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8 BEFORE THE HEARING EXAMINER  
9 CITY OF REDMOND

10 In the Matter of the Appeal of:

HE No. SEPA 2015-01939

11 IRINA BERGER

MOTION TO DISMISS

12 of the January 29, 2016 Determination of Non-  
13 Significance for the Redmond City Center  
14 project at 16135 NE 85<sup>th</sup> Street.

15  
16 I. INTRODUCTION

17 The Applicant Cosmos Development Company ("Applicant") proposes to construct two  
18 9-story towers at 16135 NE 85<sup>th</sup> Street in the City of Redmond ("City"). The overall  
19 development will include approximately 249 dwelling units, 25,000 square feet of retail space  
20 and 83,000 square feet of office space ("Project"). On January 29, 2016, the City's Department  
21 of Planning and Community Development issued a Determination of Non-Significance ("DNS")  
22 for the Project under the State Environmental Policy Act ("SEPA"). The City issued its Project  
23 approval on February 18, 2016. Appellant Irina Berger ("Appellant") filed an appeal of the  
24 DNS, but did not appeal the Project approval.  
25

26 The Applicant respectfully requests that the Hearing Examiner dismiss the appeal for the  
27 following reasons:  
28

1. Appellant fails to provide a statement describing her standing to appeal;
2. Appellant failed to comment on the project during the applicable comment period;
3. Appellant failed to provide a concise statement identifying each alleged error and failed to explain how the City's decision to issue a DNS fails to meet the applicable decision criteria; and
4. The Hearing Examiner lacks jurisdiction to entertain two of Appellant's four issue statements.

## II. FACTS

The Project at issue in this appeal includes two 9-story towers that total approximately 249 dwelling units, 25,000 square feet of retail space comprised of an urban grocery store and smaller retail spaces, and 83,000 square feet of office space at the former Downtown Post Office site, located at 16135 NE 85<sup>th</sup> Street in Redmond, Washington. The Project site is located within the Town Square district of the Downtown neighborhood.

The Applicant submitted its Environmental Checklist on December 31, 2015. On January 29, 2016, the City of Redmond Department of Planning and Community Development issued a DNS for the Project ("SEPA Decision"). Declaration of Katie Kendall ("Kendall Decl."), Exh. A. The Appellant did not submit comments during the public review process.

On February 18, 2016, the City of Redmond Technical Committee and Design Review Board approved the Project under Project Number LAND-2103-01989/SPE ("Technical Committee Decision"). Kendall Decl., Exh. B.

On February 11, 2016, Appellant filed an appeal of the SEPA Decision. Appellant did not appeal the Technical Committee Decision.

This motion seeks to dismiss the appeal.

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### III. STATEMENT OF ISSUES

The issues raised by this motion are as follows:

1. Should the Hearing Examiner dismiss Appellant's appeal for lack of standing because the Appellant has failed to provide facts demonstrating she is adversely affected by the City's SEPA Decision, in violation of RMC 21.70.190.B.1?

2. Should the Hearing Examiner dismiss Appellant's appeal for lack of standing because Appellant failed to comment on the project?

3. Should the Hearing Examiner dismiss Appellant's appeal because it failed to provide a concise statement identifying any alleged error of fact, law, or procedure which the appellant alleges justify overturning the decision, in violation of RMC 21.70.190.B.2?

4. Should the Hearing Examiner dismiss Appellant's issues not related to the SEPA Decision because the Hearing Examiner does not have jurisdiction to hear such issues in this appeal?

### IV. EVIDENCE RELIED UPON

This motion relies on the pleadings and papers on file in this matter, and the Kendall Declaration, including exhibits thereto, filed concurrently with this motion.

### V. ARGUMENT

#### A. Appellant fails to provide facts demonstrating that she has standing to challenge the City's issuance of the DNS

In her appeal statement, Appellant fails to provide any statement describing her standing to appeal. Appellant also fails to describe how she is adversely affected by the decision. Her complaint that the proposed building is very high is insufficient to describe how the height of the building could potentially affect Appellant. Similarly, her observation that the Project will

1 increase traffic in a high-traffic area does not explain how the Project's traffic will affect the  
2 Appellant.

3 Typically, under SEPA, a person is considered to have standing to appeal only when the  
4 following conditions are present: (a) the interest that the person is seeking to protect is within the  
5 zone of interests that are protected or regulated by SEPA; and (b) the person has alleged "injury  
6 in fact," i.e., that he or she will be "specifically and perceptibly harmed" by the proposed action.  
7 *Trepanier v. City of Everett*, 64 Wn. App. 380, 382, 824 P.2d 524 (1992). Unless Appellant can  
8 demonstrate a direct stake in the controversy, i.e., that she will be specifically and perceptibly  
9 harmed in a manner different than any other member of the public, she cannot invoke judicial  
10 intervention. See *Concerned Olympia Residents for Env't v. Olympia*, 33 Wn. App. 677, 684,  
11 657 P.2d 790, 794 (1983).  
12

13  
14 Here, Appellant does not state any way that she is specifically, concretely, and adversely  
15 injured by the proposal in any way particular to her.

16 Her appeal must be dismissed.

17 **B. Appellant failed to comment on the Project**

18  
19 The City of Redmond published its Notice of Application for the Project, File Number  
20 LAND-2013-01989, on January 6, 2016, and mailed the notice to owners and occupants of  
21 property within 500 feet of the project site pursuant to RMC 21.76.080. Kendall Decl., Exh. C.  
22 To the Applicant's knowledge, Appellant did not provide the City with comments. Under SEPA,  
23 "lack of comment by... members of the public on environmental documents, within the time  
24 period specified by these rules, shall be construed as lack of objection to the environmental  
25 analysis, if the requirements of WAC 197-11-510 are met." WAC 197-11-545(2). The SEPA  
26 Handbook, at Section 5, further notes that "providing timely comments is usually a prerequisite  
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1 to the appeal of a proposal.”

2 The rule requiring an appellant to provide SEPA comments as a prerequisite to  
3 challenging a SEPA decision is mandated not only by SEPA regulations, but by authoritative  
4 decisions of the Supreme Court of Washington. For example, in *Kitsap County v. State Dep't of*  
5 *Natural Res.*, 99 Wn.2d 386, 392, 662 P.2d 381 (1983), the Supreme Court held that Kitsap  
6 County could not challenge the adequacy of an environmental impact statement for a clam  
7 harvesting program when “the County did not bother to comment or provide information on the  
8 EIS draft.” *Id.*; see also *Your Snoqualmie Valley v. Snoqualmie*, GMHB Case No. 11-3-0012  
9 (May 8, 2012) (dismissing for lack of standing the petitioners who failed to comment on the  
10 City’s SEPA checklist or its DNS). Because Appellant failed to comment, she lacks the right to  
11 appeal the City’s environmental determination. Applicant respectfully requests that the Hearing  
12 Examiner dismiss Appellant for failure to comment on the Project.  
13  
14

15 **C. Appellant fails to provide a concise statement identifying any alleged error of fact,**  
16 **law, or procedure which the appellant alleges justify overturning the decision**

17 Redmond Municipal Code 21.70.190.B.2 provides that the appeal form must set forth  
18 “[a] concise statement identifying each alleged error of fact, law, or procedure which the  
19 appellant alleges justify overturning the decision.” In her appeal, Appellant fails to indicate how  
20 the City erred in its determination to issue a DNS. Instead, Appellant alleges the following: (1)  
21 the building is very high for the area and the TQS zoning code; (2) the high building will block  
22 light and decrease property values; (3) the number of units will increase traffic and pollution; and  
23 will decrease the amount of trees in the area. These complaints do not address any perceived  
24 errors with regard to the DNS, and fail to mention the DNS and the associated environmental  
25 studies at all.  
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1 It is accordingly impossible for the Hearing Examiner to assign error to the City's  
2 decision when no error is alleged. Accordingly, Appellant's failure to provide any alleged errors  
3 is fatal to this appeal and the appeal must be dismissed.

4 **D. The Hearing Examiner does not have jurisdiction to hear issues not related to the**  
5 **appeal on the Determination of Nonsignificance under SEPA**

6 Appellant raises two issues that are not related to the City's DNS issued under SEPA.  
7 First, Appellant alleges that the project is too tall for the Town Square zoning district. Not only  
8 is this untrue, the decision as to zoning compliance occurred under project number LAND-2013-  
9 01989/SPE, which was not appealed by Appellant. This issue is accordingly not before the  
10 Hearing Examiner.

12 Second, Appellant alleges that the amount of trees will be decrease. Applicant sought a  
13 tree retention exception pursuant to RZC 21.72.090. This tree retention exception is not related  
14 to the City's SEPA Decision and is not appropriately before the Hearing Examiner.

15 These issues must accordingly be dismissed.


17 **VI. RELIEF REQUESTED**

18 Applicant respectfully requests that the Hearing Examiner dismiss Appellant's appeal. In  
19 the alternative, Applicant requests that the Hearing Examiner dismiss Appellant's claims  
20 regarding tree retention and zoning compliance.

22 DATED this 31<sup>st</sup> day of March, 2016.

23 MCCULLOUGH HILL LEARY, P.S.

25 By:

24   
26 Courtney A. Kaylor, WSBA #27519  
27 Katie Kendall, WSBA #48164  
28 Attorneys for Applicant

## **EXHIBIT A**



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

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

## PROJECT INFORMATION

**PROJECT NAME:** Redmond City Center

**SEPA FILE NUMBER:** SEPA-2015-01939

### **PROJECT DESCRIPTION:**

Construction of a mixed use, 9 story building with a residential and a residential/office tower atop two levels of combined parking and retail. Approximately 249 units, 84,000 sf office space, and 25,000 sf of retail.

**PROJECT LOCATION:** 16135 NE 85th Street

**SITE ADDRESS:** 16135 NE 85TH ST  
REDMOND, WA 98052

**APPLICANT:** Robin Murphy  
Katerina Prochaska

**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:** Gary Lee

**PHONE NUMBER:** 425-556-2418

**EMAIL:** [glee@redmond.gov](mailto:glee@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.

'X' There is no comment period for this DNS. Please see below for appeal provisions.

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 .**

### **APPEAL PERIOD**

You may appeal this determination to the City of Redmond Office of the City Clerk, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 02/12/2016**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at [www.redmond.gov](http://www.redmond.gov) or at City Hall. You should be prepared to make specific factual objections.

**DATE OF DNS ISSUANCE:** January 29, 2016

**For more information about the project or SEPA procedures, please contact the project planner.**

**RESPONSIBLE OFFICIAL:** Robert G. Odle  
Planning Director

**SIGNATURE:** 

**RESPONSIBLE OFFICIAL:** Linda E. De Boldt  
Public Works Director

**SIGNATURE:** 

**Address:** 15670 NE 85th Street Redmond, WA 98052



## **EXHIBIT B**



**Technical Committee  
LAND-2013-01989/ SPE  
Notice of Decision  
Transmittal Letter**

February 18, 2016

Katerina Prochaska  
Jackson|Main Architecture  
311 First Avenue South  
Seattle WA 98104

**Subject: Redmond City Center; LAND-2013-01989, PR-2013-00784**

Location: 16135 NE 85<sup>th</sup> Street

Dear Ms. Prochaska:

The City of Redmond Technical Committee and Design Review Board have reviewed and approved the above referenced proposal for the 9-story (two towers) mixed-use development. Attached to this letter is the Technical Committee's Notice of Decision including Conditions of Approval (see Section IV) for this project.

