



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

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

PROJECT INFORMATION

PROJECT NAME: BCDD 1 Zoning Code Amendment

SEPA FILE NUMBER: SEPA-2014-01091

PROJECT DESCRIPTION:

Bear Creek Design District (BCDD) 1. Amendment to allow non-age specific residential use. This zoning code amendment is specific to the zone noted above.

PROJECT LOCATION: Bear Creek Design District 1

SITE ADDRESS:

APPLICANT: Sarah Stiteler

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: Cathy Beam

PHONE NUMBER: 425-556-2429

EMAIL: cbeam@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 08/13/2014.**

APPEAL PERIOD

You may appeal this determination to the City of Redmond Planning Department, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 08/28/2014**, 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: July 30, 2014

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

Non-Project Action

Purpose of Checklist:

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

Instructions for Applicants:

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

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations 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 references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively due to the fact this is a non-project action.

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

For Agency Use Only

Planner Name

Cathy Beam, 6/24/14

Date of Review

Cathy Beam, 6/24/14

To be completed by applicant	Evaluation for Agency Use only
<p>A. <u>BACKGROUND</u></p> <p>1. Name of proposed project, if applicable: Bear Creek Design District 1 (BCDD1) Zoning Code text amendment to allow non-age restricted multi-family when paired with an indoor community meeting space per Bear Creek Neighborhood Plan and to modify setbacks.</p> <p>2. Name of applicant: City of Redmond</p> <p>3. Address and phone number of applicant and Contact person: City of Redmond Planning and Community Development 15670 NE 85th Street Redmond, WA 98052 Sarah Stiteler, 425-556-2469</p> <p>4. Date checklist prepared: 6/16/14</p> <p>5. Agency requesting checklist: City of Redmond</p> <p>6. Give an accurate, brief description of the proposal's scope and nature:</p> <p>i. Acreage of the site: <u>Approximately 9 acres within BCDD1</u></p> <p>ii. Number of dwelling units/ buildings to be constructed: <u>N/A</u></p> <p>iii. Square footage of dwelling units/ buildings being added: <u>N/A</u></p> <p>iv. Square footage of pavement being added: <u>N/A</u></p> <p>v. Use or Principal Activity: <u>Principal use will be multi-family housing</u></p> <p>vi. Other information: <u>N/A</u></p>	<p>CB</p> <p>CB</p> <p>CB</p> <p>CB</p> <p>CB</p> <p>CB</p>

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<p>7. Proposed timing or schedule (including phasing, if applicable): Anticipated Council action on amendment in Fall, 2014</p> <p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain</p> <p>9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. N/A</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>CB</p> <p>CB</p> <p>CB - No environmental information prepared.</p> <p>CB</p>

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<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>Zoning Code Amendment</p> <p>12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)</p> <p>The Bear Creek Design District 1 was created in 2007 with specific requirements based on individual applicant, a provider of senior residential services, including a requirement for all residents to be 55+ years of age. The proposed zoning code amendment would allow non-age restricted multi-family housing. Also, building setbacks are proposed to be modified. Otherwise, all other remaining aspects of the current zoning will be kept.</p> <p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.</p> <p>Entirety of area zoned Bear Creek Design District 1 (BCDD1) is within the City of Redmond. It is located on the east side of Avondale Road, between NE Union Hill Road on the south and NE 180th on the north.</p>	<p>CB</p> <p>CB</p> <p>CB</p>

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Date Submitted: 6/19/14 _____

