

November 17, 2016

RE: Notice of Public Hearing, North Redmond Elementary School – Conditional Use LAND-2016-01086; Site Plan Entitlement LAND-2016-01087 Public Hearing before the Hearing Examiner

Benjamin:

Attached is the public notice to be <u>posted no later</u> than MONDAY, NOVEMBER 21, 2016, at the following location:

1 public notice to be posted on the project site.

The Office of the Hearing Examiner will post a copy at City Hall and the Redmond Library. Please find included a Certification of Public Notice for you to sign and include in your Technical Committee Report.

Please let me know if you have any questions.

Sincerely,

CITY OF REDMOND MICHELLE M. HART, MMC CITY CLERK

CHERYL XANTHOS, CMC DEPUTY CITY CLERK

Cheryl Vanthus



Certification of Public Notice

FILE: NORTH REDMOND ELEMENTARY SCHOOL – Conditional Use LAND-2016-01086; Site Plan Entitlement LAND-2016-01087

CERTIFICATE OF MAILING

A **Notice of a Public Hearing** to be held on <u>DECEMBER 12, 2016</u>, was sent to the Applicant, Parties of Record, and property owners whose name and addresses appear on the attached list that has been provided to the Office of the Hearing Examiner by the City of Redmond Development Services Center by first class mail, on or before <u>NOVEMBER 21, 2016</u>.

CERTIFICATE OF NEWSPAPER PUBLICATION

On <u>NOVEMBER 17, 2016</u>, a copy of the attached Notice of Public Hearing was sent to the Seattle Times (the City's official newspaper) to be published on <u>NOVEMBER 21, 2016</u>.

CERTIFICATE OF POSTING AND PUBLIC NOTICE (Public Places)

On NOVEMBER 21, 2016, a copy of the attached Notice of Public Hearing was posted at: Redmond City Hall: \underline{X} Redmond Regional Library: \underline{X}

I hereby certify under penalty true and correct. Signed: Wyl Xa Date: Wovember	of perjury under the law	vs of the State of Washington that the foregoing is e: Deputy City Clerk
Date: <u>November</u>	17,2016 Pla	ce: City of Redmond
CERTIFICATE OF POSTING AND PUBLIC NOTICE (On-Site) On I posted a copy of the attached Notice of Public Hearing on or near the site.		
I, the undersigned, declare that Public Notice was given as required in the Redmond Zoning Code, 21.76.080(D) and certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.		
Signed:	Titl	e:
Date:	Plac	ce;
•		(City, State)

CITY OF REDMOND NOTICE OF PUBLIC HEARING

PROJECT INFORMATION

PROJECT NAME: NORTH REDMOND ELEMENTARY SCHOOL APPLICATION TYPES: CONDITIONAL USE & SITE PLAN ENTITLEMENT

FILE NUMBERS: LAND-2016-01086 AND LAND-2016-01087

PROJECT DESCRIPTION: NEW 77,567 SQUARE FOOT ELEMENTARY SCHOOL WITH ASSOCIATED SITE AND STREET IMPROVEMENTS

PROJECT LOCATION: SW CORNER NE 122ND STREET & 172ND AVE NE

SITE ADDRESS, IF APPLICABLE: N/A SIZE OF SUBJECT AREA IN ACRES: 9.0 ACRES

APPLICANT: ANDREW COTTRILL PROCESS TYPE: TYPE IV

SEPA THRESHOLD DETERMINATION: JUNE 10, 2016

REQUIRED PERMITS, NOT A PART OF THIS APPLICATION: BUILDING PERMITS, CONDITIONAL USE PERMIT, FIRE PERMITS, PUBLIC

WORKS PERMITS AND SITE PLAN ENTITLEMENT

REQUIRED STUDIES: CRITICAL AQUIFER RECHARGE AREA REPORT, PARKING ANALYSIS, STORMWATER REPORT, TRAFFIC STUDY AND

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

REGULATORY INFORMATION

ZONING: RESIDENTIAL CONSISTENT W/COMPREHENSIVE PLAN; YES APPLICABLE DEVELOPMENT REGULATIONS: REDMOND

MUNICIPAL CODE & ZONING CODE COMPREHENSIVE PLAN DESIGNATION: SINGLE-FAMILY URBAN

IMPORTANT DATES

APPLICATION & COMPLETENESS DATE: JUNE 6, 2016

PUBLIC HEARING DATE & TIME: DECEMBER 12, 2016 (7:00) PM OR AS SOON THEREAFTER AS POSSIBLE

PLACE: CITY COUNCIL CHAMBERS, CITY HALL 15670 NE 85TH STREET, REDMOND WA 98073

BY: HEARING EXAMINER

DATE OF NOTICE: NOVEMBER 21, 2016

Public Comment Period: All interested persons who would like to become a party of record, are invited to testify at the public hearing to express their views, or to submit written testimony at the hearing. Additionally, you may become a party of record by submitting written comments (email is acceptable, please include mailing address to become a party of record) to the development services center located at city hall at 15670 ne 85th street, p.o. box 97010, mail stop 2spl, redmond, wa 98073-9710, or fax to 425-556-2400.written comments must be submitted prior to the hearing to be received no later than <u>December 12, 2016, by 5pm</u>. only parties of record will have the right to request reconsideration of the hearing examiner's recommendation and/or appeal the decision to city council.