**NEXT STEPS**

This letter is a guide to assist you with next steps in the approval process now that your project has received LAND-2103-01989/SPE approval from the Technical Committee. Before beginning construction of your project, there are other review processes that must be completed. The next steps for this project include the Coordinated Civil Drawing Review and the Building Permit Review processes.

**Coordinated Civil Drawing Review Process.** This process will include review and approval of construction and landscape drawings, as well as collection of performance bonds and Development Engineering review and inspection fees. Construction drawings must be submitted per the *Civil Drawing Checklist* and the Notice of Decision Conditions of Approval; and reviewed and approved by all applicable divisions of Development Services. The *Civil Drawing Checklist* can be found at <http://www.redmond.gov/common/pages/UserFile.aspx?fileId=141912>. A Coordinated Civil Kick-Off meeting is highly recommended to provide guidance prior to submitting for review of your civil construction drawings. For information regarding a Coordinated Civil Kick-off meeting, please contact Min Luo, Senior Transportation Engineer, at 425.556.2881 or [mluo@redmond.gov](mailto:mluo@redmond.gov).

Additional information regarding the Coordinated Civil Drawing Review process can be found at [www.redmond.gov/DSC](http://www.redmond.gov/DSC) , including:

- Development Engineering Fee Schedule: Includes review and inspection fees.
- Private Development Construction Process: Includes fees, bonds, and other information required to begin and complete construction of your project.
- Record Drawings: Includes requirements for preparing Record Drawings

**Building Permit Review Process.** You may be required to obtain one or more building permits for your project. Building permits can be submitted at any time, but cannot be issued prior to Civil Construction Drawing approval. Please note that permits are required to demolish as well as construct buildings on the site. Additionally, separate building permits may be required for other structures on the site including, but not limited to rockeries and retaining walls over 4 feet in height, and stormwater detention vaults. Fire, Parks, School, and Transportation Impact Fees, as appropriate, and stormwater Capital Facilities Charges will be collected at the time of building permit issuance.

Building permit submittal requirements, applicable codes, and intake and issuance fees are available on the City's website at: [www.redmond.gov/DSC](http://www.redmond.gov/DSC).

Impact fee information can be found at: [www.redmond.gov/permitfees](http://www.redmond.gov/permitfees)

Stormwater Capital Facilities Charges can be found at:

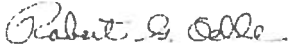
[www.redmond.gov/permitfees](http://www.redmond.gov/permitfees) in the document *Development Engineering Fees Schedule*

If you have questions regarding process or the Notice of Decision Conditions of Approval, please contact the staff person for the appropriate City Department/Division listed below.

Department-Division	Contact	Title	Phone	Email
Planning-Transportation & Engineering	Min Luo	Senior Transportation Engineer	425.556.2881	mluo@redmond.gov
Planning-Water & Sewer	Zheng Lu	Senior Utility Engineer	425.556.2844	zlu@redmond.gov
Planning-Stormwater, Clearing & Grading	Jeff Dendy	Senior Engineer	425.556.2890	jdendy@redmond.gov
Fire	Scott Turner	Assistant Fire Marshal	425.556.2273	sturner@redmond.gov
Planning – Development Review	Gary Lee	Senior Planner	425.556.2418	glee@redmond.gov

The City's Development Review Staff are available to meet with you regarding the development review process. Please contact Gary Lee, Senior Planner, at 425-556 2418 or [glee@redmond.gov](mailto:glee@redmond.gov) or the appropriate Development Review Staff member listed above for additional information.

Sincerely,



Robert G. Odle, Director  
Department of Planning and  
Community Development



Linda E. De Boldt, Director  
Public Works Department

**Technical Committee LAND-2013-01989/SPE**  
**Notice of Decision**

**Project Name:** Redmond City Center

**Location:** 16135 NE 85<sup>th</sup> Street

**Project File Number:** LAND-2013-09198/PR-2013-00784

**Project Description:** 9-Story, Mixed-Use building with approx. 249 dwelling units, 84,000 sq. ft. office, 25,000 sq. ft. retail space

**Application Date:** December 16, 2015

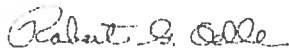
**Notice of Application**  
**Date:** January 6, 2016

**State Environmental Policy Act**  
**SEPA Threshold**  
**Determination:** Determination of Non-Significance (DNS)  
**SEPA File Number:** SEPA-2015-01939  
**Date Issued:** January 29, 2016

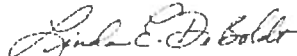
**Technical Committee Decision**  
**Approval with Conditions**

**Decision Date:** February 18, 2016  
**Appeal Deadline:** March 3, 2016

This decision may be appealed to the Hearing Examiner by filing an appeal with the Office of the City Clerk within 14 calendar days of the date of this decision. Appeal forms are available on-line at [http://www.redmond.gov/Government/HearingExaminer/request\\_for\\_reconsideration\\_or\\_appeal/](http://www.redmond.gov/Government/HearingExaminer/request_for_reconsideration_or_appeal/). A completed appeal form must be submitted by 5:00 p.m. on the last day of the appeal period. If you have any questions, please contact Gary Lee, Senior Planner at 425 556-2418 or [glee@redmond.gov](mailto:glee@redmond.gov).



Robert G. Odle, Director  
Department of Planning and  
Community Development



Linda E. De Boldt, Director  
Public Works Department

**I. State Environmental Policy Act (SEPA)**

The State Environmental Policy Act (SEPA) requires applicants to disclose potential impacts to the environment as a result of their project. The Environmental Checklist submitted by the applicant adequately discloses anticipated environmental impacts as a result of this project. City of Redmond codes and regulations; including those contained within the Zoning Code, Street and Sidewalks, Water and Sewer, and Building and Construction Codes adequately mitigate for these anticipated environmental impacts. Therefore, a Determination of Non-Significance (DNS) is the appropriate threshold determination for this project.

**II. Code Deviations Granted**

The Technical Committee has granted the following deviations to the development standards through the authority referenced.

- A. The following deviations are granted as the overall design of the proposed development is found to be superior with the inclusion of these deviations:
  - 1. Allow relocation of the Type IX pedestrian pathway straddling the west property line to be completely on the project site, instead of half on the adjoining property to the west.
  - 2. Allow 2 feet commercial setback from Skate Park (of parking garage at grade) instead of 14 feet.
- B. The following deviations are granted with regard to Appendix 2 of the Redmond Zoning Code:
  - 1. Allow a wider driveway width on NE 85<sup>th</sup> Street, by allowing the general driveway and the loading driveway to be next to each other.
  - 2. Allow service and delivery vehicles to back into the loading area from the street, between 11:00 pm and 6:00 am. The loading area shall be gated to prevent backing into this area at any other time during the day.
- C. Allow an alternate minimum parking requirement for the office use, reducing the peak demand requirement by 30%, with the provision of a Transportation Management Program. Code Authority: RZC 21.40.010.D.2
- D. Allow a reduced setback distance for specific infiltration facilities in accordance with the Deviation request.

**III. Vesting/Approval Expiration**

This decision is not vested to the development regulations in effect until a complete building permit application is submitted. The approval of this project shall expire two years from the date of this decision, unless an approval extension is granted.

Extensions can be requested on a yearly basis if proper justification is demonstrated (see RZC 21.76.090(C)(2)). Requests for extensions must be submitted in writing to the Technical Committee via the project planner at least 30 days prior to the approval expiration date.

#### IV. Conditions of Approval

##### A. Site Specific Conditions of Approval

The following table identifies those materials that are approved with conditions as part of this decision.

Item	Date Received	Notes
SEPA Checklist	December 16, 2015	<i>and as conditioned herein.</i>
Architectural Elevations	December 16, 2015	<i>and as conditioned herein.</i>
Design Review Board Approval/Plans	December 16, 2015	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	December 16, 2015	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	December 16, 2015	<i>and as conditioned herein.</i>
Conceptual Civil Plans	December 16, 2015	<i>and as conditioned herein.</i>

The following conditions shall be reflected on the Civil Construction Drawings, unless otherwise noted:

##### Development Engineering - Transportation and Engineering

Reviewer: Min Luo, Senior Transportation Engineer

Phone: 425-556-2881

Email: [mluo@redmond.gov](mailto:mluo@redmond.gov)

- a. **Easements and Dedications.** Easements and dedications shall be provided for City of Redmond review at the time of construction drawing approval and finalized for recording prior to issuance of a building permit. The existing and proposed easements and right-of-way shall be shown on the civil plans. Prior to acceptance of the right(s) of way and/or easement(s) by the City, the developer will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated.
  - i. Easements are required as follows:
    - (a) The project does not grant any utility easement to the City of Redmond, along all right-of-way including NE 85th Street; therefore the Developer will be required to show how the dry utilities and facility needs can be accommodated on-site. These requirements shall be indicated on the first submittal of the civil plans review.

- (b) At the time of construction, additional easements may be required to accommodate the improvements as constructed.
  - (c) Public pedestrian access easements along the east and west property lines, and between Tower A and Tower B, shall be provided similar to the paths and public open spaces shown on plans, per RZC21.10.150.
- ii. Dedications for right-of-way are required as follows:
- (a) A strip of land 2 feet wide abutting the existing NE 85th Street right-of-way.

(Code Authority: RZC 21.52.030(G); RMC 12.12)

- b. **Construction Restoration.** In order to mitigate damage due to trenching and other work on NE 85th Street, the asphalt street shall be planed, overlaid, and/or patched, as determined by the Traffic Operations Safety and Engineering Division.

(Code Authority: RMC 12.08; Redmond Standard Specifications & Details; RZC 21 Appendix 2-A.8.e)

c. **Street Frontage Improvements**

- i. The frontage along NE 85th Street must meet current City Standards which include asphalt paving 27.7 feet from centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, 14 feet wide concrete sidewalk, storm drainage, street lights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:
- 4 inches HMA Class ½" PG 64-22
  - 5 inches HMA Class 1" PG 64-22
  - 4 inches of 1-1/4" minus crushed rock base course per WSDOT Standard Spec 9-03.9(3)
  - Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
  - Street crown varies sloped to drain system

(Code Authority: RZC 21.52.030; RZC 21.17.010; RMC 12.12; RZC 21 Appendix 2; Redmond Standard Specifications & Details)

- ii. A channelization plan is required for any public street being modified or constructed. The plan shall include the existing and proposed signs, striping and street lighting and signal equipment for all streets adjacent to the site and within at least 150 feet of the site property line (both sides of the street). The plan shall conform to the requirements in the City of Redmond Standard Specifications and Details Manual.

(Code Authority: RZC 21.52.030(F), RZC 21 Appendix 2; Redmond Standard



Specifications & Details: RCW 47.24.020)

iii. Sidewalks constructed to City standards are required at the following locations:

- NE 85th Street

(Code Authority: RZC 21.10.150, RZC 21.17.010; RZC 21.52.050; RMC 12.12)

**d. Access Improvements**

i. The type and location of the proposed site accesses are approved as shown on the Redmond City Center site plan prepared by DCI on 12/16/2015.

