

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the [Supplemental Sheet for Nonproject Actions \(Part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Bristol Glen

2. Name of applicant:

TC Colleran, Murray Franklyn Homes

3. Address and phone number of applicant and contact person:

14410 NE Bel-Red Road, Bellevue, WA, 98007
(425) 644-2323

4. Date checklist prepared:

10/17/2025

5. Agency requesting checklist:

King County

6. Proposed timing or schedule (including phasing, if applicable):

Construction to begin once all necessary approvals and permits have been received.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Geotechnical Report prepared by Terra Associates, Inc, dated 08/01/2025; an Arborist Report prepared by Cascara Tree Consulting will be prepared; A stormwater drainage report will be prepared by Prizm Land, Inc.. Wetland Delineation Report prepared by Raedeke Associates, Inc., dated 09/17/2025. Critical Areas Designation Letters, prepared by King County DLSP, dated 05/26/2025.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None at this time.

10. List any government approvals or permits that will be needed for your proposal, if known.

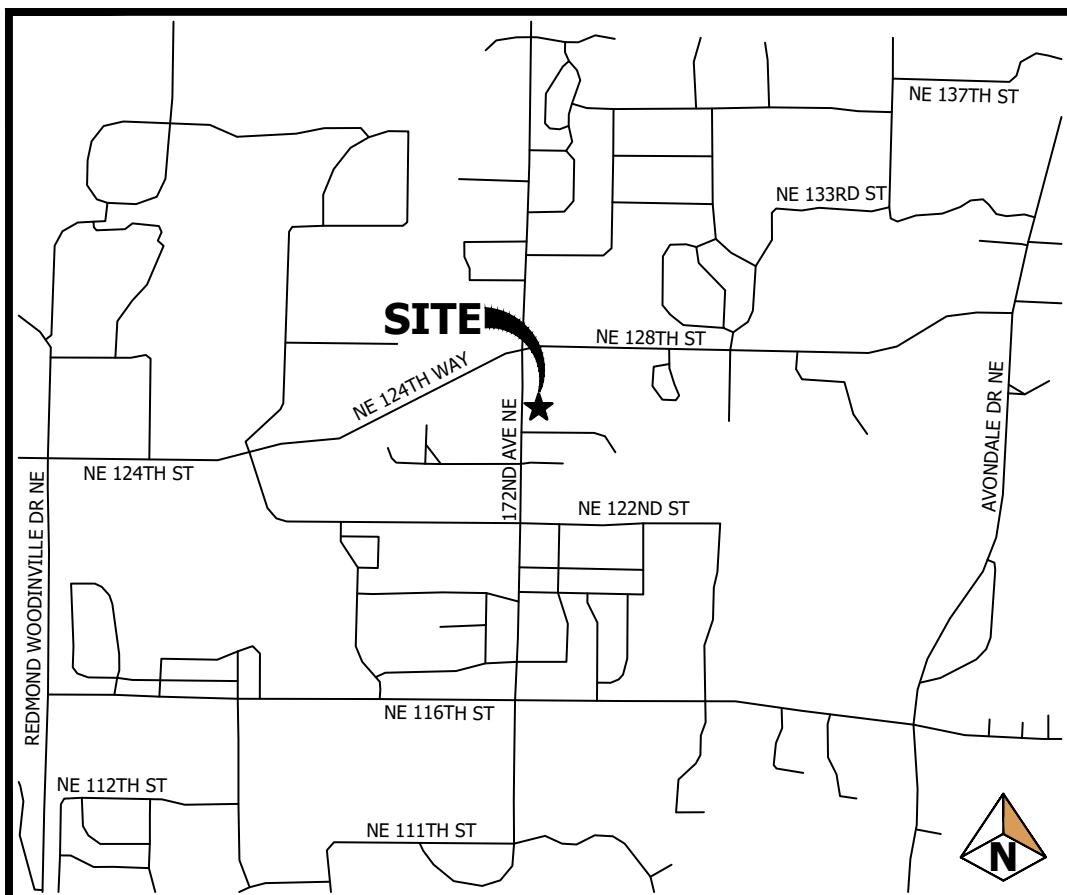
This project will seek preliminary and final plat approval, forest practices/tree removal, clear/grade, stormwater, demolition and building permits from King County (KC), right of way permits from KC and City of Redmond (COR), water & sewer developer extension permits from Woodinville Water & Sewer District (WWD), and an NPDES permit from the Dept. of Ecology (DOE).