Relationship of signer to project: Project Planner _____

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<p>D. <u>SUPPLEMENTAL SHEET</u></p> <p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.</p> <p>When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.</p> <p>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise:</p> <p>The proposed amendment to allow non-age specific multifamily residential use is expected to generate additional vehicular trips, and is likely to increase emissions to air, production of auto noise and increased pollutants from vehicle fuels.</p> <p>Proposed measures to avoid or reduce such increases are:</p> <p>Utilization of public and private incentive programs to encourage alternative travel modes by future residents, such as transit, bicycling and walking. Vehicle oil and gas pollutants will be collected in stormwater and treated before discharge.</p> <p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p>Possible impacts from vehicle fuels from pollution generating impervious surfaces.</p> <p>Proposed measures to protect or conserve plants, animals, fish or marine life are:</p> <p>All on-site oil pollutants are collected and treated prior to discharge. Clean stormwater will be infiltrated to replenish the aquifer.</p>	<p>CB - Future development subject to project action SEPA.</p> <p>CB - Future development subject to project action SEPA.</p> <p>CB - Future development subject to project action SEPA.</p> <p>CB - Future development subject to project action SEPA.</p>

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<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>Additional vehicles from non-age specific multifamily use will result in more use of fossil fuels.</p> <p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>Encourage the use of travel modes other than auto.</p>	<p>CB - Future development subject to project action SEPA.</p> <p>CB - Future development subject to project action SEPA.</p>
<p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands:</p> <p>The proposal does not change existing zoning capacity; would allow non-age specific multifamily in addition to those 55+ years of age. A non-age specific population is likely to result in greater numbers of vehicle trips, and associated impacts may occur.</p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>The amendment is consistent with the Bear Creek Design District and Bear Creek Neighborhood Plan; preserves approximately 115 acres of the Bear/Evans Creek Valley, allowing development on the 9 acre portion primarily outside the 100 year floodplain.</p>	<p>CB - Future development subject to project action SEPA.</p> <p>CB - Future development subject to project action SEPA.</p>
<p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</p> <p>The proposed amendment would allow non-age specific multifamily in addition to the current use of senior 55+ multifamily, consistent with the Comprehensive Land Use Map.</p>	<p>CB - Future development subject to project action SEPA.</p>

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<p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>The amendment proposes residential uses within the same density limits as the existing zoning, which is compatible with nearby residential uses on the west side of Avondale Road. Shoreline or other land use impacts are not anticipated.</p> <p>6. How would the proposal be likely to increase transportation or public services and utilities?</p> <p>Higher numbers of vehicular trips at both daily and peak hour. From ITE 9th Edition, non-age specific multifamily could produce 215 peak hour trips. An adult senior multifamily could produce 87 peak hour trips, using maximum approximate unit count of 347 units. The net change in number of pm peak hour trips is 128.</p> <p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>The site is served well by transit; encourage travel by other mode than automobile. In addition, any future development will be required to complete intersection improvements at 180th and Avondale Road, which is the location of primary access.</p> <p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p>The proposed amendment does not conflict with laws or requirements for the protection of the environment.</p>	<p>CB - Future development subject to project action SEPA.</p> <p>CB - Future development subject to project action SEPA.</p> <p>CB - Future development subject to project action SEPA.</p> <p>CB - Future development subject to project action SEPA.</p>

SEPA CHECKLIST

SEPA-2014-01091

Additional Information for Part D, Supplemental Sheet

Question #6:

How would the proposal be likely to increase transportation or public services and utilities?

Higher numbers of vehicular trips at both daily and peak hour are expected as a result of the proposed amendment. From Institute of Transportation Engineers (ITE) 9th Edition, non-age specific multifamily (category 220) could produce 215 peak hour trips; an adult senior housing, attached (category 252) at the same density could produce 87 peak hour trips, using an assumption of maximum unit count of 347 units for both calculations.

Net change in number of **peak hour trips = 128 additional pm peak hour trips** for non-age specific multifamily housing.

For **total daily trips**, the rate for the (220) multifamily category is 6.65 per unit, and the rate for the senior adult housing (252) is 3.44 per unit.

Multifamily: $6.65 \times 347 = 2,308$ trips per day

Adult Senior: $3.44 \times 347 = 1,194$ trips per day

= **net change of 1,114 additional trips per day with non-age specific multifamily housing**

Additional trips from a non-age specific development would calculate to an **increase of approximately 2.66 percent to daily trips** in the area south of the intersection of 180th and Avondale Road, which most recent count in 2012 was 41,800 daily trips.