(Code Authority: RZC 21.52.030(E); RZC 21 Appendix 2)

ii. The site access traffic will be restricted to right-in and right-out only during the peak hours. This restriction shall be indicated on the face of the civil plans and other final documents.

iii. Delivery trucks in lengths limited to 40 feet are allowed to use NE 85th Street to back up into a loading bay during the hours of 11 PM to 6 AM only.

(Code Authority: RZC 21.52.030(E); RZC 21 Appendix 2)

**e. Underground Utilities.** All existing aerial utilities shall be converted to underground along the street frontages and within the development. All new utilities serving the development shall be placed underground.

(Code Authority: RZC 21.17.020; RZC 21 Appendix 2 – A.11)

**f. Street Lighting.** Illumination of the street(s) along the property frontage must be analyzed to determine if it conforms to current City standards. Streetlights may be required to illuminate the property frontage. Luminaire spacing should be designed to meet the specified criteria for the applicable lamp size, luminaire height and roadway width. Contact Paul Cho, Transportation Operations at (425) 556-2751 with questions. The street lighting shall be designed using the criteria found in the City's Illumination Design Manual which can be accessed at: <http://www.redmond.gov/development/CodesAndRules/StandardizedDetails>

(Code Authority: RZC 21.52.030(F), RZC 21 Appendix 2)

**2. Development Engineering – Water and Sewer**

**Reviewer: Zheng Lu, Senior Utility Engineer**

**Phone: 425-556-2844**

**Email: [zlu@redmond.gov](mailto:zlu@redmond.gov)**

- a. **Water Service.** All water services for fire hydrant water, fire department connection to the building, domestic water, business water and irrigation water, shall be connected to the City of Redmond 12-inch-diameter water main on NE 85<sup>th</sup> Street. Two hydrants will be required on 85<sup>th</sup> Street. A 12-inch-diameter utility line has to be looped within the building to guarantee necessary fire flow. A grease interceptor will be installed if there is a restaurant or a food processing unit.  
(Code Authority: RZC 21.54.010(B))
- b. **Sewer Service.** Sewer service will require a developer connection of the sewer from the new building to existing 12-inch side sewer. The existing side sewer is currently connected to the King County 60-inch sewer trunk main on 85<sup>th</sup> Street. Developer shall also submit the plan to King County for approval during the CCR process. The developer shall inspect the existing 12-inch side sewer pipe and provide a condition rating TV report and DVD to the city and King County for review.  
(Code Authority: RZC 21.54.010(B))
- c. **Easements.** Easements shall be provided for all water and sewer improvements as required in the Design Requirements for Water and Sewer System Extensions. Easements for the water and sewer mains shall be provided for City of Redmond review at the time of construction drawing review. All easements must be recorded prior to construction drawing approval.  
(Code Authority: RZC Appendix 3)
- d. **Backflow Preventors:** Backflow preventors shall be used in the water supply system in accordance with City, State, and Federal requirements. (Code Authority: RMC 13.10) WAC 246-290-490 specifically addresses Cross-connection control devices and their specific use of premise isolation; reference Table 8 for the appropriate backflow isolation devices and Table 9 to determine if your proposed use is a high health cross-connection hazard.
- e. **Permit Applications.** Water meter and side sewer applications shall be submitted for approval to the Development Engineering Division. Side sewer application shall be submitted to King County for approval as well. Permits and meters will not be issued until all improvements are constructed and administrative requirements are approved. In certain limited circumstances, at the sole determination of the City of Redmond, water meter and/or side sewer permits may be issued prior to completion of improvements and/or administrative requirements. In such cases, various additional guarantees or requirements may be imposed as determined by the Development Engineering Division. All reimbursement fees shall be paid prior to issuance of water and side sewer permits.  
(Code Authority: RMC 13.08.010, 13.12)

**3. Development Engineering – Stormwater/Clearing and Grading**

**Reviewer: Jeff Dendy, Senior Engineer**

**Phone: 425-556-2890**

**Email: jdendy@redmond.gov**

**a. Water Quantity Control:**

- i. Stormwater discharges from approximately 30,000 square feet of non-pollution generating impervious surface (roof and walkways) will be directed to a privately maintained infiltration gallery near the southeastern property line. A deviation to reduce the standard setback distances for this infiltration facility was granted by the City. The infiltration system will accept up to the 50-year storm event. Overflow discharge will be directed to the municipal storm system in NE 85<sup>th</sup> Street.
- ii. Project areas that do not infiltrate will discharge to the municipal storm system in NE 85<sup>th</sup> Street.
- iii. The project lies within the Downtown Sub-Basin, an area where the City of Redmond provides stormwater quality treatment and direct discharge to the Sammamish River. Projects developed within this sub-basin will pay a capital facilities charge equal to \$5,435.00 for each impervious unit (2,000 sf). A credit of up to 80% is granted for surfaces that infiltrate.
- iv. Provide for overflow routes through the site for the 100-year storm.

(Code Authority: RMC 15.24.080)

**b. Water Quality Control**

- i. Water quality pre-treatment will be provided prior to infiltration by a privately maintained catch basin with down-turned elbow and screen.
- ii. Flow directed to the street will receive treatment at the regional treatment facility off-site.

(Code Authority: RMC 15.24.080(2)(c))

**c. Public Stormwater Easements.** Public easements will be required for any public stormwater conveyance systems on private property. No public storm easements are anticipated for this project.

(Code Authority: RMC 15.24.080(2)(i))

**d. Private Stormwater Easements.** Private stormwater easements will be required where drainage systems are located across adjacent properties and will remain under private ownership. No private drainage easements are anticipated for this project.

(Code Authority: RZC 21.54.010(D) and (E), Appendix 3)

**e. Clearing and Grading.**

The project includes a single level of underground parking. Provide a Temporary Construction Dewatering Plan as outlined in the City of Redmond Draft Temporary

Construction Dewatering Policy. In the event that temporary construction dewatering is required, the de-watering shall not impact the municipal water wells. The City reserves the right to require the dewatering work to cease operation at the construction site until notification from the City that sufficient groundwater rebound has taken place or quality has returned to effectively operate the production well(s). De-watering discharge water must not cause an overflow within the municipal storm conveyance system. The project Dewatering Design and Monitoring Plan includes guidance information.  
(Code Authority: RMC 15.24.080)

**f. Temporary Erosion and Sediment Control (TESC).**

- i. Rainy season work permitted October 1<sup>st</sup> through April 30<sup>th</sup> with an approved Wet Weather Plan.

(Code Authority: RMC 15.24.080)

**g. Floodplain Management.** The project does not lie in a FEMA designated flood zone.

(Code Authority: RZC 21.64.010; RZC 21.64.040)

**h. Landscaping.** Do not plant deep rooted vegetation over any proposed infiltration facility.

(Code Authority: RZC 21.32)

**i. Wellhead Protection.**

- i. Project lies within Well Head Protection Zone I. Comply with Redmond Zoning Code 21.64.050, and comply with the applicable sections of the Stormwater Technical Notebook Issue Number 6, especially section 8.3 Stormwater Management in Wellhead Protection Zones.
- ii. Fill Material must comply with standards in RMC 15.24.080 and 15.24.095
- iii. Properly decommission monitoring water wells (RMC 15.24.095).
- iv. Protection Standards During Construction apply to the project (RZC 21.64.050(D)(f)(i-viii)).
- v. Underground Hydraulic Elevator Cylinders. All underground hydraulic elevator pressure cylinders shall be constructed following the standards in RMC Chapter 15.24.095. (RZC 21.64.050(D)(i)
- vi. Stormwater infiltration facilities constructed as part of the project shall be registered per the requirements of WAC 173-218-070 following construction. Proof of registration must be submitted to the City's Natural Resources Wellhead Protection Program prior to occupancy.

(Code Authority: RZC 21.64.010; RZC 21.64.050) RMC 13.07.100)

**j. Department of Ecology Notice of Intent Construction Stormwater General Permit.** Notice of Intent (NOI) must be submitted to the Department of Ecology

(DOE) at least 60 days prior to construction on a site that disturbs an area of one acre or larger. Additional information is available at: [www.ecy.wa.gov/pubs/0710044.pdf](http://www.ecy.wa.gov/pubs/0710044.pdf).

(Code Authority: Department of Ecology Rule)

- k. **Regional Capital Facilities Charge:** A Regional Capital Facilities Charge applies to this project, located in the Downtown Sub-basin. Please see the Development Engineering Fee Schedule for current fee information.  
(Code Authority: RMC 13.20.045 (Downtown); RMC 13.20.047 (Overlake))

4. **Fire Department**

**Reviewer: Scott Turner, Assistant Fire Marshal**

**Phone: 425-556-2273**

**Email: [sturner@redmond.gov](mailto:sturner@redmond.gov)**

The current submittal is generally adequate for LAND-2013-1989 Approval, but does not fully represent compliance with all requirements. The following conditions are integral to the approval and shall be complied with in Civil Drawings, Building Permit Submittals, Fire Code Permit submittal, and/or other applicable processes:

a. **Site Plan Condition**

1. The access roadway circling the building shall support the weight of all fire apparatus, width, turning radii and other requirements detailed in RFDS 2.0.
2. The hydrant system on the fire access roadway shall be protected from freezing and vehicular impact in accordance with applicable standards.
3. The egress for building occupants shall have a designated pathway separate from designated 20 foot fire lane when that egress path runs parallel to the fire lane.
4. The ability for fire personnel to conduct overhead operations on, in or above the designated fire lanes shall not be obstructed.
5. The elevated fire access lane shall have a means of preventing vehicular traffic from accessing the fire lane. The specific method of achieving this will be determined during the civil process.
6. The approach to the fire access lane shall be constructed to allow all Redmond Fire apparatus to access the lane from either the east or west.
7. Emergency Medical Service parking shall be designated as indicated on the plans. The nearest elevators to the EMS parking shall provide access to all floors for each of the towers and contain at least one elevator car complying with the requirements for EMS elevators.
8. The Emergency Vehicle Access Easements (EVAE) shall be recorded.

b. **Fire Protection Plan**

1. High-rise buildings shall provide automatic smoke detection in accordance with IFC Section 907.2.13.1.
2. High-rise buildings shall provide a fire department communications system in accordance with IFC 907.2.13.2.

3. High-rise buildings will provide an emergency voice/alarm communication system in accordance with IFC 907.5.2.2.
  4. An NFPA 13 compliant sprinkler system shall be installed.
  5. An NFPA 72 compliant fire alarm system shall be installed in all buildings.
  6. The smoke control system shall meet the requirements of IFC 909.
  7. The Fire Command Center shall meet the requirements of IFC 508.
  8. Interior standpipes are required per IFC.
- c. **Fire Code Permit**
1. The following permits may be required: permits for demolition, fire alarm, fire sprinkler, generators for emergency and standby power, flammable/combustible liquids, standpipe systems, fire pumps, places of assembly, and smoke control systems.
  2. An Emergency Responder Radio System in accordance with IFC 510 may be required.
- d. **Comment**  
(Code Authority: RMC 15.06; RZC Appendix 2, RFD Standards, RFDD&CG)

**5. Planning Department**

**Reviewer: Gary Lee, Senior Planner**

**Phone: 425-556-2418**

**Email: glee@redmond.gov**

- a. **Street Trees.** The following street trees are required to be installed in accordance with RZC 21.32.090. The minimum size at installation is 2 ½ inch caliper.