11. Give a 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.)

Bristol Glen is a 14.72 ac subdivision/plat project that contains 7 existing parcels with existing single-family residences and proposes to demolish the existing residences and establish up to 63 single family lots, private road, tracts, open space, and associated infrastructure improvements.

12. 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 project is located at 12414 172nd Ave NE, Redmond, WA, 98052 in unincorporated King County. The project is located in the SW 1/4 of the NE 1/4, SEC. 25, TWP. 26 N., RGE. 5 E.



B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. **General description of the site:**

The project site consists of seven existing parcels #252605-9159, -9115, -9161, -9003, -9075, -9162, -9163 that are 14.72 acres. The site contains 7 existing single-family homes with turf grass lawns, sheds, driveways, paved sport courts, artificial ponds, swimming pool, and residential landscaping. The site consists of two drainage basins which are tributary to Sammamish River and Bear Creek.

Circle or highlight one: Flat, **rolling**, hilly, steep slopes, mountainous, other:

b. **What is the steepest slope on the site (approximate percent slope)?**

16%

c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? 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.**

Organic topsoil overlying medium dense to very dense silty sand to sandy silt (weathered and unweathered till) and possible fill material overlying native soils at two observed pits. The Geologic Map of Redmond Quadrangle by Booth (1998) shows site soils mapped as Glacial Till (Qvt). The U.S. Dept. of Agricultural Natural Resources classifies soils on the project site as "Seattle muck". No agricultural land of long-term commercial significance is known to exist on site.

d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

No.

e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

Throughout the site, earthwork of greater than 10,000 CY but less than 75,000 CY of cut and fill is anticipated. Imported and exported material shall be from and to King County approved locations.

f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

The soils located on site, classified as Seattle muck, would be susceptible to some erosion when exposed during construction. Proper implementation and maintenance of Best Management Practices (BMPs) for erosion prevention and sediment control will adequately mitigate the erosion potential.

g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

The project proposes approximately 70% impervious coverage at full build-out, including roads, sidewalks, storm water features and houses.

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

Proper implementation and maintenance of BMPs for erosion prevention and sediment control, such as watering, ground cover, etc.; among other BMPs listed within the current adopted KCSWDM & DOE SWMMWW are anticipated to be utilized as needed and adequately mitigate the erosion potential. Erosion protection measures as required by King County and City of Redmond will be incorporated in the TESC and SWPPP as required by DOE. The project must comply with the current adopted KCSWDM's LID Performance Standard in managing onsite stormwater and utilize Flow Control BMPs.

2. Air [Find help answering air questions](#)

- a. What types of emissions to the air 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.**

During construction, there will be some dust, diesel and gas exhaust from heavy equipment operation and worker's vehicles. Operation will include auto exhaust from residents and other emissions from maintenance of the site (landscaping, etc.).

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No, there are no known off-site sources of emissions or odors that are expected to affect this proposal. No land uses typically associated with odor generating activities (such as a landfill or meat packaging plant) are located in the vicinity of the project.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any.**

Emissions will be mitigated by proper maintenance of equipment used during construction, prohibiting machinery from idling when not in use, and watering of the site as necessary during the construction phase of the project to help control dust and other particulates.

3. Water [Find help answering water questions](#)

- a. Surface Water:** [Find help answering surface water questions](#)

- 1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Two man-made landscape ponds are on site and one man-made off-site detention pond is located to the northeast of the site. A natural freshwater pond and associated wetlands are located off-site south of the southeast corner of the project site. The ponds are unnamed and all off-site ponds are tributary to Bear Creek.

- 2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Yes. The project is anticipated to remove the two onsite man-made landscape ponds. Onsite runoff is anticipated to be managed by stormwater treatment and flow control facilities and BMPs that demonstrate project compliance with the current adopted KCSWDM LID Performance Standard. See project plans.

- 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.**

The estimated amount of fill and dredge material that would be placed or removed related to the two man-made landscape ponds is between 2,000 - 5,000 cy. The fill material must be sourced from a King County approved location. No fill or dredge activities are proposed within the natural pond or on-site wetland / buffer areas.

- 4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

Yes. The project proposes to move the location where stormwater is detained onsite through the construction of a project stormwater system including four (4) stormwater vault structures. Quantities are unknown at this time although no significant diversion of stormwater flow reaching the wetland/natural pond is proposed.

