style="text-align: center; padding: 5px;">42.7%</td> <td style="text-align: center; padding: 5px;">50.6%</td> <td style="text-align: center; padding: 5px;">50.6%</td> </tr> </tbody> </table> <p style="margin-top: 10px;"><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 style="margin-left: 40px;">* DBH – Diameter at breast height</p> <p>d. List threatened or endangered species known to be on or near the site.</p> <p style="padding-left: 40px;">Per the Critical Area Report there are no known threatened or endangered species known to be on or near the site.</p>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	19	4	13	8.5%	Significant (6" – 30" dbh*)	133	61	64	42.1%	Percentage (%)	100%	42.7%	50.6%	50.6%	      
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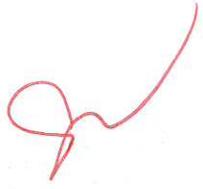
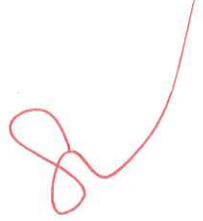
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<p>e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>The preliminary landscape plan includes the installation of native plants and ornamental planting. The existing site is inundated with blackberries and other invasive plants as well as trash. The removal of these items will enhance and preserve existing vegetation.</p> <p>f. List all noxious weeds and invasive species known to be on or near the site.</p> <p>Himalayan Blackberry, English Ivy and Reed Canary Grass.</p>	  
<p><b>5. Animals</b></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 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.</p> <p>Per the Critical Areas Report there are no known threatened or endangered species 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 yes, explain.</p> <p>Pacific Flyway</p>	             

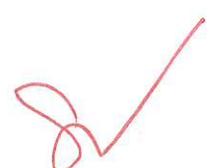
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<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>Both, site clearing to remove blackberries and 50% of the proposal to remain heavily treed has the potential to enhance wildlife.</p> <p>e. List any invasive animal species known to be on or near the site.</p> <p>There is no invasive animal species known to be on or near the subject site.</p>	 
<p><b>6. Energy and Natural Resources</b></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>Electrical and/or natural gas will be used to meet the energy needs of the new development.</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>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 buildings will be constructed to meet or exceed applicable local, state and/or federal building codes to ensure compliance with energy conservation standards. Low level fixtures, LED light fixtures and energy star appliances will be standard.</p>	

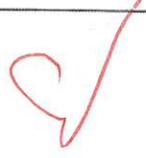
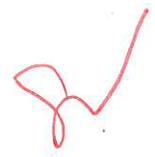
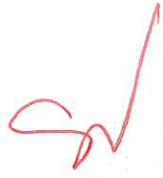
To Be Completed By Applicant	Evaluation for Agency Use Only
<p><b>7. Environmental Health</b></p> <p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk or fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p>1. Describe any known or possible contamination at the site from present or past practices.</p> <p>There is no known contamination located on the subject site.</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 known existing hazardous chemicals/conditions that are likely to affect the proposal or design.</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 the course of construction, the following products are likely to be on-site: gasoline, diesel, acetylene, paint thinners, solvents and other trade specific compounds that have the potential to be flammable.</p>	      



<b>To Be Completed By Applicant</b>	<b>Evaluation for Agency Use Only</b>
<p>3. Proposed measures to reduce or control noise impacts, if any.</p> <p>Construction activities will be limited to hours as specified by City of Redmond.</p>	
<p><b>8. Land and Shoreline Use</b></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>Six of the seven parcels were developed with single family residences, all zoned R-30. The proposal does not anticipate affecting neighboring properties. The parcels to the north/south are developed multifamily dwellings (apartments and townhomes). East Lake Sammamish Parkway is located to the west and HWY 202 is to the east</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 is not known to have been used as working farmlands or forest lands.</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>This proposal is for multi-family residential buildings and associated amenities which will not affect or be affected by farm or forest land operations.</p>	  

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<p>c. Describe any structures on site.</p> <p>There are seven existing single family residences and a number of outbuildings on the subject parcels.</p>	
<p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, what?</p> <p>All single family residences, outbuildings and associated impervious will be removed.</p>	
<p>e. What is the current zoning classification of the site?</p> <p>R-30</p>	
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Urban Multifamily</p>	
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>The site is not within any shoreline, and therefore does not have a shoreline master program designation.</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>There is a category IV Wetland located on-site.</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>Assuming approximately 1.5 people could reside in the multifamily units, approximately 200 people could reside in the completed project.</p>	
<p>j. Approximately how many people would the completed project displace?</p> <p>Assuming approximately 2.5 people could reside in the single family residences, if the structures were inhabitable 15 people would be displaced.</p>	
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>The project will increase the amount of available housing therefore reducing displacement impacts. Additionally, units at 50% and 80% of the area's median income will be provided.</p>	
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>The project will be developed in accordance with applicable City of Redmond codes to ensure the project is consistent with the goals and policies of the Comprehensive Plan in place at the time of this application.</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>The proposed use is in accordance with the current comprehensive plan designation and is therefore compatible with long-term adjacent land uses. The site is also not nearby any commercial farms or forests.</p>	
<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%  </u></p>	

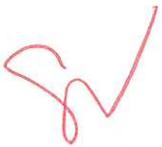
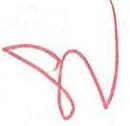
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>Service (specify) <u>0%</u></p> <p>Other (specify) <u>Parking: 28%</u></p> <p>Residential <u>72%</u></p>	
<p>0. What is the proposed I.B.C. construction type?</p> <p>Both buildings A &amp; B are Type IA for the garage and V for the upper 4 stories.</p>	
<p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?</p> <p>Approximate 190,000 SF is proposed.</p>	
<p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)?</p> <p>No future expansion of any kind is planned for this project.</p>	
<p>9. <b>Housing</b></p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>111 market rate, 14 affordable housing units and 14 low cost housing units are proposed.</p>	 <p><del>10000</del> City of affordable will Be per zone guidelines</p>

