



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
North Redmond Elementary File number: LAND-2016-0186 & 87 was sent to the Applicant and to the
attached mailing list copy, by first class mail, on or before November 10, 2016.

Name: Gloria Meerscheidt

Date: November 10, 2016

CERTIFICATE OF POSTING

I, the undersigned, certify that on November 10, 2016, I posted copies of the attached Notice of
Application at:

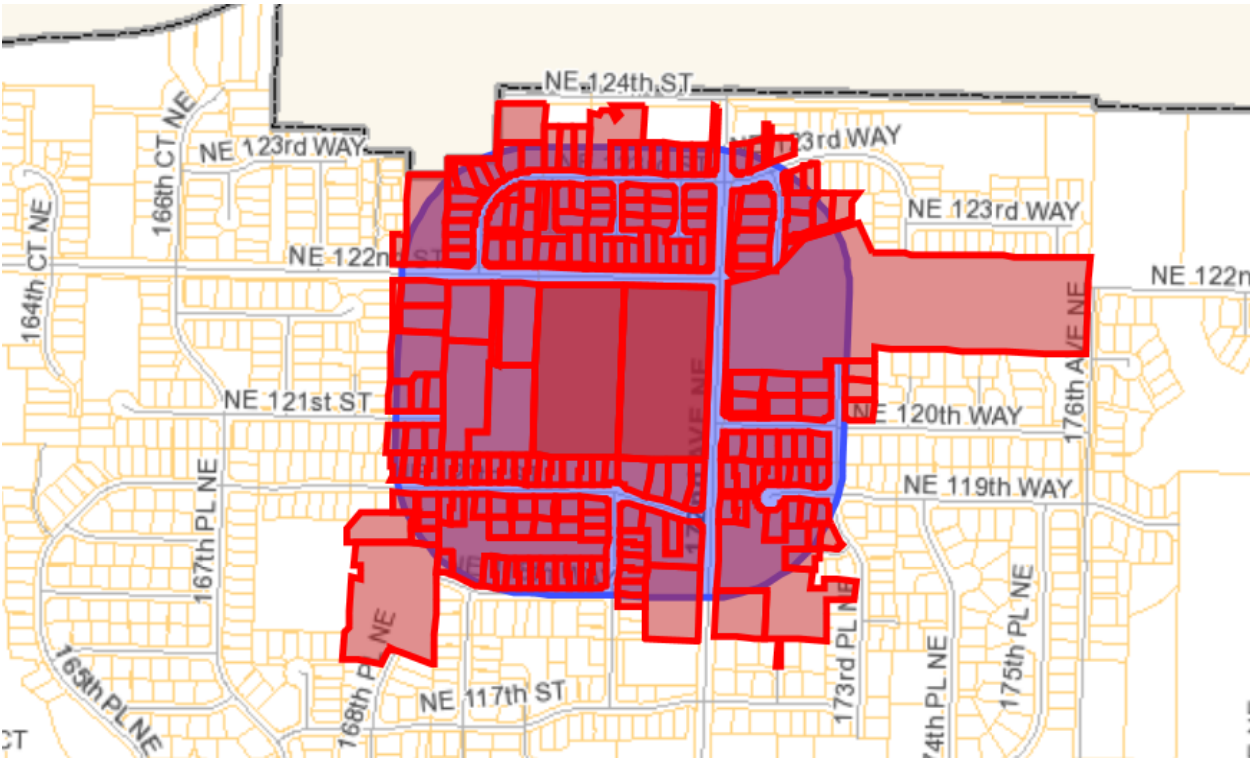
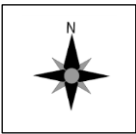
- 2 Location(s) on or near the site
- 1 City Hall
- 1 Library

Name: Ben Sticka

Date: November 10, 2016

Mailing Area

North Redmond Elementary
Parcel Number(s): 2526059072, 2526059045



Attachment 5

2016-01086BS
BRAND JOSH S
17263 NE 119TH WY
REDMOND, WA 98052

2016-01086BS
BRIXTON HOMES LLC
14410 BEL RED RD
BELLEVUE, WA 98007

2016-01086BS
CENTEX HOMES
11241 SLATER AVE NE STE #100
KIRKLAND, WA 98033

2016-01086BS
CODY SHAY S+LEAH H
13208 116TH PL NE
KIRKLAND, WA 98034

2016-01086BS
CORT DAVID+ARPIE J
17255 NE 119TH WY
REDMOND, WA 98052

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DEBARROS MARCELO+RAQUEL SOA
17256 NE 119TH WY
REDMOND, WA 98052

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FARAGO RYAN M
17260 NE 119TH WY
REDMOND, WA 98052