Street	Species	Spacing
NE 85 <sup>th</sup> Street	Columnar Norway Maple (Acer platanoides 'Columnare')	25' o.c.

(Code Authority: RZC 21.32.090)

- b. **Waste Management Approval.** The approved site plan and garbage/recycling enclosure detail must be submitted to Waste Management for review and approval. An approval letter from Waste Management must be submitted to the Planning Department prior to approval any associated building permit.  
(Code Authority: RZC 21.38.020(F))
- c. **Design Review Board Approval.** The Design Review Board approved the proposed project at their December 17, 2015 meeting. Revised elevations or plans that reflect the conditions of approval issued by the Design Review Board must be submitted with the building permit application or civil drawings. All plans must be prepared by a licensed architect or licensed engineer. The Design Review Board's conditions of approval are:

1. The design of the garage door facing NE 85<sup>th</sup> Street shall include a custom, artistic, expression, reviewed and approved by Planning staff. Photographic examples or sketches shall be provided to Planning staff for review and approval prior to creation of shop drawings for manufacture.
  2. Construction details for the board form trellis/pilaster/wall shall be included in the building permit set, for review and approval by Planning staff.
  3. The roof overhang along NE 85<sup>th</sup> Street shall not overhang the public right-of-way.
  4. The base of the cantilevered portion of the building that overhangs the loading dock driveway shall be modified to provide a more stout base to the cantilever, without impacting the sight distance triangles. The revisions shall be reviewed and approved by Planning staff through the building permit review.
  5. Presentation Materials Inconsistencies
    - a. Where inconsistencies between the floor plans and elevations are found after the Design Review Board has approved this project, the elevations approved by the Design Review Board at this meeting will prevail.
    - b. If, after this Design Review Board approval, there are any inconsistencies found in the information provided for the elevations, floor plans, landscape plans, lighting plans, materials and color between the presentation boards and the 11" x 17" submitted drawings, the Design Review Board and the Redmond Planning Staff will review and determine which design version will be followed for Site Plan Entitlement and Building Permits.
- d. **Affordable Housing Agreement.** Prior to the issuance of a building permit, an Affordable Housing Agreement shall be recorded with the King County Department of Records and Elections.  
(Code Authority: RZC 21.20)
- e. **Historical and Archaeological Survey.** As the project site is located in an area with a very high probability of containing archeological resources, an archaeological monitoring plan shall be developed, and a copy of the plan shall be provided to Gary Lee, Senior Planner at the City of Redmond, for distribution and review by the State Department of Archaeology & Historic Preservation and by Native American tribes, prior to project related ground disturbance and the issuance of clearing and grading permits.

The monitoring plan shall be developed by a qualified archaeologist and shall meet the requirements set forth by the Washington Department of Archeology and Historic Preservation (DAHP) including depicting the area to be monitored, describing techniques proposed to be employed for monitoring, demonstrating an understanding of cultural resources that could be encountered, and clearly identifying protocols that will be employed in the event of a discovery. The plan

shall also include a proposed approach for consultation with Native American tribes including coordination of onsite monitoring.

In Washington State several laws protect shipwrecks, archaeological sites, Native American graves, and abandoned historic pioneer cemeteries and graves, regardless of the current state of maintenance. These laws include the Indian Graves and Records Act (RCW 27.44), Archaeological Sites and Resources Act (RCW 27.53), Archaeological Excavation and Removal Permit (WAC 25-48), Abandoned and Historic Cemeteries and Historic Graves (RCW 68.60), Aquatic Lands (RCW 79.90.565), and more recently Archaeological Sites (RCW 42.56.300). In addition, the State Environmental Policy Act (SEPA), the Shoreline Management Act (SMA), the Forest Practices Act (FPA), and Governor's Executive Order 05-05 require government agencies to consider cultural resources during the environmental review process. For the full text of the various laws visit DAHP's website at: [www.dahp.wa.gov](http://www.dahp.wa.gov).

Washington Trust for Historic Preservation provides a Preservation Trades and Consultants Directory for helping you obtain qualified services in this regard: <http://preservewa.org/ptcd.aspx>.

(Code Authority: RZC 21.30.070)

**6. Executive Department**

**Reviewer: Kim Keeling, Transportation Management Programs Administrator**

**Phone: 425-556-2451**

**Email: [khkeeling@redmond.gov](mailto:khkeeling@redmond.gov)**

- a. **Transportation Management Program.** As a condition of approval for the reduced parking requirement request, a Transportation Management Program (TMP) shall be submitted and approved by the City's Transportation Demand Management Division prior to issuance of any building permit or other development permit for this project. The TMP agreement shall be recorded on the property deed.

The TMP shall consist of the following:

- Project Summary - description of development
- Program Objective – manage access and availability of parking
- Program Goal – ensure demand meets on-site parking supply
- Program Elements – vehicle parking, transportation coordinator, measurement, information center, ridematching, bicycle facilities, preferential parking, incentives, promotion
- Program Review – survey and reporting
- Contingency Measures – 100% transit subsidy, TMA membership, funding of a “Commuter Club”, secure parking to meet demand,



- TMP Modification – depending on progress made toward goal elements may be modified by request of property owner
- Nature of Obligation – property owner agrees to inform subsequent owners and/or lessees of TMP
- Recording the TMP - agreement shall be recorded on property deed

(Code Authority: RZC 21.40.010.C and D)

**B. Compliance with City of Redmond Codes and Standards**

This approval is subject to all applicable City of Redmond codes and standards, including the following:

**Transportation and Engineering**

RZC 21.10.150	Downtown Pedestrian System
RMC 6.36	Noise Standards
RZC 21.52	Transportation Standards
RZC 21.40.010(E)	Design Requirements for Parking Facilities
RZC 21.54	Utility Standards
RMC 12.08	Street Repairs, Improvements & Alterations
RMC 12.12	Required Improvements for Buildings and Development
RMC 12.16	Highway Access Management
RZC 21.76.100(F)(9)(C)	Nonconforming Landscaping and Pedestrian System Area
RZC 21.76.020(G)	Site Construction Drawing Review
RZC 21.76.020(G)(3)	Preconstruction Conference
RZC 21.76.090(F)	Performance Assurance
RZC Appendix 2	Construction Specification and Design Standards for Streets and Access
City of Redmond	Record Drawing Requirements, July 2015
City of Redmond	Standard Specifications and Details (current edition)

**Water and Sewer**

RMC 13.04	Sewage and Drainage
RMC 13.08	Installing and Connecting Water Service
RMC 13.10	Cross-Connection and Backflow Prevention
RZC 21.54.010	Adequate Public Facilities and Services Required
RZC Appendix 3	Design Requirements for Water and Wastewater System Extensions
City of Redmond	Standard Specifications and Details (current edition)
City of Redmond	Design Requirements: Water and Wastewater System Extensions - January 2000.

**Stormwater/Clearing and Grading**

RMC 15.24	Clearing, Grading, and Storm Water Management
RZC 21.32.080	Types of Planting
RZC 21.64	Critical Areas
RZC 21.64.040	Frequently Flooded Areas
RZC 21.64.050	Critical Aquifer Recharge Areas
RZC 21.64.060	Geologically Hazardous Areas
City of Redmond	Standard Specifications and Details (current edition)
City of Redmond	Stormwater Technical Notebook, 2012
Department of Ecology	Stormwater Management Manual for Western Washington (revised 2005)

**Fire**

RMC 15.06	Fire Code
RZC Appendix 2	Construction Specification and Design Standards for Streets and Access
City of Redmond	Fire Department Design and Construction Guide
City of Redmond	Fire Department Standards

**Planning**

RZC 21.10:	Downtown
RZC 21.58, 60, 62	Design Standards
RMC 3.10	Impact Fees
RZC 21.32	Landscaping and Tree Protection
RZC 21.34	Exterior Lighting Standards
RMC 6.36	Noise Standards
RZC 21.38	Outdoor Storage and Service Areas
RZC 21.40	Parking Standards
RZC 21.44	Signs

**Building**

RMC 15.08	Building Code
RMC 15.12	Electrical Code
RMC 15.14	Mechanical Code
RMC 15.16	Plumbing Code
RMC 15.18	Energy Code
RMC 15.20	Ventilation and Indoor Air Quality Code

201501939-GL	MRM REDMOND MEDICAL LLC	4530 UNION BAY PL NE #208	SEATTLE	WA	98105
201501939-GL	PIERSON PATRICIA	6051 113TH PLACE SE	BELLEVUE	WA	98006
201501939-GL	QUINTON 83RD MALL LLC	12220 113TH AVE NE STE 200	KIRKLAND	WA	98034
201501939-GL	REDMOND CITY CENTER LLC	11747 NE 1ST ST STE 300	BELLEVUE	WA	98005
201501939-GL	REDMOND PROFESSIONAL BLDG	18506 NW MONTREAU DR	ISSAQUAH	WA	98027
201501939-GL	SACKMAN FAMILY LLC	16260 NE 85TH ST	REDMOND	WA	98052
201501939-GL	SCHWARZ LIDIA	16275 NE 85TH ST UNIT 412	REDMOND	WA	98052
201501939-GL	SHINN FU COMPANY OF AMERICA	10900 NE 4TH ST #2300	BELLEVUE	WA	98004
201501939-GL	STERLING JOHNSTON & ASSOCIA	16398 NE 85TH ST	REDMOND	WA	98052
201501939-GL	TOGETHER CENTER	16225 NE 87TH ST A-5	REDMOND	WA	98052
201501939-GL	VILLAGE SQUARE REDMOND LLC	1015 3RD AVE STE 900	SEATTLE	WA	98104
201501939-GL	WELLS FARGO BANK	PO BOX 2609	CARLSBAD	CA	92018



Date: January 6, 2016

SUBJECT: Redmond City Center

Dear City of Redmond Property Owner:

The City of Redmond has received an application to develop land that is within 500' of your property. Since the proposal is close to your property and the proposal might affect you, your property, or your neighborhood, the City is sending you this letter and the enclosed materials for you to review. With this letter, you will find the following:

1. A vicinity map showing the proposal's location.
2. A public notice describing the proposal, and the methods and deadlines for you to provide comments to City staff.
3. A preliminary site layout illustrating the proposal's design.
4. A process flow chart illustrating where, when, and how you can submit comments.
5. A preliminary tree preservation plan (only if tree removal is proposed).

The City invites you to comment on this proposal. You may submit your written comments to the City (see the enclosed public notice for contact information). Comments may be mailed, e-mailed, or faxed.

You should feel free to share this with neighbors. Some neighbors may not have received this packet. People not receiving notices are often those neighbors who recently purchased their property or whose property is over 500' from the proposal. Although not officially notified, these neighbors may provide comments also. To receive future notices, they may also request to be a "party of record". To become a party of record an interested person should call, write, or e-mail the contact person, and request to be a party of record.