- 5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

No, the proposal does not lie within a 100-year floodplain. According to the National Flood Hazard Layer Map 53033C0380G, the project site is located in an Area of Minimal Flood Hazard (Zone X). However, the evaluation area contains an unmapped flood hazard area as defined in KCC 21.24.230, associated with the wetland.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No, the proposal does not involve any discharge of waste materials to surface waters.

b. Ground Water: [Find help answering ground water questions](#)

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

No, groundwater will not be withdrawn from a well for drinking water. Water will not be discharged to groundwater, but runoff from residential use is expected and will be collected/detained on-site and discharged consistent with current KC Stormwater Manual requirements.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.

No waste material will be discharged into the ground from septic tanks or other sources. The project will collect, convey, and discharge sewage from the all proposed improvements/structures to the public sanitary sewer system. Existing septic systems will be decommissioned and removed during construction of the proposed site development improvements.

c. Water Runoff (including stormwater):

- a) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater is anticipated to be collected on-site and conveyed to stormwater vaults located on-site where the flows are anticipated to be controlled and treated to comply with the LID Performance Standard and stormwater quality requirements. From the vaults, stormwater will be tight-lined to the County's existing stormwater system or released towards the onsite wetland in accordance with King County requirements.

- b) Could waste materials enter ground or surface waters? If so, generally describe.

Stormwater management BMPs, TESC measures and infrastructure consistent with current KC Stormwater Manual will be in place to limit or prevent waste materials from entering the ground or surface waters during construction and operation of the project.

- c) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The construction of the single-family homes and related site improvements will alter drainage patterns on-site, but the storm water management infrastructure will mitigate impacts to drainage patterns in the vicinity of the site by imitating the existing drainage patterns. Stormwater conveyance offsite to the existing stormwater system will be designed to closely match predeveloped flows and runoff patterns in accordance with current Department of Ecology and King County standards.

- d) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

During construction, measures proposed to reduce or control surface, ground, and runoff water include TESC measures and BMPs in accordance with King County regulations. The storm water management infrastructure proposed will control drainage pattern impacts during operation of the project.

4. Plants [Find help answering plants questions](#)

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other**
- evergreen tree: fir, cedar, 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**
- other types of vegetation**

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

Trees, shrubs, and grass will be removed to construct proposed project elements.

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

There are no threatened or endangered species known to be on or near the site based on site reconnaissance outlined in the provided critical areas report by Raedeke Associates, Inc.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Replacement trees and landscaping vegetation will include species that are native to the area.

e. List all noxious weeds and invasive species known to be on or near the site.

Himalayan Blackberry

5. Animals [Find help answering animal questions](#)

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site. Songbirds, woodpeckers, small to medium-sized mammals such as deer, bear, rats, mice, racoons, coyotes, and squirrels.

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

b. List any threatened and endangered species known to be on or near the site.

There are no known threatened or endangered species known to be on or near the site.

c. Is the site part of a migration route? If so, explain.

The Pacific Flyway Migration Route overlays all of western Washington State, including this site.

d. Proposed measures to preserve or enhance wildlife, if any. Several species of small and medium-sized mammals are likely found on or near the site. Trees will be retained or replaced to provide habitat for wildlife. The project will conform with landscaping and open space requirements of King County. Identified critical areas and buffers will be protected during construction and preserved in designated tracts.

e. List any invasive animal species known to be on or near the site.

The site does not contain any known invasive animal species.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

- 1. 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 and/or natural gas will be the primary source of energy used to meet the energy needs of the new homes. These energy sources will be used for electricity and heating.

- 2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

The proposed buildings will not exceed 45 feet tall, in conformance to the underlying zone and similar to surrounding development. The project is not indicative of having any negative effect on the potential use of solar energy by adjacent properties.

- 3. 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 meet Washington State Energy Code, which is one of the most stringent in the country. The buildings will be constructed to meet or exceed applicable local, state, and/or federal building code to ensure compliance with energy conservation standards.

7. Environmental Health [Find help with answering environmental health questions](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

Yes, the existing single family homes were constructed in 1983-1985 and there is a possibility that asbestos and/or lead based paint is present in the existing buildings on-site. This will be mitigated by following proper abatement procedures prior-to and during demolition.

- 1. Describe any known or possible contamination at the site from present or past uses.**

The applicant is not aware of any contamination at the site from present or past practices.

- 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.**

The applicant is not aware of any hazardous chemicals / conditions on site. There are no known underground hazardous liquid or gas transmission pipelines located within the project area or vicinity.

- 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.**

During construction, fuels associated with automobiles and construction machinery may be present on site. Because the project will be a residential use, toxic or hazardous chemicals stored on-site could include household cleaners.

- 4. Describe special emergency services that might be required.**

No special emergency services will be required for the project because it is residential use.