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FURTADO IVONA D
17272 NE 119TH WY
REDMOND, WA 98052

Attachment 5

2016-01086BS
GLENSHIRE AT ENGLISH HLL HO
8201 164TH AVE NE STE 200
REDMOND, WA 98052

2016-01086BS
GRIFFIN CANDACE
PO BOX 317
REDMOND, WA 98052

2016-01086BS
GUSTAFSON GERALD W+TEKLA S
11810 172ND AV NE
REDMOND, WA 98052

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HAFEEZ MOHAMMAD K
17264 NE 119TH WY
REDMOND, WA 98052

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JAYSINGH BISWA BHUSAN+SINGH
12293 170 CT NE
REDMOND, WA 98052

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JOSAN DEVINDER SINGH+THIND
17279 NE 120TH WY
REDMOND, WA 98052

2016-01086BS
LAKE WASH SCHOOL DIST 414
PO BOX 97039 A/P DEPT
REDMOND, WA 98073

2016-01086BS
MANSOORI ATA
PO BOX 916
ISSAQUAH, WA 98027

2016-01086BS
MEHTA LAHAR R+MALA B
PO BOX 2702
REDMOND, WA 98073

2016-01086BS
MERRIMAN ROBERT J+LI NAN
PO BOX 2216
REDMOND, WA 98073

2016-01086BS
MUHIYUDDIN SYED S
17252 NE 119TH WY
REDMOND, WA 98052

2016-01086BS
NELSON WILLIAM III
16508 NE 79TH ST
REDMOND, WA 98052

2016-01086BS
OAKCREST HOMES LLC
14410 BEL-RED RD
BELLEVUE, WA 98007

2016-01086BS
PATEL JAI M
17249 NE 119TH WY
REDMOND, WA 98052

2016-01086BS
RICK BURNSTEAD CONSTRUCTION
11980 NE 24TH ST #200
BELLEVUE, WA 98005

2016-01086BS
SANKARANARAYANAN KARTHIK+ME
17271 NE 19TH WY
REDMOND, WA 98052

2016-01086BS
SHAH HIREN D+NAMITA N PARAB
17245 NE 119TH WY
REDMOND, WA 98052

2016-01086BS
STAHLKOPF DAVID M+LAUNI J
16932 NE 123RD
REDMOND, WA 98052

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SURYAVANSHI ASHISH K
16912 NE 122TH CT
REDMOND, WA 98052

2016-01086BS
TANG MIN & ZHANG QI
17246 NE 119TH WY
REDMOND, WA 98052

2016-01086BS
THE WOODLANDS @ REDMOND HOA
1215 120TH AVE NE STE 103
BELLEVUE, WA 98005



Date: November 10, 2016

SUBJECT: North Redmond Elementary School

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. If you wish to be informed of future actions or would like to become a party of record on this proposal you must provide your name and mailing address to the project planner.

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,

A handwritten signature in cursive script, reading "Robert G. Odle".

Robert G. Odle
Director of Planning and Community Development



City of Redmond Notice of Application

Attachment 5

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

Project Information

Application Type: Conditional Use & Site Plan Entitlement

Project Name: North Redmond Elementary School

File Number: LAND-2016-01086 & 01087

Project Description: A NEW 77,567 SF ELEMENTARY SCHOOL WITH ASSOCIATED SITE AND STREET IMPROVEMENTS.

Project Location: SW corner NE 122nd St & 172nd Ave NE

Site Address, If Applicable: 0 No Address

Size of Subject Area in Acres: 9.0 Sq.Ft. 0

Applicant: Andrew Cottrill

Process Type: IV (see attached flow chart)

A Public Hearing is required, however a date has yet to be determined. A Public Hearing notice will be sent in the future.

Required Permits, not a part of this application:

Building Permits, Conditional Use Permit, Fire Permits, Public Works Permits, Site Plan Entitlement

Required Studies:

Critical Aquifer Recharge Area Report, Parking Analysis, Stormwater Report, Traffic Study, Tree Health Assessment

Existing Environmental Documents, relevant to this application:

SEPA Checklist

City Contact Information

Project Planner Name: Benjamin Sticka

Phone Number: 425-556-2470

Email: bsticka@redmond.gov

Important Dates

Application & Completeness Date: June 6, 2016

Notice of Application Date: November 10, 2016

To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to December 5, 2016. If date ends on a weekend or holiday comments are due on the next business day.

