Invitation for Public Comment

Regarding a proposal for a new project in your neighborhood

at 16725 Cleveland St, Redmond WA 98052

Optional Determination of Non-Significance Notice Materials

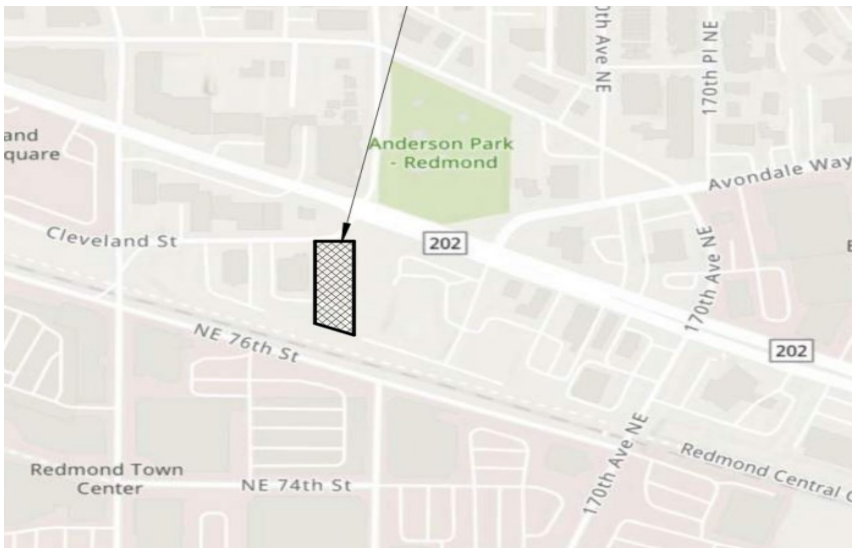
The Optional DNS process per 197-11-355 WAC is being used. The City expects to issue a DNS for the proposal, and this may be the only opportunity to comment on the environmental impacts of the proposed project. The proposal Notice of Application (NOA) and the environmental checklist are distributed to agencies with jurisdiction or expertise, affected tribes, and the Department of Ecology. Anyone from the general public may request a copy of the environmental checklist. A copy of the subsequent threshold determination for this proposal may also be obtained upon request.

Important Dates

Determination of Completeness:	October 14, 2024
Notice of Application and SEPA Comments Due By:	November 12, 2024

Project Information

Project Name:	Plymouth Supportive Housing	Decision Maker:	Administrative, Technical Committee
Description:	Construction of a six story mixed-use development including100 units of permanent supportive housing, property management offices, resident services, interior & exterior resident amenity spaces, and approximately 2150 sf of commercial space	Documents:	Arborist Report, Phase 1 Env. Study, CARA Report, Noise Analysis, Geotech Report, Traffic Study, Stormwater Report, SEPA Checklist, Civil Plans, Site Plan, Architectural Plan
Project File #:	LAND-2024-00177 & SEPA-2024-00179	Application Type:	Type II—Site Plan Entitlement
Parcel #:	122505-9019	Required/ Expected Permits:	SEPA, Building, ROW, and Civil Construction