- 5. Proposed measures to reduce or control environmental health hazards, if any.**

State regulations regarding safety and the handling of hazardous material will be enforced during the construction process.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The primary source of noise which exists in the area is traffic noise and equipment noises associated with residential uses.

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?

On a short term basis, construction activities on the site will temporarily increase the peak on-site noise levels. Construction noise will occur during hours set forth by the County in compliance with the KCC. On a long term basis, residential activities will generate low levels of noise from traffic and residential equipment use.

3. Proposed measures to reduce or control noise impacts, if any.

Construction activity will be limited to hours as specified by the King County which will mitigate the impacts of potential construction noise.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

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.

The current use of the site and adjacent properties is single-family residential. While the project will increase the utilization of the site, there are no expected impacts on land use on adjacent properties resulting from the proposal.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because 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 nonfarm or nonforest use?

No, there is no available information indicating that this site has been used as working farmland or working forest land. Thus, no agricultural or forest land of long term commercial significance will be converted to other uses as a result of the proposal.

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, the proposal will not affect or be affected by surrounding working farm or forest land business operations. Surrounding uses are residential.

c. Describe any structures on the site.

The site contains 7 existing single-family homes with turf grass lawns, sheds, driveways, paved sport courts, artificial ponds, swimming pool, and residential landscaping. The existing homes were all constructed between 1983-1985.

d. Will any structures be demolished? If so, what?

All structures on-site will be demolished, including the existing single-family residences and accessory buildings.

e. What is the current zoning classification of the site?

The underlying zone is R-6 Single-Family Urban Residential, which provides for single-family neighborhoods at a base density of six (6) dwelling units per gross acre.

f. What is the current comprehensive plan designation of the site?

The current comprehensive plan land use designation is Urban Residential - Medium (4-12 du/ac).

- g. If applicable, what is the current shoreline master program designation of the site?**
Not applicable.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.** Yes. The King County Department of Local Services, Permitting Division (Permitting) has completed a Critical Area Designation under permit application no. CADS25-0134, CADS25-0080, & CADS25-0081. The site contains a Category II wetland. There is an unmapped flood plain (KCC 21A.24.230) associated with this wetland.

- i. Approximately how many people would reside or work in the completed project?**
Assuming 2.8 per residence, about 176 people would reside in the completed project.

- j. Approximately how many people would the completed project displace?**
The properties are all currently owner-occupied. Seven (7) single-family residences will be removed.

- k. Proposed measures to avoid or reduce displacement impacts, if any.**
No net displacement is anticipated due to the proposed increase in site density. Up to sixty three (63) housing units [56 new + 7 replaced] will be provided and added to King County's housing stock as a result of this project.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**
The project will be developed in accordance with applicable County codes to ensure the project is consistent with the goals and policies of the Comprehensive Plan in place at the time of this application.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.** There are no known nearby agricultural or forest lands. The project is not anticipated to have any significant impacts on the nearest agricultural uses, which are approximately one (1) mile west of the project site.

9. [Housing](#) [Find help answering housing questions](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

Up to 63 single-family dwelling units at market-rate are proposed [56 new + 7 replaced = 63 total].

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

Seven (7) market rate single-family dwelling units will be eliminated.

- c. Proposed measures to reduce or control housing impacts, if any.**

There are no measures proposed to reduce or control housing impacts. The project will result in a net increase of up to fifty six (56) market-rate housing units.

10. Aesthetics [Find help answering aesthetics questions](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Building height will not exceed the maximum height allowance for the zone, which is 45 feet above grade. It is expected that the principal exterior building materials will be consistent with those of the surrounding neighborhoods. Additionally, building materials will conform to the King County's guidelines.

- b. What views in the immediate vicinity would be altered or obstructed?**

The redevelopment of the site with up to sixty three (63) single-family dwelling units will change views through the site. Views of the surrounding landscape may be altered for immediate neighbors. There are no identified protected views on the site or immediate vicinity.

- c. Proposed measures to reduce or control aesthetic impacts, if any.**

The project will comply with the current zoning and underlying comprehensive plan designation of the site and will be consistent with the architectural designs of the surrounding neighborhood.

11. Light and Glare [Find help answering light and glare questions](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

The completed project will generate limited light and glare typical to indoor & outdoor residential lighting. Light production will mainly occur in the nighttime hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

Under normal circumstances, it is not anticipated that light or glare from the finished project will present a safety hazard or interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal?**

Surrounding properties are single-family residences/lots; as such, there are no known existing off-site sources of light or glare that may affect this proposal.