Regulatory Information

Zoning: Residential

Comprehensive Plan Designation: Single-Family Urban

Consistent with Comprehensive Plan: Yes

Applicable Development Regulations: Redmond Municipal Code & Zoning Code

Public Comment

Although comments are accepted up until close of public hearing, submittal of comments during the

comment period required in the RZC will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible. The Technical Committee shall not issue a recommendation until the end of the minimum comment period. 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 2SPL, 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.

Public Comment Form

Project Name: North Redmond Elementary School

File Number: LAND-2016-01086
LAND-2016-01087

Contact Information

Name:

Phone:

Email:

Address:

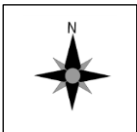
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Zip Code:

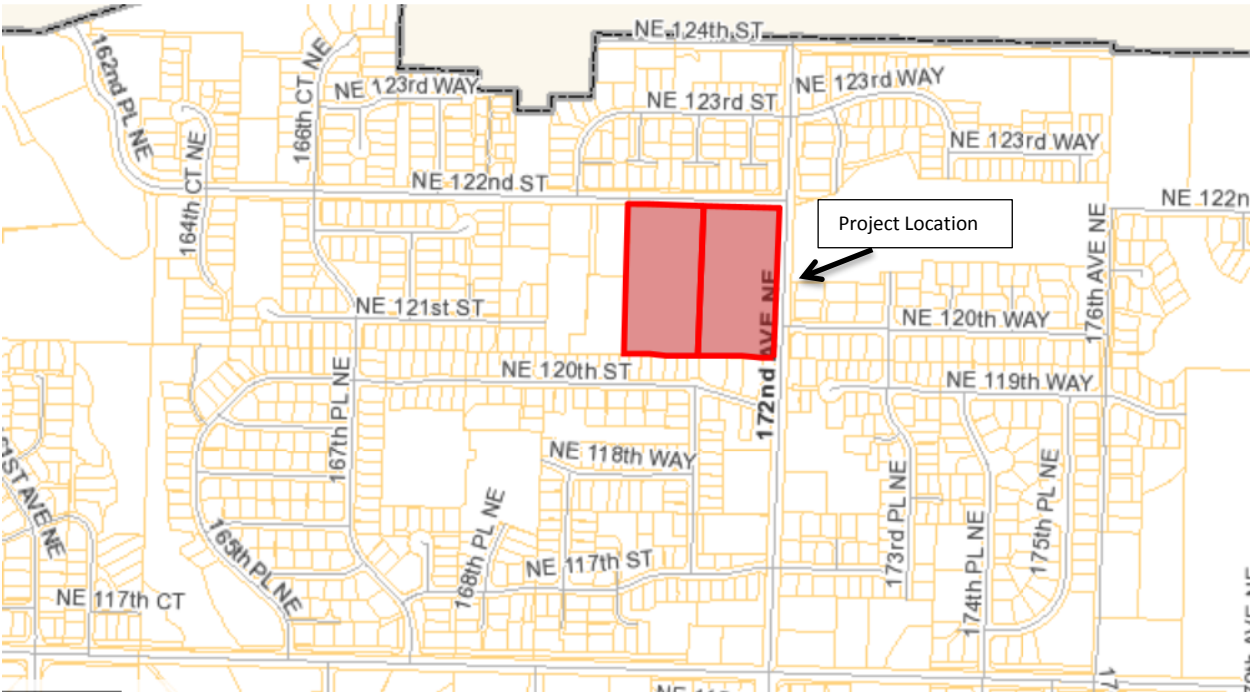
Comments (Attach additional sheets if necessary)