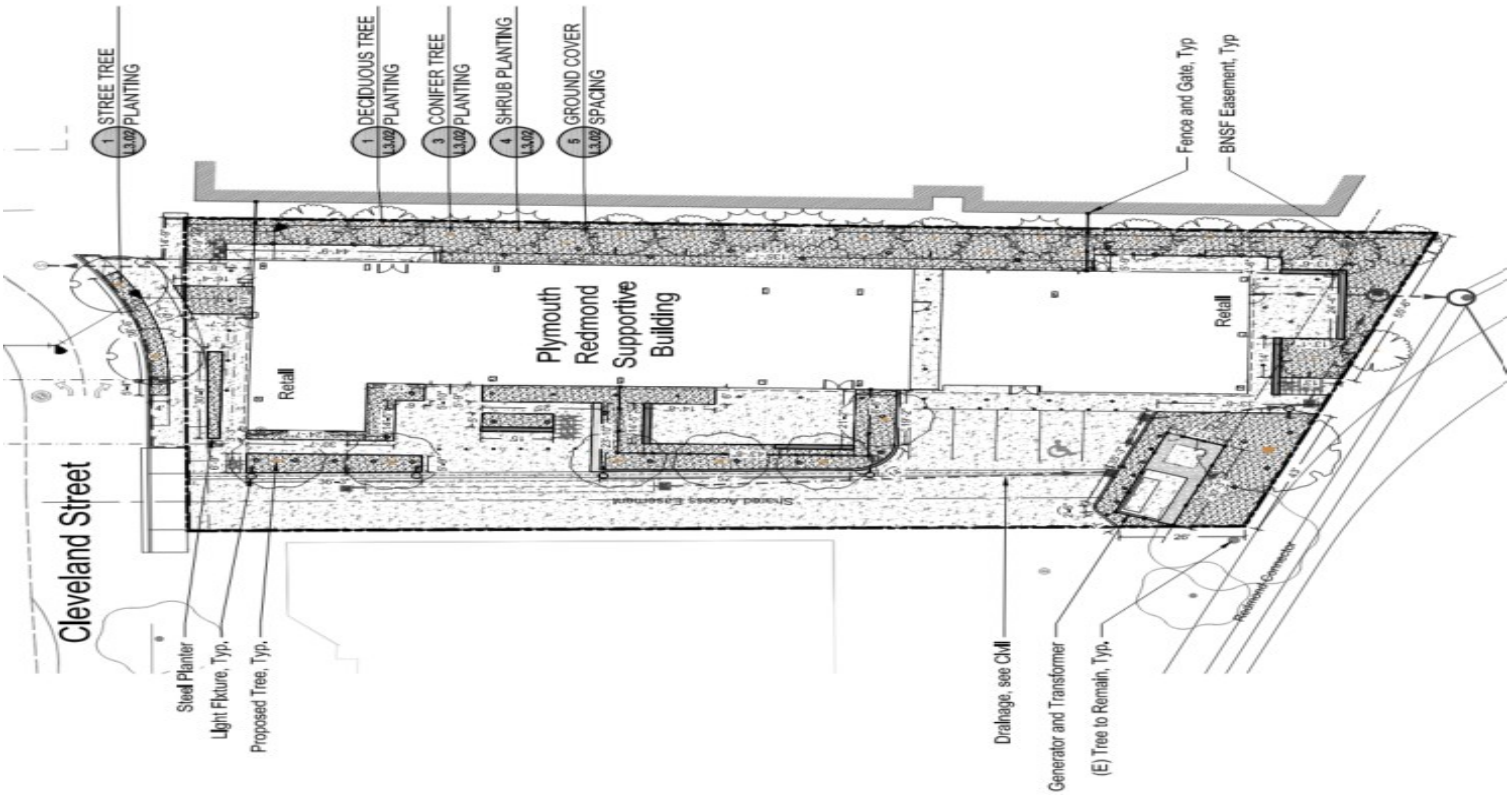
*Please see the **page 3** for Public Comment and Contact Information**

Plymouth Supportive Housing
LAND-2024-00177
SEPA-2023-00179

For more information, go to redmond.gov/Projects and select by project name.

Site Plan

Address: 16725 Cleveland St, WA 98052 Parcel: 122505-9019



Plymouth Supportive Housing
LAND-2024-00177
SEPA-2023-00179

For more information, go to redmond.gov/Projects and select by project name.

Project Contact Information

Planner: David Lee	dlee@redmond.gov	425-556-2462
Project Applicant: Environmental Works / David Sarti	24005pshredmond@eworks.org	206-329-7547

When can I submit a comment?