The City of Redmond looks forward to receiving your comments or answering your questions. Finally, on behalf of the City, I thank you for your interest and participation in your community, the City of Redmond.

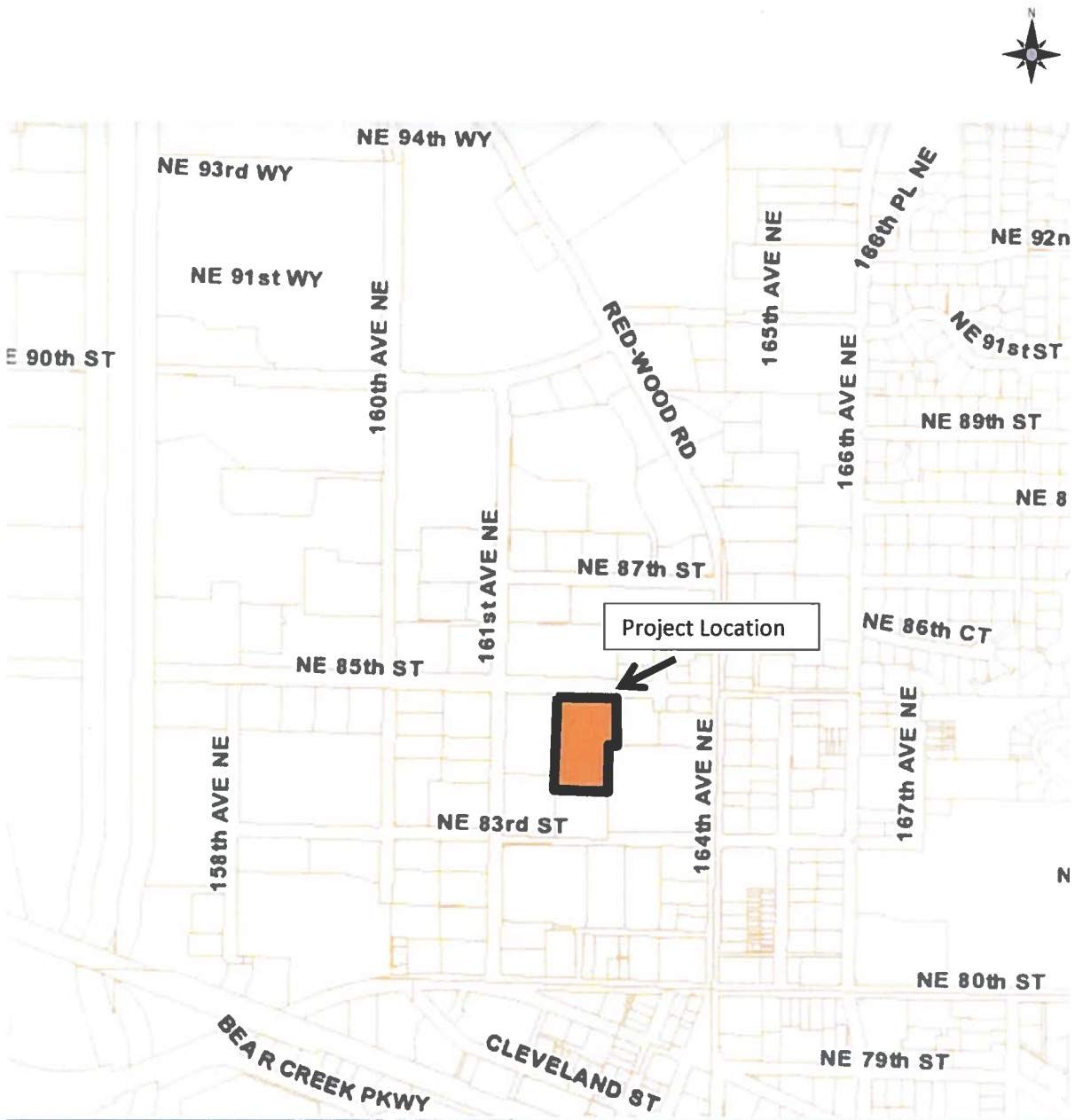
Sincerely,

Robert G. Odle  
Director of Planning and Community Development

## Vicinity Map

Redmond City Center, LAND-2013-01989

Parcel number: 00225059142





# City of Redmond Notice of Application

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

## Project Information

**Project Name:** Redmond City Center

**Application Type:** Site Plan Entitlement PREP

**File Number:** LAND-2013-01989

**Project Description:** Two 9 story towers with approximately 250 dwelling units, 25,000 sq. ft. of retail space, and 83,000 square feet of office space.

**Project Location:** 16135 NE 85th Street

**Site Address, if Applicable:** 16135 NE 85TH ST

**Size of Subject Area in Acres:** 2.29 Sq.Ft. 0

**Applicant:** Redmond Projects

**Process Type:** II (see attached flow chart)

**A Public Hearing is not required for this application type.**

**Required Permits, not a part of this application:**

Building Permits, Fire Permits, Public Works Permits

**Required Studies:**

Critical Aquifer Recharge Area Report, Parking Analysis, Stormwater Report, Traffic Study

**Existing Environmental Documents, relevant to this application:**

SEPA Checklist

## Important Dates

**Application & Completeness Date:** December 16, 2015

**Notice of Application Date:** January 6, 2016

**To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to Jan 27, 2016. If date ends on a weekend or holiday comments are due on the next business day.**

## Regulatory Information

**Zoning:** Town Square

**Comprehensive Plan Designation:** Downtown Mixed-Use

**Consistent with Comprehensive Plan:** Yes

**Applicable Development Regulations:**

Redmond Municipal Code & Zoning Code

## Public Comment

Although comments are accepted up until the decision is issued, submittal of comments during the comment period required in 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. In addition, persons who want to be informed of future actions or would like to become a party of record on this proposal must provide their name and mailing address to the project planner. Submit written comments or name and address to be added as a party of record to the City of Redmond Planning Department, Development Services Center 15670 NE 85th Street, P.O. Box 97010, Mail Stop 25PL, Redmond, WA 98073-9710, or fax to 425-556-2400. The final decision on this proposal may be appealed according to the City appeal provision specified in RZC Chapter 21.76, Review Procedures.

## City Contact Information

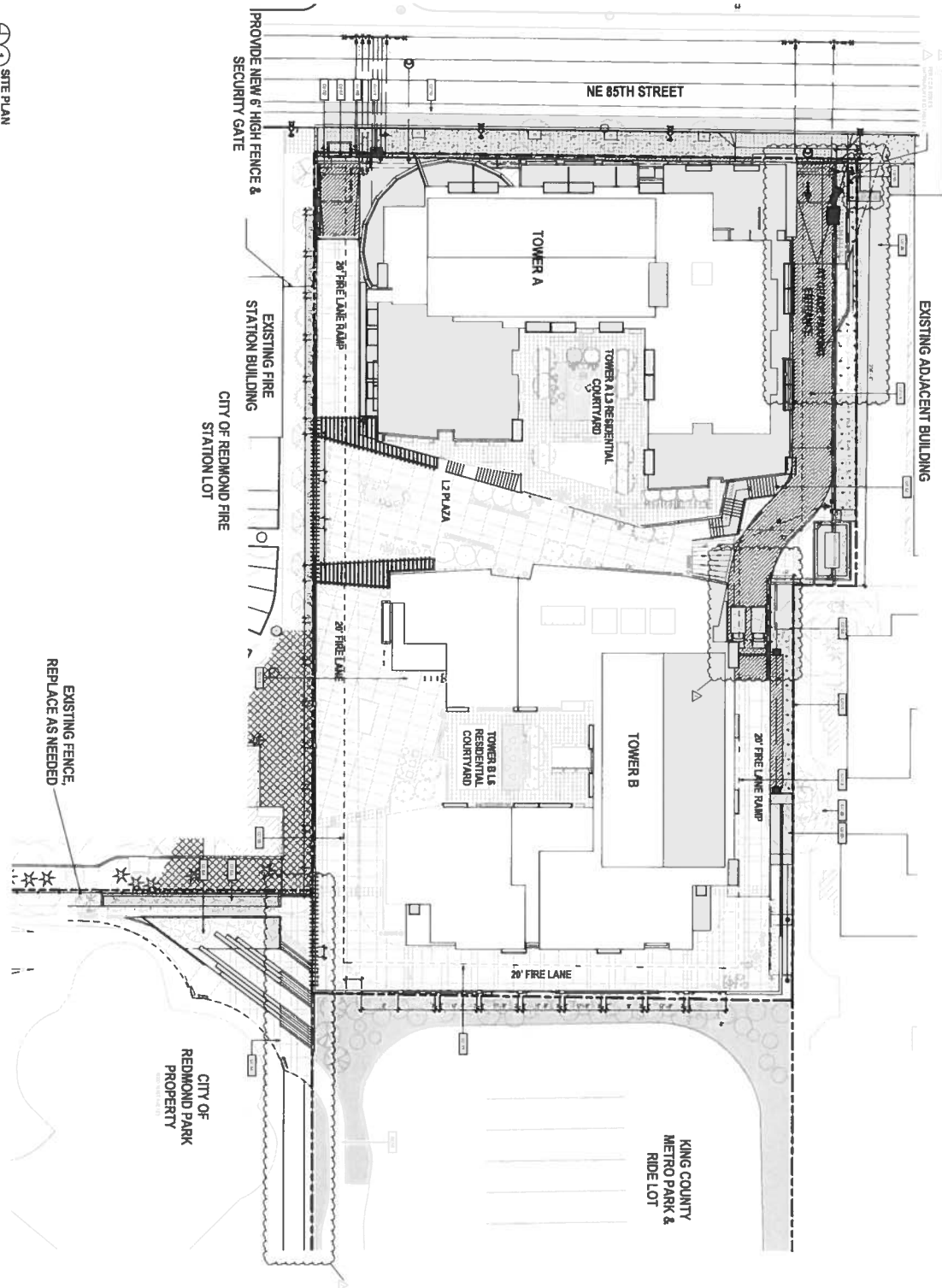
**Project Planner Name:** Gary Lee

**Phone Number:** 425-556-2418

**Email:** [glee@redmond.gov](mailto:glee@redmond.gov)

# Public Comment Form

1 SITE PLAN



#	REVISIONS DESCRIPTION
1	ISSUED FOR PERMITTING
2	ISSUED FOR PERMITTING
3	ISSUED FOR PERMITTING
4	ISSUED FOR PERMITTING
5	ISSUED FOR PERMITTING
6	ISSUED FOR PERMITTING
7	ISSUED FOR PERMITTING
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19	ISSUED FOR PERMITTING
20	ISSUED FOR PERMITTING

# REDMOND CITY CENTER

16135 NE 85TH ST. REDMOND, WA 98052

Cosmos Development Company



A1.01

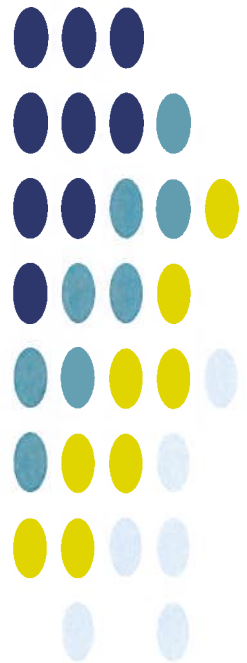
SITE PLAN

FOR INFORMATION  
ONLY. NOT FOR  
CONSTRUCTION



# Process Flow Chart for: Site Plan Entitlement Applications

Site Plan Entitlement applications follow the Type II process. The Type II process includes review by the Technical Committee, with the Technical Committee as the decision maker. Design Review Board approval is typically required. There is no public hearing requirement.