- d. Proposed measures to reduce or control light and glare impacts, if any.**

Outdoor lighting will be designed to avoid adverse impact and spillover to adjacent properties in conformance with the King County Code.

12. Recreation [Find help answering recreation questions](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?**

The project is located within 1/2 mile of the NE Redmond Area Neighborhood Park.

- b. Would the proposed project displace any existing recreational uses? If so, describe.**

The proposed project does not propose to displace any existing recreational uses on site. Recreational uses of an existing ROW/unimproved roadway within the NE 124th St right-of-way will be moved to new sidewalks within the ROW.

- 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 will be subject to King County's open space requirements and will provide ample active and passive recreation space areas dispersed throughout the project area to provide convenience and accessibility opportunities for any future residents. The applicant will pay any applicable King County impact fees for parks, open space, and recreation.

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

- 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? If so, specifically describe.

There are no 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. The existing single family homes located onsite were built in 1983 -1985, and are not identified on a state or local preservation registry.

- 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.

There is no evidence of any landmarks, features, or other evidence of Indian or historic use or occupation on site. There do not appear to be any material evidence, artifacts, or areas of cultural importance on or near the site. The site was most recently fully developed in the 1980s and no evidence of historic occupation was documented.

- 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 archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The property was searched and located/mapped on the Washington State Department of Architecture and Historic Preservation's Database (WISSARD).

- 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.

If any cultural evidence is encountered during construction or installation of improvements, work will be halted in the area and a state approved archaeologist/historian will be engaged to investigate/evaluate and/or move or curate resources as appropriate.

14. Transportation [Find help with answering transportation questions](#)

- 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 closest arterials are NE 128th St and NE 124th Way to the north and NE 116th St to the south. Traffic is anticipated to use a private roadway constructed on site to access NE 124th St and navigate through 172nd Ave NE to access these arterials.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The closest public transit stop is for King County Metro Transit and is located at NE 116th S and 172nd Ave NE. From the project site, this is a 13 minute walk.

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Yes, the project will require improvements to frontage on 172nd Ave NE. The improvements will include sidewalk, curb, and gutter. A private roadway will be constructed onsite, accessing from NE 124th St to access the site. NE 124th St is currently an unopened/unimproved ROW. NE 124th St is proposed to be opened and improved per Redmond standards to provide primary access to the majority of the project site.

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

A total of 546 daily trips is expected to be generated, with a net increase of 482 daily trips proposed. 37 new A.M. peak hour trips and 49 new P.M. peak hour trips are expected. Peak Hours are stated to be 7-9 am and 4-6 pm according to the September 2025 Traffic Impact Analysis Report (TIA) prepared by Transpo Group.

- 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, the proposal will not be affected by or interfere with the movement of agricultural and forest products.

- g. Proposed measures to reduce or control transportation impacts, if any.

The applicant will comply with King County's transportation code and any required impact fees.

15. Public Services [Find help answering public service questions](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes, by increasing the density of the existing parcels more people will be able to live in this neighborhood. Thus, an increased need for public services including fire and police protection, public transit, schools and health care as well as public utilities is expected.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

The applicant will comply with King County's transportation code and pay any required King County impact fees to mitigate any increased need for public services created by this project.

16. Utilities [Find help answering utilities questions](#)

- a. Circle utilities currently available at the site: **electricity**, **natural gas**, **water**, **refuse service**, **telephone**, **sanitary sewer**, **septic system**, other:

- 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.

Water and sewer will be provided and managed by Woodinville Water & Sewer District. Stormwater will be managed by King County. Electricity and gas will be provided by PSE. Solid waste will be collected by Waste Management. Communications/Telecom services will be provided by the local provider for this area.

C. Signature [Find help about who should sign](#)

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.

X

Type name of signee: Andy McAndrews

Position and agency/organization: Project Manager, Prizm Consulting, Inc. -
Agent for the Applicant

Date submitted: October 21, 2025

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

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.

- 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?**
 - Proposed measures to avoid or reduce such increases are:
- 2. How would the proposal be likely to affect plants, animals, fish, or marine life?**
 - Proposed measures to protect or conserve plants, animals, fish, or marine life are:
- 3. How would the proposal be likely to deplete energy or natural resources?**
 - Proposed measures to protect or conserve energy and natural resources are:
- 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?**
 - Proposed measures to protect such resources or to avoid or reduce impacts are:
- 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?**
 - Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

- **Proposed measures to reduce or respond to such demand(s) are:**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.