Although comments are accepted up until decision is issued, submittal of comments during the comment period required in the Redmond Zoning Code (RZC) will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

The Technical Committee shall not issue a decision until the end of the minimum comment period.

How do I stay updated on decisions?

If you would like to be informed of future actions you can be placed on the mailing list for this proposal by providing your **name** and **mailing address** to the project planner.

The final decision on this proposal may be appealed by individuals who provided comments according to the City appeal provision specified in RZC Chapter 21.76, Review Procedures.

How do I submit a comment?

By E-mail: dlee@redmond.gov

In Person: Customer Service Desk

Attn: David Lee
15670 NE 85th Street
Redmond, WA 98052

By Mail: Development Services Center

P.O. Box 97010
Mail Stop 4SPL
Redmond, WA 98073-9710

Public Comments on *LAND-2024-00177and SEPA-2024-000179*

Attention: David Lee

Would you like to be placed on the mailing list? If so, please complete the information below:

Full Name: _____ Mailing Address: _____

CITY OF REDMOND

ENVIRONMENTAL CHECKLIST
PROJECT ACTION

(*Revised February 2023*)

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.

Review Planner: David Lee

Date of Review: 10/15/24

To Be Completed By Applicant	Evaluation for Agency Use Only
A. BACKGROUND	
1. Name of proposed project, if applicable:	
Plymouth Redmond Supportive Housing	DL 10/15/24
2. Name of applicant:	
Plymouth Housing	DL 10/15/24
3. Address and phone number of applicant and contact person:	
Elizabeth Murphy, Plymouth Housing, 2113 3rd Avenue Seattle, WA 98121, 206-210-0374, emurphy@plymouthhousing.org	DL 10/15/24
4. Date checklist prepared:	
Sept. 6, 2024	DL 10/15/24
5. Agency requesting checklist:	
City of Redmond, Planning Department	DL 10/15/24
6. Give an accurate, brief description of the proposal's scope and nature:	
i. Acreage of the site: 0.60 acres	DL 10/15/24
ii. Number of dwelling units/ buildings to be constructed: 100	DL 10/15/24
iii. Square footage of dwelling units/ buildings being added: 62,489 s.f.	DL 10/15/24
iv. Square footage of pavement being added: 5,820 s.f.	DL 10/15/24
v. Use or principal activity: low-income housing	DL 10/15/24
vi. Other information: 2,154 s.f. leasible retail space	DL 10/15/24
7. Proposed timing or schedule (including phasing, if applicable):	
Land Use and CCR permits submitted Aug. 23, 2024. Building Permit applications to be submitted Nov. 8, 2024. Construction estimated start March 2025, completed in July 2026. No phasing but tenant improvements in the Retail space may occur after the primary construction phase.	DL 10/15/24

To Be Completed By Applicant	Evaluation for Agency Use Only
8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? ☐ Yes ☑ No If yes, explain.	DL 10/15/24
9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal. Phase I Environmental Site assessment by Adapt Consulting; Geotechnical Engineering Services Report by Adapt Consulting ; Arborist Report by Seattle Tree Consulting; Cultural Resources Assessment by Cultural Resources Consultants; Phase I Traffic & Parking Study by William Popp Associates	DL 10/15/24
10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? ☐ Yes ☑ No If yes, explain.	DL 10/15/24
11. List any government approvals or permits that will be needed for your proposal, if known. The Plymouth Redmond Supportive Housing project will apply for the following permits: Building Permit, Land Use Application, Coordinated Civil Review (CCR), Electrical Permit, Design Review, Plumbing Permit, SEPA, Mechanical Permit	DL 10/15/24
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 Plymouth Redmond Supportive Housing project is a six-story building with 100 units of permanent supportive housing including (85) Studio and (15) 1-Bedroom apartments, staff offices for supportive services, common use space, 2,154 s.f. of leasable commercial space, common outdoor space, associated site work, (4) parking spaces.	DL 10/15/24