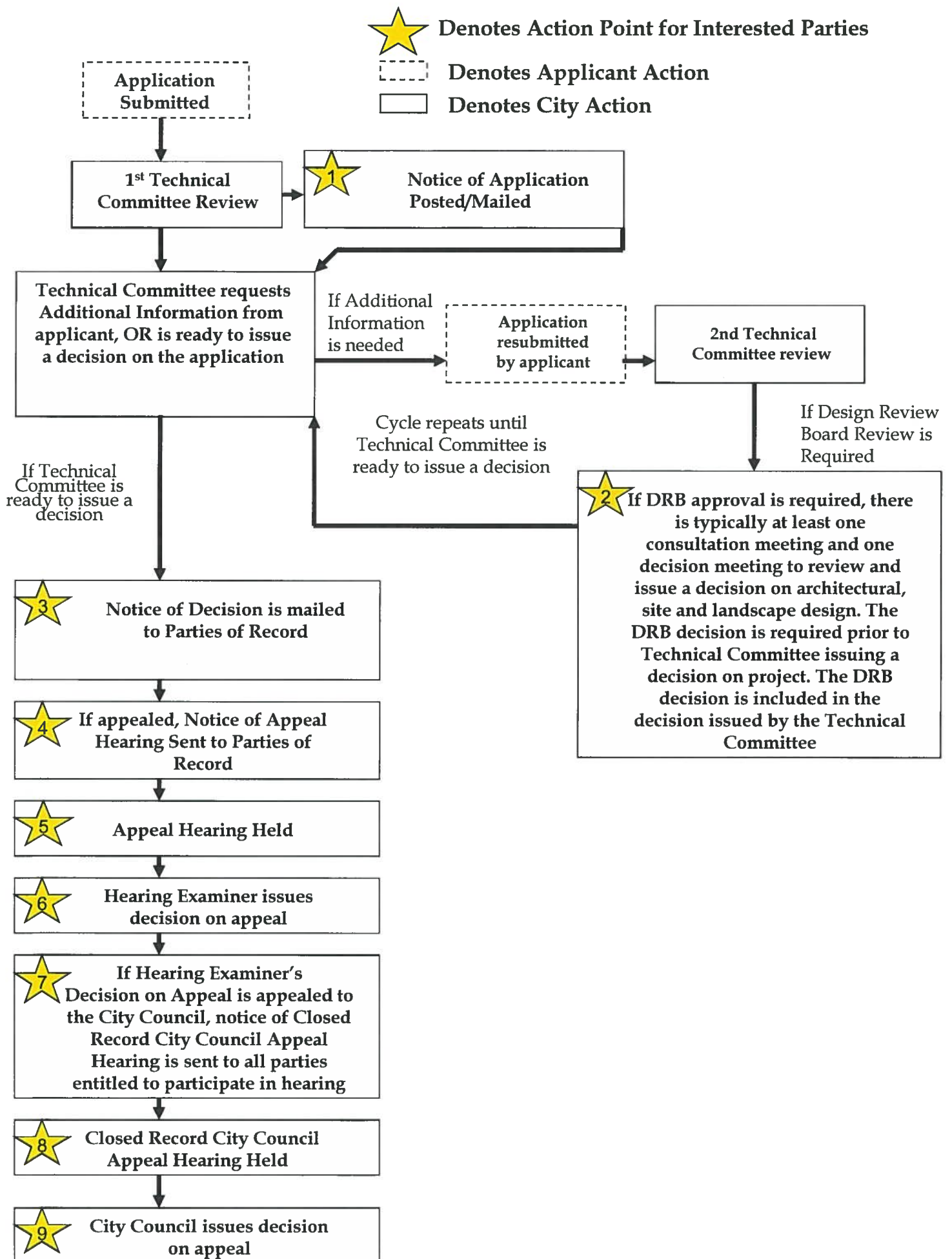
Denotes Action Point for Interested Parties



Denotes Applicant Action



Denotes City Action





# Notes on Participation Points 1-9

## **#1- Notice of Application for (completed within 14 days of application):**

**Sent to:** Applicant, property owners and residents within 500 feet

**Posted:** On site, City Hall, Library, Internet.

**Who May Participate?** Any interested party may submit comments prior to decision to establish themselves as Party of Record. You must become a Party of Record to reserve right to appeal the Technical Committee's Decision. Although comments are accepted up until the decision is issued, submittal of comments during the 21 day comment period is encouraged to allow staff and/or the applicant to incorporate changes as early in the design process as possible.

## **#2-Design Review Board Review (if required):**

**Notice:** Notices of DRB meetings are not provided on a project specific basis. However DRB meetings are held regularly on the 1<sup>st</sup> and 3<sup>rd</sup> Thursday evenings of each month (with some exceptions).

**Who May Participate?** Any interested party may attend the Design Review Board meetings and may submit comments at the meetings.

**Can I appeal the Design Review Board's Decision?** The DRB decision and associated conditions are incorporated into the Technical Committee decision for the project. Therefore, if one wishes to appeal a DRB condition, one must wait until the Technical Committee issues the final decision on the project and follow the appeal procedures noted therein.

## **#3-Notice of Decision (sent the day of decision issuance):**

**Sent to:** Applicant and Parties of Record

**Posted:** No posting on site

**Can the decision be appealed?** Yes, the Technical Committee decision may be appealed to the Hearing Examiner. However only the applicant and Parties of Record can appeal.

**When must an appeal be submitted?** Appeals must be submitted by 5:00 p.m. on the 14<sup>th</sup> day following the issuance of the decision.

## **#4-Notice of Hearing Examiner Appeal Hearing:**

**Sent to:** Applicant and Parties of Record

**Posted:** No posting on site

## **#5- Hearing Examiner Appeal Hearing Held:**

**Who can participate?** The appellant, the applicant and the City shall be designated parties to the appeal. Each party may participate in the appeal hearing by presenting testimony or calling witnesses to present testimony. Interested persons, groups, associations, or other entities who have not appealed may participate only if called by one of the parties to present information; provided, that the Examiner may allow non-parties to present relevant testimony if allowed under the Examiner's rules of procedure.

## **#6-Hearing Examiner issues decision on appeal:**

**When:** The decision is issued within 14 days after hearing

**Who receives the decision?** Applicant, appellant and anyone who participated in the hearing

**Who can request reconsideration?** Any person who participated in the hearing may file a request for reconsideration with the Hearing Examiner within 10 business days of the date of the Hearing Examiner's decision.

**What if a Party of Record requests reconsideration?** The Hearing Examiner shall act within 14 days after the filing of the request by either denying the request, issuing a revised decision, or calling for an additional public hearing.

**Can the Hearing Examiner Decision on the appeal be appealed to City Council?** Yes, the decision on the appeal may be appealed within 14 days following the expiration of the reconsideration period. Only the City, project applicant or any person who participated in the appeal hearing may appeal.

## **#7-Notice of City Council Closed Record Appeal Hearing:**

**Sent to:** The applicant, appellant and/or representatives of these parties

**Posted:** No posting on site

## **#8-City Council Closed Record Appeal Hearing Held:**

**Who May Participate?** The applicant, the appellant, the applicable department Director or representatives of these parties.

## **#9-City Council issues decision:**

**When:** Typically within two weeks following the Closed Record Appeal Hearing.

**Notice Sent To:** Applicant, Appellant and/or their representatives

**Appeal Provision:** The final decision on the appeal is appealable to King County Superior Court within 21 days from issuance of Notice. To have standing to appeal, one must meet the criteria under the Land Use Petition Act (L.U.P.A.).

# EXHIBIT C



## Notice of Application Certification of Public Notice

CITY OF REDMOND

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

---

### CERTIFICATE OF MAILING

I hereby certify that to the best of my knowledge a Notice of Application for  
Redmond City Center File number: LAND-2013-01989 was sent to the Applicant and to the attached  
mailing list copy, by first class mail, on or before January 6, 2016.

Name: Gloria Meerscheidt

Date: January 6, 2016

---

### CERTIFICATE OF POSTING

I, the undersigned, certify that on January 6, 2016, I posted copies of the attached Notice of Application  
at:

- 1 Location(s) on or near the site
- 1 City Hall
- 1 Library

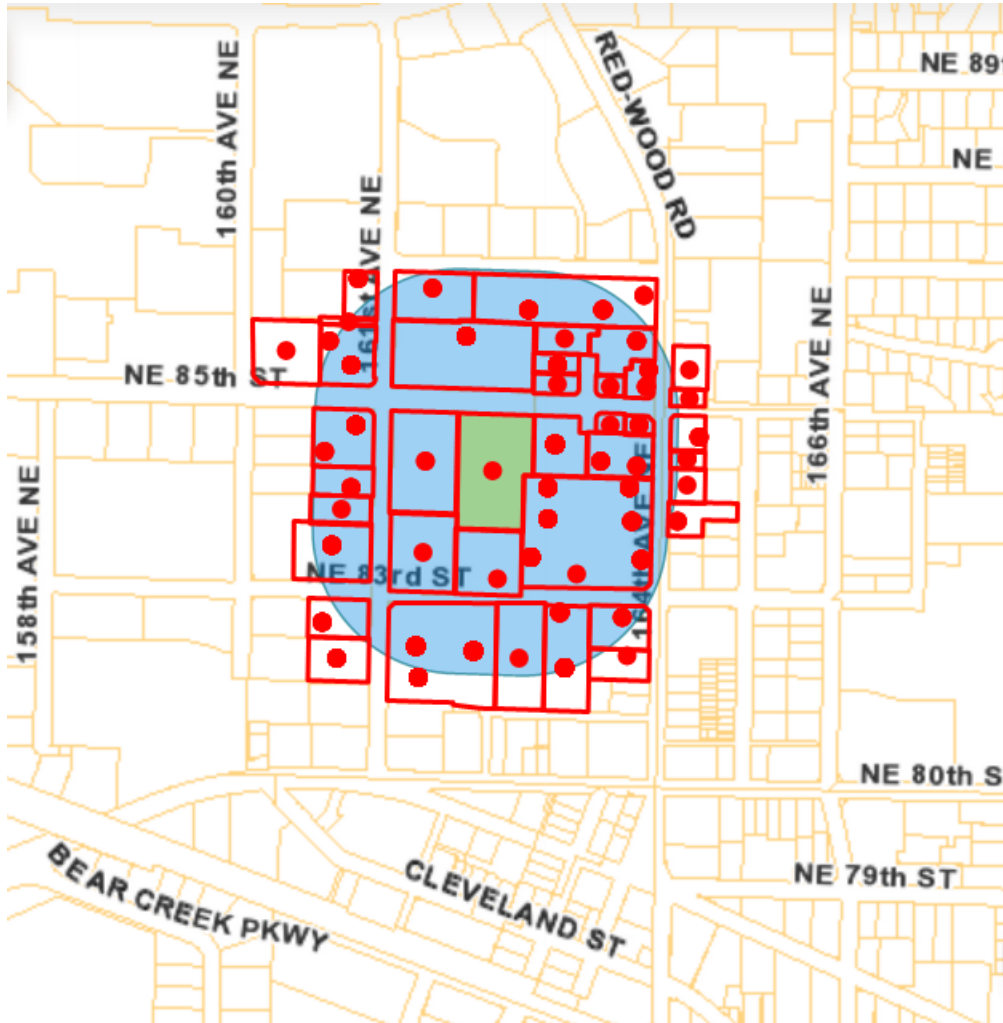
Name: Sarah Vanags

Date: January 6, 2016

## Mailing Area

Redmond City Center, LAND-2013-01989

Parcel number: 00225059142



Ref Nbr	TaxPayerName	Address	City	State	Zip
201501939-GL	4-N ASSOCIATES LLC	911 E PIKE ST #420	SEATTLE	WA	98122
201501939-GL	85 REDMOND PLACE LLC	16815 NE 88TH ST	REDMOND	WA	98052
201501939-GL	ANDERSON ELIZABETH L	8520-164TH NE	REDMOND	WA	98052
201501939-GL	APPLE TREE LLC	40 LAKE BELLEVUE DR #270	BELLEVUE	WA	98005
201501939-GL	AVALONBAY COMMUNITIES INC	671 N GLEBE RD #800	ARLINGTON	VA	22203
201501939-GL	BEST FAMILY PARTNERSHIP	PO BOX 2316	REDMOND	WA	98073
201501939-GL	CHENLO LLC	8435 161ST AVE NE #101	REDMOND	WA	98052
201501939-GL	CLARK D EDSON	PO BOX 3188	REDMOND	WA	98073
201501939-GL	Current Resident	0 No Address	REDMOND	WA	98052
201501939-GL	Current Resident	8520 164TH AVE NE	REDMOND	WA	98052
201501939-GL	Current Resident	16201 NE 83RD ST	REDMOND	WA	98052
201501939-GL	Current Resident	8300 161ST AVE NE	REDMOND	WA	98052
201501939-GL	Current Resident	16135 NE 85TH ST	REDMOND	WA	98052
201501939-GL	Current Resident	8440 161ST AVE NE	REDMOND	WA	98052
201501939-GL	Current Resident	8450 161ST AVE NE	REDMOND	WA	98052
201501939-GL	Current Resident	8502 160TH AVE NE	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE	REDMOND	WA	98052
201501939-GL	Current Resident	16310 NE 85TH ST	REDMOND	WA	98052
201501939-GL	Current Resident	8412 164TH AVE NE	REDMOND	WA	98052
201501939-GL	Current Resident	8430B 164TH AVE NE	REDMOND	WA	98052
201501939-GL	Current Resident	8151 164TH AVE NE	REDMOND	WA	98052
201501939-GL	Current Resident	8435 161ST AVE NE 100	REDMOND	WA	98052
201501939-GL	Current Resident	16160 NE 83RD ST	REDMOND	WA	98052
201501939-GL	Current Resident	16307 NE 83RD ST 208	REDMOND	WA	98052
201501939-GL	Current Resident	16307 NE 83RD ST 207	REDMOND	WA	98052
201501939-GL	Current Resident	16307 NE 83RD ST 206	REDMOND	WA	98052
201501939-GL	Current Resident	16307 NE 83RD ST 205B	REDMOND	WA	98052
201501939-GL	Current Resident	16307 NE 83RD ST 205A	REDMOND	WA	98052
201501939-GL	Current Resident	16307 NE 83RD ST 204	REDMOND	WA	98052
201501939-GL	Current Resident	16307 NE 83RD ST 203	REDMOND	WA	98052
201501939-GL	Current Resident	16307 NE 83RD ST 202	REDMOND	WA	98052
201501939-GL	Current Resident	16307 NE 83RD ST 201B	REDMOND	WA	98052
201501939-GL	Current Resident	16307 NE 83RD ST 201A	REDMOND	WA	98052
201501939-GL	Current Resident	16307 NE 83RD ST 107	REDMOND	WA	98052
201501939-GL	Current Resident	16307 NE 83RD ST 106	REDMOND	WA	98052
201501939-GL	Current Resident	16307 NE 83RD ST 105	REDMOND	WA	98052

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201501939-GL	Current Resident	16075 NE 85TH ST 316	REDMOND	WA	98052
201501939-GL	Current Resident	16075 NE 85TH ST 317	REDMOND	WA	98052
201501939-GL	Current Resident	16075 NE 85TH ST 401	REDMOND	WA	98052
201501939-GL	Current Resident	16075 NE 85TH ST 402	REDMOND	WA	98052
201501939-GL	Current Resident	16075 NE 85TH ST 403	REDMOND	WA	98052
201501939-GL	Current Resident	16075 NE 85TH ST 404	REDMOND	WA	98052
201501939-GL	Current Resident	16075 NE 85TH ST 405	REDMOND	WA	98052
201501939-GL	Current Resident	16075 NE 85TH ST 406	REDMOND	WA	98052
201501939-GL	Current Resident	16075 NE 85TH ST 407	REDMOND	WA	98052
201501939-GL	Current Resident	16075 NE 85TH ST 408	REDMOND	WA	98052
201501939-GL	Current Resident	16075 NE 85TH ST 409	REDMOND	WA	98052
201501939-GL	Current Resident	16075 NE 85TH ST 410	REDMOND	WA	98052
201501939-GL	Current Resident	16075 NE 85TH ST 411	REDMOND	WA	98052
201501939-GL	Current Resident	16075 NE 85TH ST 412	REDMOND	WA	98052
201501939-GL	Current Resident	16075 NE 85TH ST 413	REDMOND	WA	98052
201501939-GL	Current Resident	16075 NE 85TH ST 414	REDMOND	WA	98052
201501939-GL	Current Resident	16075 NE 85TH ST 415	REDMOND	WA	98052
201501939-GL	Current Resident	16075 NE 85TH ST 416	REDMOND	WA	98052
201501939-GL	Current Resident	16075 NE 85TH ST 417	REDMOND	WA	98052
201501939-GL	Current Resident	16071 NE 85TH ST	REDMOND	WA	98052
201501939-GL	Current Resident	8495 161ST AVE NE	REDMOND	WA	98052
201501939-GL	Current Resident	16075 NE 85TH ST 120	REDMOND	WA	98052
201501939-GL	Current Resident	16075 NE 85TH ST 119	REDMOND	WA	98052
201501939-GL	Current Resident	16075 NE 85TH ST 118	REDMOND	WA	98052
201501939-GL	Current Resident	8301 161ST AVE NE 204	REDMOND	WA	98052
201501939-GL	Current Resident	8301 161ST AVE NE 300	REDMOND	WA	98052
201501939-GL	Current Resident	8301 161ST AVE NE 301	REDMOND	WA	98052
201501939-GL	Current Resident	8301 161ST AVE NE 303	REDMOND	WA	98052
201501939-GL	Current Resident	8301 161ST AVE NE 102	REDMOND	WA	98052
201501939-GL	Current Resident	8301 161ST AVE NE 308	REDMOND	WA	98052
201501939-GL	Current Resident	8301 161ST AVE NE 305	REDMOND	WA	98052
201501939-GL	Current Resident	8301 161ST AVE NE 202	REDMOND	WA	98052
201501939-GL	Current Resident	8301 161ST AVE NE 100	REDMOND	WA	98052
201501939-GL	Current Resident	8301 161ST AVE NE 103	REDMOND	WA	98052
201501939-GL	Current Resident	8301 161ST AVE NE 200	REDMOND	WA	98052
201501939-GL	Current Resident	8301 161ST AVE NE 203	REDMOND	WA	98052
201501939-GL	Current Resident	8693 161ST AVE NE 5	REDMOND	WA	98052

201501939-GL	Current Resident	16225 NE 87TH ST A2	REDMOND	WA	98052
201501939-GL	Current Resident	16225 NE 87TH ST A1	REDMOND	WA	98052
201501939-GL	Current Resident	16225 NE 87TH ST A3	REDMOND	WA	98052
201501939-GL	Current Resident	16225 NE 87TH ST A4	REDMOND	WA	98052
201501939-GL	Current Resident	16225 NE 87TH ST A5	REDMOND	WA	98052
201501939-GL	Current Resident	16225 NE 87TH ST A6	REDMOND	WA	98052
201501939-GL	Current Resident	16225 NE 87TH ST A7	REDMOND	WA	98052
201501939-GL	Current Resident	16225 NE 87TH ST A8	REDMOND	WA	98052
201501939-GL	Current Resident	16315 NE 87TH ST B3	REDMOND	WA	98052
201501939-GL	Current Resident	16315 NE 87TH ST B6	REDMOND	WA	98052
201501939-GL	Current Resident	16315 NE 87TH ST B1	REDMOND	WA	98052
201501939-GL	Current Resident	16315 NE 87TH ST B4	REDMOND	WA	98052
201501939-GL	Current Resident	16315 NE 87TH ST B5	REDMOND	WA	98052
201501939-GL	Current Resident	16315 NE 87TH ST B7	REDMOND	WA	98052
201501939-GL	Current Resident	16315 NE 87TH ST B8	REDMOND	WA	98052
201501939-GL	Current Resident	16315 NE 87TH ST B9	REDMOND	WA	98052
201501939-GL	Current Resident	16315 NE 87TH ST B10	REDMOND	WA	98052
201501939-GL	Current Resident	16315 NE 87TH ST B11	REDMOND	WA	98052
201501939-GL	Current Resident	16315 NE 87TH ST B12	REDMOND	WA	98052
201501939-GL	Current Resident	16345 NE 87TH ST C2	REDMOND	WA	98052
201501939-GL	Current Resident	16345 NE 87TH ST C1	REDMOND	WA	98052
201501939-GL	Current Resident	8575 164TH AVE NE 100	REDMOND	WA	98052
201501939-GL	Current Resident	8575 164TH AVE NE 202	REDMOND	WA	98052
201501939-GL	Current Resident	8575 164TH AVE NE 201	REDMOND	WA	98052
201501939-GL	Current Resident	8575 164TH AVE NE 301	REDMOND	WA	98052
201501939-GL	Current Resident	16398 NE 85TH ST 101	REDMOND	WA	98052
201501939-GL	Current Resident	16398 NE 85TH ST 201	REDMOND	WA	98052
201501939-GL	Current Resident	16398 NE 85TH ST 100	REDMOND	WA	98052
201501939-GL	Current Resident	16398 NE 85TH ST 200	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 210	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 118	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 109	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 203	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 105	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 126	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 115	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 212	REDMOND	WA	98052