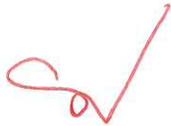
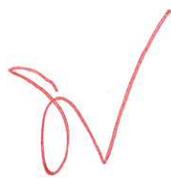
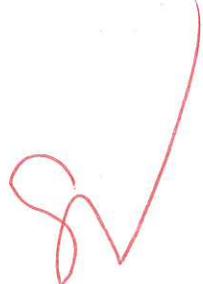
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<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>Seven middle income units will be removed</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>The proposal increases the amount of available housing, including units at 50% and 80% of the area's median income. low-cost and affordable housing therefore reducing housing impacts.</p>	  
<p><b>10. Aesthetics</b></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 tallest building height proposed is 70' and materials will consist of hardie board and concrete.</p> <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>No views are anticipated to be affected by the proposal.</p> <p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>The proposal has been designed to integrate into the hillside and compliment the mature trees on the southern portion of the property, additionally the proposal will be reviewed by the Design Review Board.</p>	    

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<p><b>11. Light and Glare</b></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>The completed project will generate limited light and glare as typically associated with residential development. At night units will be illuminated, as well as street lights, site lighting and headlights from cars is expected.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>Under normal circumstances it is not anticipated that there will be interference with views or known safety hazards.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>There is no known off-site source of light or glare that may affect the proposal.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>The proposal will comply with applicable City of Redmond zoning codes, including a landscape buffer. See Landscape Plans for details</p>	
<p><b>12. Recreation</b></p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>Sammamish River Bike Trail and Marymoor Park is located across East Lake Sammamish Parkway.</p>	

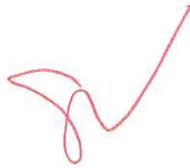
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<p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: The project proposes to install a sport court for recreational use by residents of the multi-family housing.</p>	  
<p><b>13. Historic and Cultural Preservation</b></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>Per the Tierra Right of Way Cultural Resource Report, they recommend 'No Historical Properties Subject to Effect' for this proposal. See Report for further details.</p>	<p>Does not meet any eligibility criteria that trigger further at this time.</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>Per the Tierra Right of Way Cultural Resource Report, they recommend 'No Historical Properties Subject to Effect' for this proposal. See Report for further details.</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>If cultural evidence was encountered during construction or installation of improvements, work would be halted in the area and a state approved archaeologist/historian would be engaged to investigate, evaluate and/or move or curate such resource as appropriate.</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 proposal does not anticipate changing or disturbing any resources, and therefore does not have any plans or require any permits for doing so.</p>	

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<p><b>14. Transportation</b></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>HWY 202 parallels the property's eastern boundary. However, no vehicular access is proposed. East Lake Sammamish Parkway fronts the sites western frontage and will serve as the proposed projects vehicular access. Pedestrian access is proposed from the development to HWY 202 via stairs.</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>Transit site is located on HWY 202 at the approximate mid-point of the site.</p> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <p>The proposed project will provide <del>167</del> parking stalls. Currently the site is essentially vacant and extremely over grown and an actual assessment of the available parking is not feasible.</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>East Lake Sammamish Parkway frontage improvements will be completed in conjunction with the properties development. Additionally, a non-ADA compliant pedestrian pathway through the subject site will be completed that will connect the bus stop on HWY 202 to East Lake Sammamish Parkway to the west. These will both be public.</p>	  <p>171 stalls</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>The project is not in the vicinity of water, rail or air transportation, and therefore does not plan to utilize them.</p>	
<p>f. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>966</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? <u>72</u> How many of these trips occur in the p.m. peak hours? <u>94</u> 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>Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition, 2012. Reference Traffic Report</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>The project will not interfere with, affect or be affected by the movement of agricultural or forest products on roads or streets in the area.</p>	
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>The site will install the required bicycle parking per City of Redmond code, and also provide a pedestrian pathway to a bus stop on SR202.</p>	

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<p><b>15. Public Services</b></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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe.</p> <p style="padding-left: 40px;">There will be a small increase in need for public services due to the new 139 multifamily units.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p style="padding-left: 40px;">The impact to the schools, parks and traffic will be mitigated through the payment of impact fees.</p> <p><b>16. Utilities</b></p> <p>a. Select utilities currently available at the site:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Electricity</li> <li><input checked="" type="checkbox"/> Natural Gas</li> <li><input checked="" type="checkbox"/> Water</li> <li><input checked="" type="checkbox"/> Refuse Service</li> <li><input checked="" type="checkbox"/> Telephone</li> <li><input checked="" type="checkbox"/> Sanitary Sewer</li> <li><input checked="" type="checkbox"/> Septic System</li> <li><input checked="" type="checkbox"/> Other</li> </ul>	  

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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>PSE will service the site for electrical and gas. City of Redmond will service water &amp; sewer. Waste Management will service garbage. Frontier and/or Comcast will service phone/internet/cable.</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: M. Haughian

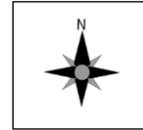
Name of Signee: MOIRA L. HAUGHIAN

Position and Agency/Organization: PLANNING COORDINATOR  
W/THE BUELLING GROUP

Relationship of Signer to Project: AGENT

Date Submitted: 11/03/2016

# VICINITY MAP



The Bond LAND-2016-00485

Parcel Number(s): 1318300120, 125, 142, 144, 156, 164 & 1825069025