To Be Completed By Applicant	Evaluation for Agency Use Only
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.	
The Plymouth Redmond Supportive Housing project is located at 16725 Cleveland St., Redmond, WA 98052. Property area is 25,946 square feet. Tax Parcel Numbers: 1225059019 City of Redmond. Legal Description: That portion of the Northwest Quarter of the Northwest Quarter of Section 12, Township 25 North, Range 5 East, W.M., in King County, Washington. Described as follows: Parcel 2 of City of Redmond Lot line Adjust ment Number SS-85-34 Recorded under recording number 8511140912.	DL 10/15/24
B. ENVIRONMENTAL ELEMENTS	
1. Earth	
a. General description of the site ☑ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous ☐ Other	DL 10/15/24 Site was previously developed
b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.	
Site drops 3.0 feet from the northeast corner to the southeast corner, maximum existing slope 1.2%.	DL 10/15/24

To Be Completed By Applicant	Evaluation for Agency Use Only
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.	
Per soils repot from Adapt Consulting dated July 10, 2024 the subsurface of the site, below asphalt or gravel surfacing, consist of approximately 7.5 feet of medium dense to very dense gravel with sand mantling gravelly sand that was medium dense to dense. The sandy gravel generally extended to 15-to-20 bgs. Below the gravelly sand the boring encountered sand with gravel, occasionall	DL 10/15/24
d. Are there surface indications or history of unstable soils in the immediate vicinity? ☑ Yes ☐ No If yes, describe.	
Per soils report, the lower, discontinuous loose to medium dense sands located below the water table are considered marginally susceptible to liquefaction. In the event of liquefaction, some post-liquefaction settlement could occur, on the order of 1 to 2 inches.	DL 10/15/24
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.	
Approximately 260 cubic yards of net filling is proposed for the project - filling up to 18" over a protion of the site area to bring the exisitng surface up to a level building pad and provide for appropriate site drainage. Fill will come from a source of clean material at the contracto's discretion meeting the project specifications.	DL 10/15/24
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.	
During construction, the contractor will install and maintain erosion and sediment control BMP's as needed to control erosion. After construction, the site will be stabilized by permanent storm water management facilities.	DL 10/15/24
g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?	
Approximately 80% of the site will be impervious after construction.	DL 10/15/24

To Be Completed By Applicant	Evaluation for Agency Use Only
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.	
Storm water runoff will be collected from the building roof and pavement surfaces to be treated and detained prior to discharge. After treatment/detention, the storm water will flow into the City storm system.	DL 10/15/24
i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?	
Yes	DL 10/15/24
2. Air	
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.	
No emissions are expected during operations. Diesel emissions may occur during construction due to the use of construction equipment and earth moving.	DL 10/15/24
b. Are there any off-site sources of emissions or odor that may affect your proposal? ☐ Yes ☑ No If yes, generally describe.	
	DL 10/15/24
c. Proposed measures to reduce or control emissions or other impacts to air, if any.	
None	DL 10/15/24 No expected impacts to air based on type of use

To Be Completed By Applicant	Evaluation for Agency Use Only
3. Water a. Surface 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)? ☐ Yes ☑ 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.	DL 10/15/24
2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? ☐ Yes ☑ No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc.	DL 10/15/24
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	DL 10/15/24
4. Will the proposal require surface water withdrawals or diversions? ☐ Yes ☑ No Will the proposal require permanent dewatering or temporary dewatering? ☐ Yes ☐ No If yes, give general description, purpose, and approximate quantities if known.	DL 10/15/24 Project to follow RZC 21.64.050 Critical Aquifer Recharge Areas standards