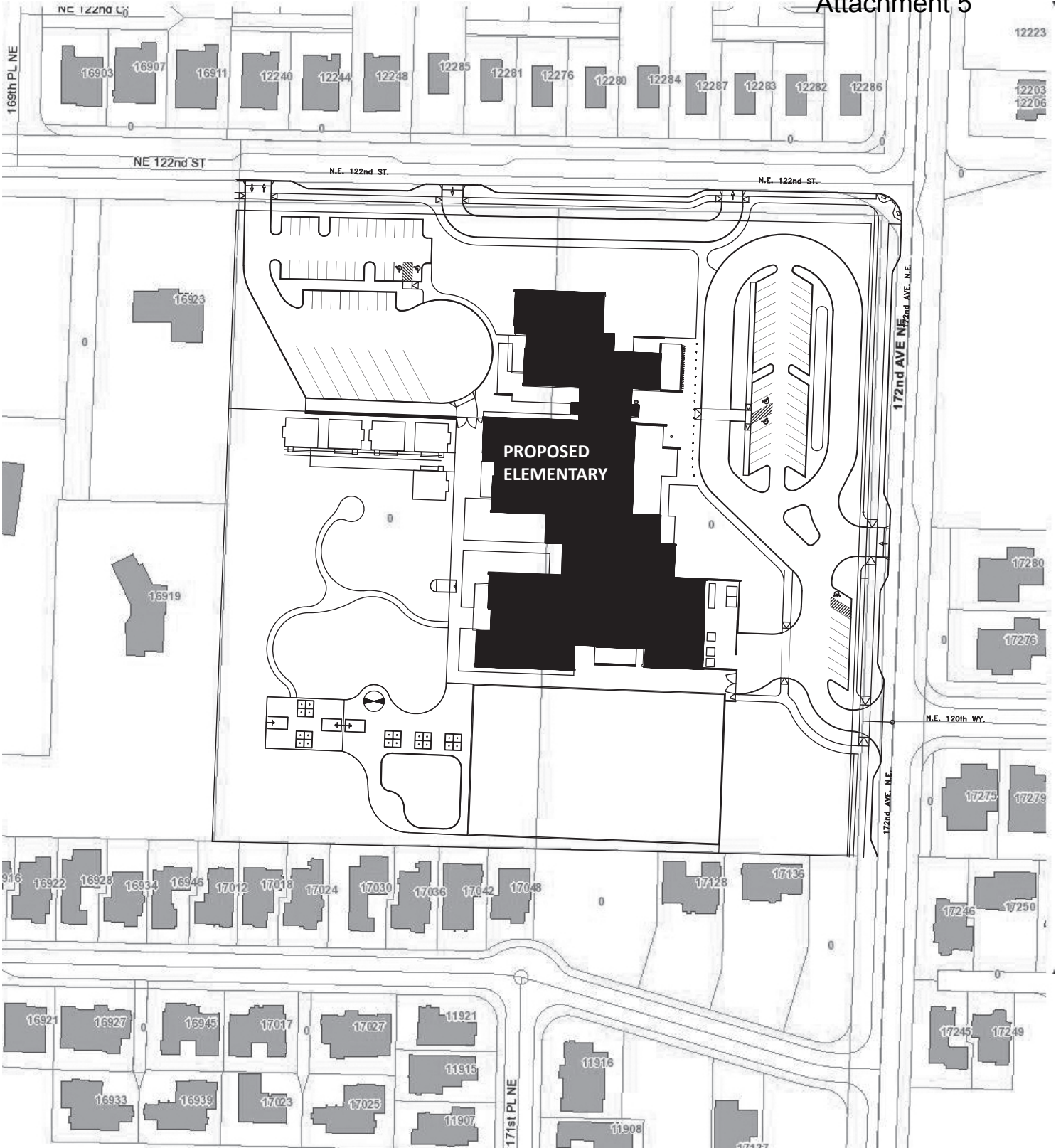
This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