201501939-GL	Current Resident	16150 NE 85TH ST 101	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 106	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 116	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 124	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 104	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 121	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 220	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 213	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 204	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 107	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 110	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 112	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 119	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 120	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 201	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 203A	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 214	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 219	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 220A	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 222A	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 222B	REDMOND	WA	98052
201501939-GL	Current Resident	16375 NE 85TH ST 102	REDMOND	WA	98052
201501939-GL	Current Resident	16375 NE 85TH ST 101	REDMOND	WA	98052
201501939-GL	Current Resident	16375 NE 85TH ST 103	REDMOND	WA	98052
201501939-GL	Current Resident	8451 164TH AVE NE	REDMOND	WA	98052
201501939-GL	Current Resident	8469 164TH AVE NE	REDMOND	WA	98052
201501939-GL	Current Resident	8463 164TH AVE NE	REDMOND	WA	98052
201501939-GL	Current Resident	8465 164TH AVE NE	REDMOND	WA	98052
201501939-GL	Current Resident	8461 164TH AVE NE	REDMOND	WA	98052
201501939-GL	Current Resident	16275 NE 85TH ST A	REDMOND	WA	98052
201501939-GL	Current Resident	16275 NE 85TH ST B	REDMOND	WA	98052
201501939-GL	Current Resident	16275 NE 85TH ST C	REDMOND	WA	98052
201501939-GL	Current Resident	16275 NE 85TH ST D	REDMOND	WA	98052
201501939-GL	Current Resident	16275 NE 85TH ST E	REDMOND	WA	98052
201501939-GL	Current Resident	16275 NE 85TH ST F	REDMOND	WA	98052
201501939-GL	Current Resident	16275 NE 85TH ST G	REDMOND	WA	98052
201501939-GL	Current Resident	16275 NE 85TH ST H	REDMOND	WA	98052

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201501939-GL	Current Resident	8104 161ST AVE NE B406	REDMOND	WA	98052
201501939-GL	Current Resident	8104 161ST AVE NE B407	REDMOND	WA	98052
201501939-GL	Current Resident	8104 161ST AVE NE B408	REDMOND	WA	98052
201501939-GL	Current Resident	8104 161ST AVE NE B409	REDMOND	WA	98052
201501939-GL	Current Resident	8104 161ST AVE NE B410	REDMOND	WA	98052
201501939-GL	Current Resident	8104 161ST AVE NE B411	REDMOND	WA	98052
201501939-GL	Current Resident	8104 161ST AVE NE B412	REDMOND	WA	98052
201501939-GL	Current Resident	8104 161ST AVE NE B413	REDMOND	WA	98052
201501939-GL	Current Resident	8104 161ST AVE NE B414	REDMOND	WA	98052
201501939-GL	Current Resident	8104 161ST AVE NE B501	REDMOND	WA	98052
201501939-GL	Current Resident	8104 161ST AVE NE B502	REDMOND	WA	98052
201501939-GL	Current Resident	8104 161ST AVE NE B503	REDMOND	WA	98052
201501939-GL	Current Resident	8104 161ST AVE NE B504	REDMOND	WA	98052
201501939-GL	Current Resident	8104 161ST AVE NE B505	REDMOND	WA	98052
201501939-GL	Current Resident	8104 161ST AVE NE B506	REDMOND	WA	98052
201501939-GL	Current Resident	8104 161ST AVE NE B507	REDMOND	WA	98052
201501939-GL	Current Resident	8104 161ST AVE NE B508	REDMOND	WA	98052
201501939-GL	Current Resident	8104 161ST AVE NE B509	REDMOND	WA	98052
201501939-GL	Current Resident	8104 161ST AVE NE B510	REDMOND	WA	98052
201501939-GL	Current Resident	8104 161ST AVE NE B511	REDMOND	WA	98052
201501939-GL	Current Resident	8104 161ST AVE NE B512	REDMOND	WA	98052
201501939-GL	Current Resident	8104 161ST AVE NE B513	REDMOND	WA	98052
201501939-GL	Current Resident	8104 161ST AVE NE B514	REDMOND	WA	98052
201501939-GL	Current Resident	8104 161ST AVE NE B104	REDMOND	WA	98052
201501939-GL	Current Resident	8350 164TH AVE NE 200	REDMOND	WA	98052
201501939-GL	Current Resident	8350 164TH AVE NE 100	REDMOND	WA	98052
201501939-GL	Current Resident	8460A 164TH AVE NE 110	REDMOND	WA	98052
201501939-GL	Current Resident	8460A 164TH AVE NE 120	REDMOND	WA	98052
201501939-GL	Current Resident	8460A 164TH AVE NE 130	REDMOND	WA	98052
201501939-GL	Current Resident	8299 161ST AVE NE	REDMOND	WA	98052
201501939-GL	Current Resident	8299 161ST AVE NE 201	REDMOND	WA	98052
201501939-GL	Current Resident	8299 161ST AVE NE 200	REDMOND	WA	98052
201501939-GL	Current Resident	8435 161ST AVE NE 101	REDMOND	WA	98052
201501939-GL	Current Resident	8435 161ST AVE NE 102	REDMOND	WA	98052
201501939-GL	Current Resident	8301 161ST AVE NE	REDMOND	WA	98052
201501939-GL	Current Resident	8693 161ST AVE NE	REDMOND	WA	98052
201501939-GL	Current Resident	16225 NE 87TH ST	REDMOND	WA	98052

201501939-GL	Current Resident	16315 NE 87TH ST	REDMOND	WA	98052
201501939-GL	Current Resident	16345 NE 87TH ST	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST	REDMOND	WA	98052
201501939-GL	Current Resident	8575 164TH AVE NE	REDMOND	WA	98052
201501939-GL	Current Resident	16375 NE 85TH ST	REDMOND	WA	98052
201501939-GL	Current Resident	8460A 164TH AVE NE	REDMOND	WA	98052
201501939-GL	Current Resident	8435 161ST AVE NE	REDMOND	WA	98052
201501939-GL	Current Resident	16340 NE 83RD ST BLDG C	REDMOND	WA	98052
201501939-GL	Current Resident	16340 NE 83RD ST BLDG B	REDMOND	WA	98052
201501939-GL	Current Resident	16340 NE 83RD ST BLDG A	REDMOND	WA	98052
201501939-GL	Current Resident	16340 NE 83RD ST BLDG F	REDMOND	WA	98052
201501939-GL	Current Resident	16340 NE 83RD ST BLDG E	REDMOND	WA	98052
201501939-GL	Current Resident	16340 NE 83RD ST BLDG D	REDMOND	WA	98052
201501939-GL	Current Resident	8350 164TH AVE NE	REDMOND	WA	98052
201501939-GL	Current Resident	8201 164TH AVE NE	REDMOND	WA	98052
201501939-GL	Current Resident	16307 NE 83RD ST	REDMOND	WA	98052
201501939-GL	Current Resident	16275 NE 85TH ST	REDMOND	WA	98052
201501939-GL	Current Resident	16080 NE 85TH ST	REDMOND	WA	98052
201501939-GL	Current Resident	8299 161ST AVE NE 100	REDMOND	WA	98052
201501939-GL	Current Resident	8299 161ST AVE NE 101	REDMOND	WA	98052
201501939-GL	Current Resident	8104 161ST AVE NE B	REDMOND	WA	98052
201501939-GL	Current Resident	8460A 164TH AVE NE 140	REDMOND	WA	98052
201501939-GL	Current Resident	8430B 164TH AVE NE 150	REDMOND	WA	98052
201501939-GL	Current Resident	8430B 164TH AVE NE 160	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 100	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 150	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 201	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 202	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 203	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 204	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 205	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 206	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 207	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 208	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 209	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 251	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 252	REDMOND	WA	98052

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201501939-GL	Current Resident	8525 163RD CT NE 405	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 406	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 407	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 408	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 409	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 451	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 452	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 453	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 454	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 455	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 456	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 457	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 458	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 459	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 460	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 461	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 462	REDMOND	WA	98052
201501939-GL	Current Resident	8525 163RD CT NE 463	REDMOND	WA	98052
201501939-GL	Current Resident	8451 164TH AVE NE 100	REDMOND	WA	98052
201501939-GL	Current Resident	16101 NE 87TH ST B	REDMOND	WA	98052
201501939-GL	Current Resident	16101 NE 87TH ST	REDMOND	WA	98052
201501939-GL	Current Resident	16075 NE 85TH ST	REDMOND	WA	98052
201501939-GL	Current Resident	16191 NE 83RD ST C	REDMOND	WA	98052
201501939-GL	Current Resident	8451 164TH AVE NE 120	REDMOND	WA	98052
201501939-GL	Current Resident	16225 NE 87TH ST A9	REDMOND	WA	98052
201501939-GL	Current Resident	16225 NE 87TH ST A10	REDMOND	WA	98052
201501939-GL	Current Resident	8299 161ST AVE NE 103	REDMOND	WA	98052
201501939-GL	Current Resident	8299 161ST AVE NE 102	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 114	REDMOND	WA	98052
201501939-GL	Current Resident	16150 NE 85TH ST 208	REDMOND	WA	98052
201501939-GL	EQR VELOCE A LLC	PO BOX 87407	CHICAGO	IL	60680
201501939-GL	FUTURE WISE INVESTMENTS LLC	2025 ROSE POINT LN	KIRKLAND	WA	98033
201501939-GL	G4 HOLDINGS LLC	16310 NE 85TH ST STE 201	REDMOND	WA	98052
201501939-GL	HOUSING AUTHORITY OF KC	600 ANDOVER PARK WEST	SEATTLE	WA	98188
201501939-GL	JHBM LLC	6710 124TH PL SE	SNOHOMISH	WA	98296
201501939-GL	KING COUNTY-TRANSIT	500 4TH AVE	SEATTLE	WA	98004
201501939-GL	LAMBERT PROPERTIES L L C	13919 209TH AV NE	WOODINVILLE	WA	98077



201501939-GL	MRM REDMOND MEDICAL LLC	4530 UNION BAY PL NE #208	SEATTLE	WA	98105
201501939-GL	PIERSON PATRICIA	6051 113TH PLACE SE	BELLEVUE	WA	98006
201501939-GL	QUINTON 83RD MALL LLC	12220 113TH AVE NE STE 200	KIRKLAND	WA	98034
201501939-GL	REDMOND CITY CENTER LLC	11747 NE 1ST ST STE 300	BELLEVUE	WA	98005
201501939-GL	REDMOND PROFESSIONAL BLDG	18506 NW MONTREAU DR	ISSAQUAH	WA	98027
201501939-GL	SACKMAN FAMILY LLC	16260 NE 85TH ST	REDMOND	WA	98052
201501939-GL	SCHWARZ LIDIA	16275 NE 85TH ST UNIT 412	REDMOND	WA	98052
201501939-GL	SHINN FU COMPANY OF AMERICA	10900 NE 4TH ST #2300	BELLEVUE	WA	98004
201501939-GL	STERLING JOHNSTON & ASSOCIA	16398 NE 85TH ST	REDMOND	WA	98052
201501939-GL	TOGETHER CENTER	16225 NE 87TH ST A-5	REDMOND	WA	98052
201501939-GL	VILLAGE SQUARE REDMOND LLC	1015 3RD AVE STE 900	SEATTLE	WA	98104
201501939-GL	WELLS FARGO BANK	PO BOX 2609	CARLSBAD	CA	92018