To Be Completed By Applicant	Evaluation for Agency Use Only
5. Does the proposal lie within a 100-year floodplain? ☐ Yes ☑ No If yes, note location on the site plan.	DL 10/15/24
6. Does the proposal involve any discharge of waste materials to surface waters? ☐ Yes ☑ No If yes, describe the type of waste and anticipated volume of discharge.	DL 10/15/24
7. Is your property located within the Bear/Evans Creek Watershed (see attached map)? ☐ Yes ☑ No If yes, answer questions 8 & 9. If no, go to the next section.	DL 10/15/24
8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months. Approximately 1/3 of runoff from building roof area is routed to a gravel infiltration trench storm water BMP located within the driveway. Clean runoff from building roof area will be infiltrated to maximum extent feasible based on building plumbing routing and site layout.	DL 10/15/24
9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts. No	DL 10/15/24

To Be Completed By Applicant	Evaluation for Agency Use Only
b. Ground 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? ☐ Yes ☑ No Give general description, purpose, and approximate quantities if known.	
	DL 10/15/24
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.	
None	DL 10/15/24 Project is to tie into city sewer and storm water facilities
c. Water Runoff (including storm water): 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.	
Sources of stormwater runoff include the roof and impervious exterior surfaces. Stormwater to be collected through roof drains and hard surfaces to sheet flow runoff to catch basins. A portion of the roof runoff will be infiltrated onsite and all runoff from pollution-generating impervious surfaces will be discharged to the City storm drian trunk line which flows to a regional stormwater system discharging to the Sammamish	DL 10/15/24

To Be Completed By Applicant	Evaluation for Agency Use Only
2. Could waste materials enter ground or surface waters? If so, generally describe. No	DL 10/15/24 Project has ties into city treatment facility
3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No	DL 10/15/24
d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any. A portion of the roof runoff will be ocnveyed to a gravel infiltration trench under the driveway to infiltrate clean runoff to the extent feasible onsite. The gravel infiltration trench, an onsite stormwater BMP, will have an overflow catch basin to collect and convey to the City storm main any runoff that is not infiltrated by the facility.	DL 10/15/24
4. Plants a. Select types of vegetation found on the site: Deciduous Tree: Alder ☐ Maple ☐ Aspen ☐ Other ☑ Evergreen Tree: Cedar ☐ Fir ☐ Pine ☐ Other ☐ ☑ Shrubs ☑ Grass ☐ Pasture ☐ Crop or Grain ☐ Orchards, Vineyards, or Other Permanent Crops Wet soil plants: Cattail ☐ Buttercup ☐ Bullrush ☐ Skunk Cabbage ☐ Other ☐ Water plants: Water lily ☐ Eelgrass ☐ Milfoil ☐ Other ☐	

To Be Completed By Applicant	Evaluation for Agency Use Only

Other types of vegetation (please list)

DL 10/15/24

b. What kind and amount of vegetation will be removed or altered?

One White Oak tree, one Green Leaf Plum tree, and one Norway maple 'Crimson King' tree and some patches of grass will be removed. Two Hornbeam trees and one Linden tree will be maintained as well as other existing right-of-way plantings.

DL 10/15/24

c. Provide the number of significant and landmark trees located on the site and estimate the number proposed to be removed and saved in the table below.

Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)
Landmark (>30" dbh*)	0			
Significant (6" – 30" dbh*)	6	3	3	50
Percentage (%)				

DL 10/15/24

Note: Since a SEPA Determination is issued early on in the project's review process; the information above is a preliminary estimate only and could change during the development review process.

** DBH – Diameter at breast height*

d. List threatened or endangered species known to be on or near the site.

None known.