VICINITY MAP



North Redmond Elementary
Parcel Number(s): 2526059072, 2526059045





NORTH REDMOND ELEMENTARY SCHOOL

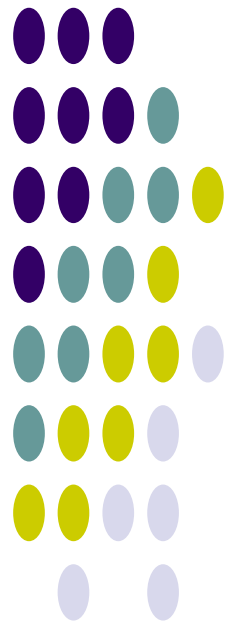
LAKE WASHINGTON SCHOOL DISTRICT

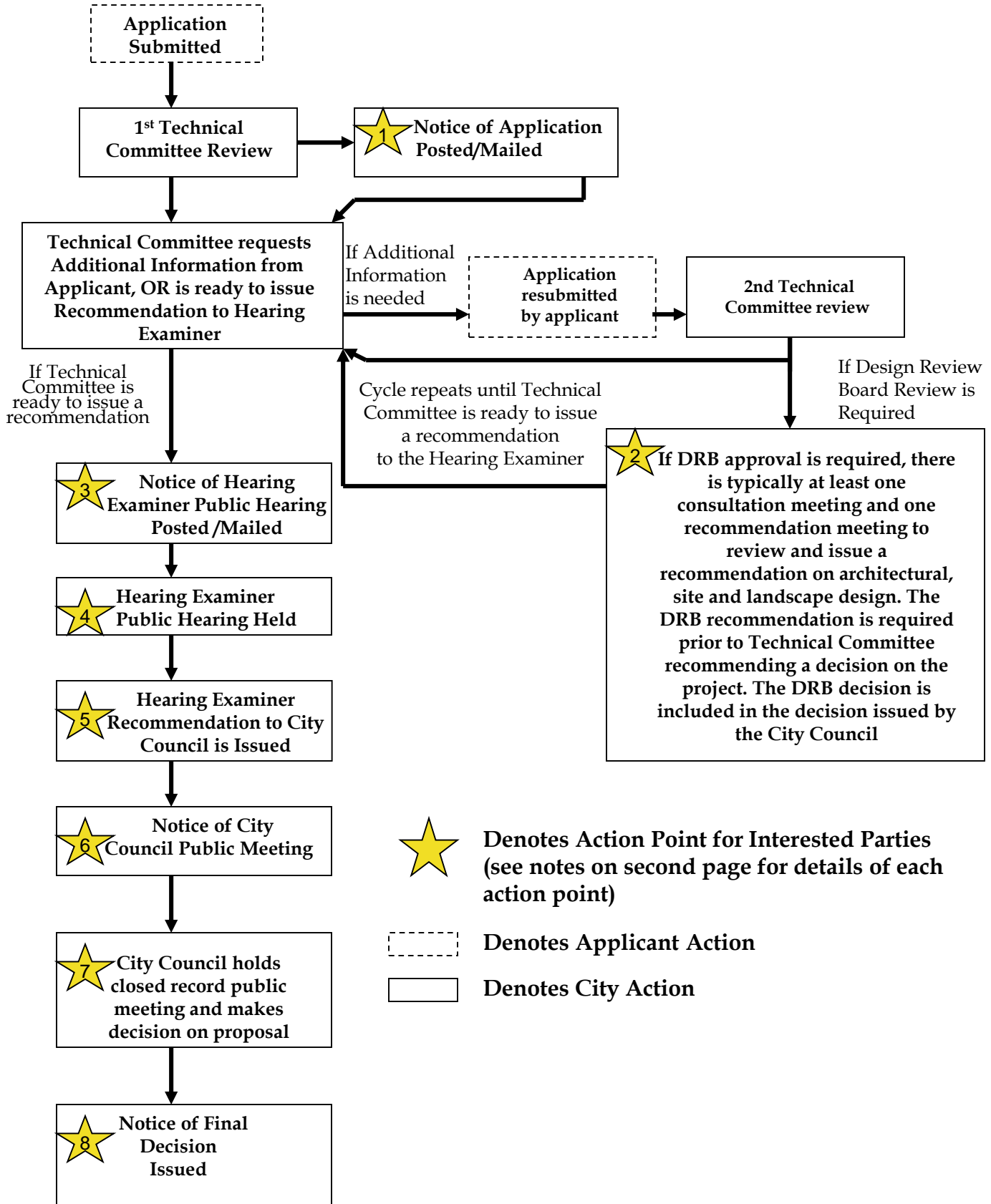
PUBLIC NOTICE SITE PLAN



Process Flow Chart for: Conditional Use Permit Applications

Conditional Use Permits follow the Type IV Process which includes a public hearing before the Hearing Examiner, who in turn makes a recommendation to the City Council. The City Council is the final decision maker.







Notes on Participation Points 1-8

Attachment 5

#1- Notice of Application (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 or at hearing to establish themselves as Party of Record. Interested parties must become a Party of Record to reserve right to request reconsideration of Hearing Examiner's Recommendation. Although comments are accepted up until close of public hearing, 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 1st and 3rd 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 Recommendation? The DRB recommendation and associated conditions are incorporated into the Technical Committee recommendation and subsequently into the Hearing Examiner recommendation for the project. Therefore, if one wishes to appeal a DRB condition, one must wait until the City Council issues the final decision on the project and follow the appeal procedures noted therein.