DL 10/15/24

To Be Completed By Applicant	Evaluation for Agency Use Only
e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: All new landscaping including ground cover, trees and shrubs will incorporate native or adaptive species designed to enhance the existing vegetation on the site.	DL 10/15/24
f. List all noxious weeds and invasive species known to be on or near the site. None known	DL 10/15/24
5. Animals	
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. Birds: Hawk ☐ Heron ☐ Eagle ☐ Songbirds ☐ Other ☑ Mammals: Deer ☐ Bear ☐ Elk ☐ Beaver ☐ Fish: Bass ☐ Salmon ☐ Trout ☐ Herring ☐ Shellfish ☐ Other ☐	DL 10/15/24
b. List any threatened or endangered species known to be on or near the site. None known	DL 10/15/24
c. Is the site part of a migration route? ☐ Yes ☐ No If yes, explain. None known	DL 10/15/24

To Be Completed By Applicant	Evaluation for Agency Use Only
d. Proposed measures to preserve or enhance wildlife, if any:	
Landscaping incorporating native plantings will provide potential for increased wildlife activity on-site.	DL 10/15/24
e. List any invasive animal species known to be on or near the site.	
None known	DL 10/15/24
6. Energy and Natural Resources	
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.	
Electricity will be used to meet the complete project energy needs including heating, cooling and hot water.	DL 10/15/24
b. Would your project affect the potential use of solar energy by adjacent properties? ☑ Yes ☐ No If yes, generally describe.	
Project could affect potential solar access to the properties to the north. The 68'-10" tall structure will shade a portion of the lots to the north at certain times of the year.	DL 10/15/24
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.	
The project will include a rooftop PV system to reduce electricity needs from the grid. Conservation features include low-flow plumbing fixtures, high-efficiency lighting, heat-pump central hot water system, electric heat pump heating and cooling, and a high-performance building envelope to reduce heat loss and heat gain.	DL 10/15/24

To Be Completed By Applicant	Evaluation for Agency Use Only
7. Environmental Health	
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? ☐ Yes ☑ No If yes, describe.	
	DL 10/15/24
1. Describe any known or possible contamination at the site from present or past practices.	
Phase I Environmental Site Assessment did not reveal evidence of current, historical, or controlled recognized environmental conditions with the subject property and immediate surrounding areas that have resulted in a release of hazardous substances or petroleum products to the property.	DL 10/15/24
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.	
None known.	DL 10/15/24
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).	
None known	DL 10/15/24

To Be Completed By Applicant	Evaluation for Agency Use Only
4. Describe special emergency services that might be required.	
None known	DL 10/15/24
5. Proposed measures to reduce or control environmental health hazards, if any.	
All paints, sealants, caulking and adhesives will be low VOC. Materials will be selected to prevent mold, be durable and easy to clean. Cabinets and other composite wood products will be formaldehyde free. No carpet will be used in the building and walk-off mats will be provide at the entry vestibule to reduce the accumulation of dirt and allergens.	DL 10/15/24
b. Noise	
1. What types of noise exist in the area which may affect your project (for example: traffic equipment, operation, other)?	
Site is located adjacent to two transportation corridors; Redmond Way to the north and the future elevated Sound Transit light-rail line and station to the south, which will generate noise impacting the project.	DL 10/15/24
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.	
The operations on the property should be relatively quiet. Construction will have noise impacts which will be moderated by city mandated construction schedules.	DL 10/15/24

To Be Completed By Applicant	Evaluation for Agency Use Only
3. Proposed measures to reduce or control noise impacts, if any.	
A communication plan with neighbors about noise impacts and transparent work hours of construction activities.	DL 10/15/24
8. Land and Shoreline Use	
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.	
Site is currently used as a parking lot and laydown space for construction. Cleveland St. frontage on the north and the Redmond Central Corridor on the south. Property to the west a commercial retail. Property to the east is new residential development under construction. New residents will access the Redmond Central Corridor, future light rail station and the surrounding businesses.	DL 10/15/24
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?	
No	DL 10/15/24
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?	
No	DL 10/15/24

To Be Completed By Applicant	Evaluation for Agency Use Only
c. Describe any structures on site. None	DL 10/15/24
d. Will any structures be demolished? ☐ Yes ☑ No If yes, what?	
	DL 10/15/24 Previous structure demolished in 2022
e. What is the current zoning classification of the site? Downtown Mixed-Use, Anderson Park	DL 10/15/24
f. What is the current comprehensive plan designation of the site? Downtown Mixed-Use	DL 10/15/24
g. If applicable, what is the current shoreline master program designation of the site? None	DL 10/15/24 Not within shoreline
h. Has any part of the site been classified as a critical area by the city or county? ☐ Yes ☑ No If yes, specify. (If unsure, check with City)	
	DL 10/15/24 Within Critical aquifer recharge area

To Be Completed By Applicant	Evaluation for Agency Use Only
i. Approximately how many people would reside or work in the completed project? 100 people will reside in the completed project. Approximately 16-20 full-time staff will work for the housing portion of the site and 10-12 workers in the commercial spaces.	DL 10/15/24
j. Approximately how many people would the completed project displace? None	DL 10/15/24
k. Proposed measures to avoid or reduce displacement impacts, if any: No	DL 10/15/24
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The project has been presented to staff and the Redmond Design Review boards for review for adherence to Redmond Citywide design standards to ensure compatibility.	DL 10/15/24
m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: Not applicable	DL 10/15/24
n. What percentage of the building will be used for: Warehousing _____ Manufacturing _____ Office 2 Retail 3	

To Be Completed By Applicant	Evaluation for Agency Use Only
Service (specify) _____ Other (specify) _____ Residential 95	DL 10/15/24
0. What is the proposed I.B.C. construction type? Type VA over Type IA.	DL 10/15/24
p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)? 62,489	DL 10/15/24
q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)? None	DL 10/15/24
9. Housing	
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 100 low-income housing units	DL 10/15/24

To Be Completed By Applicant	Evaluation for Agency Use Only
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None	DL 10/15/24
c. Proposed measures to reduce or control housing impacts, if any: None	DL 10/15/24 Project increases supply of affordable housing in City
10. Aesthetics	
a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior building material(s) proposed? Project will be 6-stories, 68'-10" tall to the top of parapet. Rooftop elevator penthouse and access stair will project approximately 9' above the top of parapet.	DL 10/15/24
b. What views in the immediate vicinity would be altered or obstructed? Project would obstruct views to the west from the property to the east.	DL 10/15/24
c. Proposed measures to reduce or control aesthetic impacts, if any: Project is designed to meet City of Redmond design guidelines. Project is designed as an aesthetic amenity and will be reviewed by the City of Redmond for compliance with design guidelines and neighborhood compatibility.	DL 10/15/24

To Be Completed By Applicant	Evaluation for Agency Use Only
11. Light and Glare	
a. What type of light or glare will the proposal produce? What time of day or night would it mainly occur?	
Exterior lighting will be provided from dusk to dawn.	DL 10/15/24
b. Could light or glare from the finished project be a safety hazard or interfere with views?	
No	DL 10/15/24
c. What existing off-site sources of light or glare may affect your proposal?	
None known.	DL 10/15/24
d. Proposed measures to reduce or control light and glare impacts, if any:	
No mirrored glazing will be used to minimize impacts of glare to surrounding properties. Exterior lighting will be shielded and downward facing minimizing light spillage from the property, and will be controlled with occupancy sensors.	DL 10/15/24
12. Recreation	
a. What designated and informal recreational opportunities are in the immediate vicinity?	
Anderson Park is within 1/8 mile of the site and the Redmond Central Corridor Trail is directly adjacent to the site on the south end of the property.	DL 10/15/24

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b. Would the proposed project displace any existing recreational uses? ☐ Yes ☑ No If yes, describe.	
	DL 10/15/24
c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:	
Project will not be displacing any recreational facilities. The project will provide interior and exterior common areas on-site for residents and exterior areas for the community.	DL 10/15/24
13. Historic and Cultural Preservation	
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.	
No	DL 10/15/24