#3-Notice of Public Hearing (sent 21 days in advance of hearing):

Sent to: Applicant, property owners and residents within 500 feet and any Parties of Record

Posted: On site (large white sign), City Hall, Library, Internet, published in paper.

Who May Participate? Any person may participate. Any person who has already submitted comments up until this point are established as a Party of Record and are considered participants of the hearing. Others who have not submitted comments, must submit comments prior to or at hearing in order to establish themselves as a Party of Record. Only Parties of Record have the right to request reconsideration of the Hearing Examiner's recommendation to City Council

#4-Public Hearing:

Who May Participate? Any person may participate and establish themselves as a Party of Record by submitting written comments prior to hearing, submitting written comments at hearing or making oral comments at hearing. Interested parties must have submitted comments prior to or at hearing in order to establish themselves as a Party of Record and reserve their right to request reconsideration of the Hearing Examiner's recommendation.

#5- Hearing Examiner Recommendation issued:

When: The recommendation is issued within 14 calendar days after hearing.

Who receives the recommendation? Only Parties of Record will receive the recommendation

Who can request reconsideration? Any Party of Record may request reconsideration within 10 business days.

What if a Party of Record requests reconsideration? If reconsideration is requested, the Hearing Examiner, shall, within 14 days, either deny the request, issue a revised decision, or call for an additional public hearing. The response to the request for reconsideration will be sent to all Parties of Record.

#6-Notice of City Council Public Meeting (sent 21 days prior to meeting):

Sent to: Applicant and Parties of Record.

When Posted: If known at the time of the Hearing Examiner's recommendation it will be included in the Recommendation. Otherwise 21 days prior to the Council Meeting.

#7-City Council Closed Record Public Meeting:

Who May Participate? There is no restriction as to who may address the Council (regardless of whether you are a Party of Record), except that each side (proponent and opponent) has 10 minutes each to address the Council and each side is limited to one speaker.

#8-Notice of Final Decision (typically sent within 14 days after City Council decision):

Sent to: Applicant and Parties of Record

Appeal Provision: The decision of the City Council 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.).