To Be Completed By Applicant	Evaluation for Agency Use Only
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.	
None identified	DL 10/15/24
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 Archaeology and Historic Preservation, archaeological surveys, historic maps, GIS data, etc.	
A Cultural Resources Assessment was produced by Cultural Resources Consultants with the conclusion that no archaeological sites, register-listed historic properties, historic built environment resources or other cultural resources have been recorded at the project location. DAHP responded with a 'determination of non-significance'.	DL 10/15/24
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.	
None provided	DL 10/15/24

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14. Transportation	
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.	
The project site abuts one public street, Cleveland St. to the north and the Redmond Central Corridor Trail to the south. Pedestrian access will be from both right-of-ways. Access to parking will be from Cleveland St.	DL 10/15/24
b. Is the site currently or affected geographic area currently served by public transit? [✔] Yes [ ] No If yes, generally describe. If not, what is the approximate distance to the nearest transit stop?	
The site is served by the King County Metro bus system and in the future will be served by the Sound Transit light rail system whose new station will be 1/8 mile from the site. Metro lines on Redmond Way and Avondale Way with bus-stops within 1-block on the site going eastbound and 2-blocks for the site going westbound.	DL 10/15/24
c. 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).	
Frontage improvements on Cleveland St. include new 4' planting strip behind the existing curb and a new 8' sidewalk to meet the City-required street section. Site improvements at the south end have been designed to be compatible with the improvements for the Sound Transit light rail and the Redmond Central Corridor Trail.	DL 10/15/24

To Be Completed By Applicant	Evaluation for Agency Use Only
d. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. The residents and staff will use the future light rail line.	DL 10/15/24
e. How many weekday vehicular trips (one way) per day would be generated by the completed project 79 If known, indicate when peak volumes would occur: 7:30 - 8:30 a.m. and 4:30 - 5:30 p.m. How many of these trips occur in the a.m. peak hours? 8 How may of these trips occur in the p.m. peak hours? 5 What percentage of the volume would be trucks (such as commercial and non-passenger vehicles)? 0 What data or transportation models were used to make these estimates? Phase I Traffic and Parking Study by William Popp Associates dated August 8, 2024	DL 10/15/24
f. 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. No	DL 10/15/24
g. Proposed measures to reduce or control transportation impacts, if any. Per the Phase I Traffic & Parking Study, it is estimated that none of the residents will own vehicles, as a result there will b e zero parking demand for residents. There is ample opportunity for staff members to use transit as well as for staff to use outlying park and ride facilities and use transit to the site, and/or walk or bike from the Redmond Transit Center to the site.	DL 10/15/24

To Be Completed By Applicant	Evaluation for Agency Use Only
15. Public Services	
a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? ☑ Yes ☐ No If yes, generally describe.	
The project will require increase in fire protection asas many tenants health has been impacted by years of chronic homelessness. Plymouth's permanent supportive housing projects typically have slightly more medical emergency calls than other traditional affordable housing sites. There will be an increased use of public transit as described above. No children will be living at the project so there should be no impact to schools.	DL 10/15/24
b. Proposed measures to reduce or control direct impacts on public services, if any.	
None anticipated.	DL 10/15/24
16. Utilities	
a. Select utilities currently available at the site:	
☑ Electricity ☐ Natural Gas ☑ Water ☑ Refuse Service ☑ Telephone ☑ Sanitary Sewer ☐ Septic System ☐ Other	DL 10/15/24

To Be Completed By Applicant	Evaluation for Agency Use Only
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. All utilities serving the property will be accessed underground from existing lines; Electricity - Puget Sound Energy; Water, Sewer & Storm - City of Redmond; Refuse Service - Waste Management; Telephone - Lumen and Comcast.	DL 10/15/24

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.

Applicant Signature: DocuSigned by: Julie Nordgren 60A11C733CC3449...

Name of Signee: Julie Nordgren

Position and Agency/Organization: Senior Real Estate Developer, Plymouth Housing Group

Relationship of Signer to Project: Project Manager for Owner

Date Submitted: 9/18/2024