LEGEND

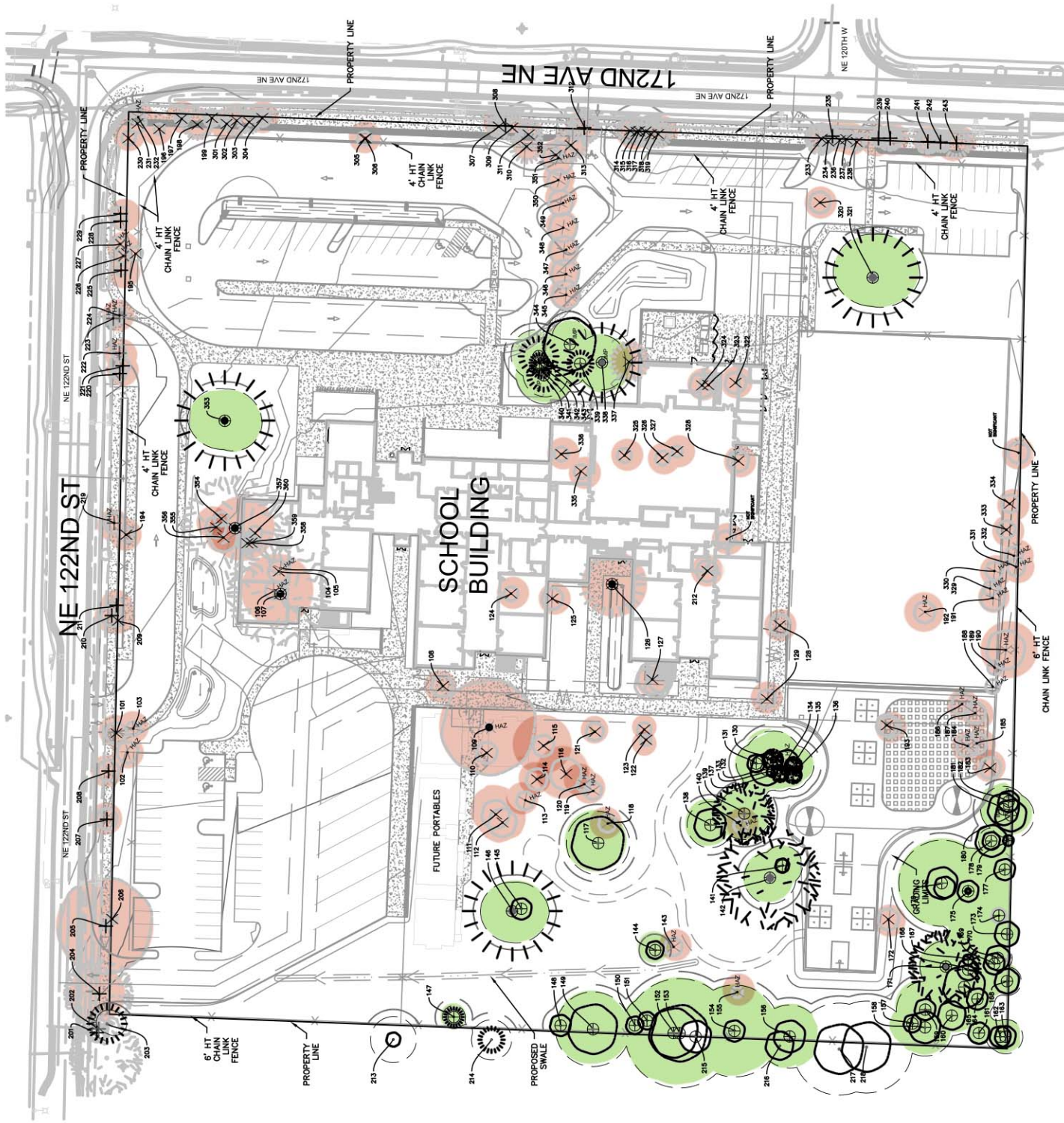
SYMBOL	QTY	DESCRIPTION
	7	ON-SITE LANDMARK TREE RETAINED WITHOUT IMPACT
	1	ON-SITE LANDMARK TREE RETAINED WITH IMPACT
	43	ON-SITE SIGNIFICANT TREE RETAINED WITHOUT IMPACT
	5	ON-SITE SIGNIFICANT TREE RETAINED WITH IMPACT
	76	ON-SITE SIGNIFICANT TREE TO BE REMOVED
	3	ON-SITE LANDMARK TREE TO BE REMOVED
	20	R.O.W. TREE TO BE REMOVED
	33	ON-SITE HAZARDOUS TREE TO BE REMOVED
	7	R.O.W. HAZARDOUS TREE TO BE REMOVED
		DRIP LINE PER ARBORIST REPORT
		TREE PROTECTION FENCE (5' OUTSIDE DRIPLINE)
		PROPERTY LINE
		LANDMARK TREE

TREE PRESERVATION SUMMARY TABLE

TREE TYPE	REMOVED/%	IMPACTED/%	RETAINED/%	TOTALS
LANDMARK (>30" DBH)	3 (27%)	1 (8%)	7 (64%)	11 (100%)
SIGNIFICANT (6"-30" DBH)	76 (61%)	5 (4%)	43 (35%)	124 (100%)
TOTALS	79 (59%)	6 (4%)	50 (37%)	135 (100%)
SIGNIFICANT TREE REPLACEMENT	76 (1:1 RATIO)	5 (1:1 RATIO)	N/A	81 (1:1 RATIO)
LANDMARK TREE REPLACEMENT	9 (3:1 RATIO)	3 (3:1 RATIO)	N/A	12 (3:1 RATIO)
TOTAL TREE REPLACEMENT	85	8	N/A	93 TOTAL

NOTES

1. THERE IS A COMBINED TOTAL OF 168 LANDMARK AND SIGNIFICANT TREES ON-SITE, INCLUDING 33 HAZARDOUS TREES ON-SITE.
2. SIGNIFICANT TREES REMOVED SHALL BE REPLACED AT A RATIO OF 1:1.
3. LANDMARK TREES REMOVED SHALL BE REPLACED AT A RATIO OF 3:1.
4. MINIMUM SIZES FOR REPLACEMENT TREES SHALL BE 2.5-INCHES CALIPER FOR DECIDUOUS TREES AND 6- FEET HT. FOR EVERGREEN TREES.
5. TREE PRESERVATION PLAN IS BASED ON THE ARBORIST REPORT PREPARED BY AMERICAN FOREST MANAGEMENT, DATED 12/17/2015, UPDATED 10/14/2016.



NEW ELEMENTARY IN NORTH REDMOND
PUBLIC NOTICE TREE PRESERVATION PLAN