INFORMATION AVAILABLE: A COPY OF THE STAFF REPORT WILL BE AVAILABLE 21 DAYS PRIOR TO THE HEARING (COPIES CAN BE PROVIDED AT THE REQUESTOR'S COST) AND CAN BE FOUND AT www.redmond.gov/government/hearingexaminer. The application and all documents filed by THE APPLICANT ARE AVAILABLE FOR INSPECTION OR COPYING (AT THE COST OF THE REQUESTOR) AND ARE ON FILE IN THE DEVELOPMENT SERVICES CENTER. THE FILE MAY BE EXAMINED AT THE DEVELOPMENT SERVICES CENTER DURING BUSINESS HOURS.

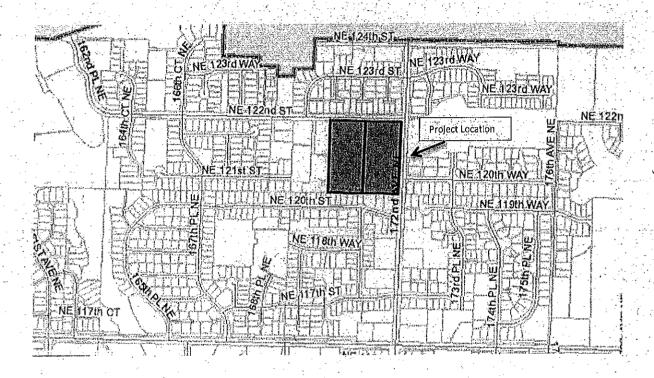
Public Hearing Information Available: Following the hearing to be held on December 12, 2016, a copy of the recommendation will be sent to parties of record, and can be obtained by; contacting the office of the Hearing examiner, city of redmond, Ms: 3nfn, p.o. box 97010, redmond, wa 98073-9710. Phone: 425-556-2191; or available at www.redmond.gov/government/hearingexaminer. The appeal procedures will be set forth in the hearing examiner's report issued in this matter. If you are hearing or visually impaired, notify the office of the hearing examiner at 425-556-2191 one week in advance of the hearing in order to be provided assistance.

VICINITY MAP

North Redmond Elementary

Parcel Number(s): 2526059072, 2526059045





Easy Peel[®] Labels 18 Use Avery[®] Template 5160[®]

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

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

2016-01086BS Current resident 17268 NE 119TH WAY REDMOND, WA 98052

2016-01086BS Current resident 17256 NE 119TH WAY REDMOND, WA 98052

2016-01086BS Current resident 17245 NE 119TH WAY REDMOND, WA 98052

2016-01086BS Current resident 17263 NE 119TH WAY REDMOND, WA 98052

2016-01086BS Current resident 17242 NE 119TH CT REDMOND, WA 98052

2016-01086BS Current resident 16919 NE 122ND ST REDMOND, WA 98052

2016-01086BS Current resident 16923 NE 122ND ST REDMOND, WA 98052

2016-01086BS Current resident 16911 NE 122ND ST REDMOND, WA 98052



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

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

2016-01086BS Current resident 17264 NE 119TH WAY REDMOND, WA 98052

2016-01086BS Current resident 17252 NE 119TH WAY REDMOND, WA 98052

2016-01086BS Current resident 17249 NE 119TH WAY REDMOND, WA 98052

2016-01086BS Current resident 17267 NE 119TH WAY REDMOND, WA 98052

2016-01086BS Current resident 17238 NE 119TH CT REDMOND, WA 98052

2016-01086BS Current resident 12102 172ND AVE NE REDMOND, WA 98052

2016-01086BS Current resident 16828 NE 122ND ST REDMOND, WA 98052

2016-01086BS Current resident 16905 NE 122ND ST REDMOND, WA 98052 Attachment 9 51600

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

2016-01086BS Current resident 17272 NE 119TH WAY REDMOND, WA 98052

2016-01086BS Current resident 17260 NE 119TH WAY REDMOND, WA 98052

2016-01086BS Current resident 17246 NE 119TH WAY REDMOND, WA 98052

2016-01086BS Current resident 17255 NE 119TH WAY REDMOND, WA 98052

2016-01086BS Current resident 17271 NE 119TH WAY REDMOND, WA 98052

2016-01086BS Current resident 17237 NE 119TH CT REDMOND, WA 98052

2016-01086BS Current resident 16827 NE 122ND ST REDMOND, WA 98052

2016-01086BS Current resident 11810 172ND AVE NE REDMOND, WA 98052

2016-01086BS Current resident 16820 NE 120TH ST REDMOND, WA 98052 Easy Peel[®] Labels Use Avery[®] Template 5160[®]

2016-01086BS Current resident 16826 NE 120TH ST REDMOND, WA 98052

2016-01086BS Current resident 16904 NE 120TH ST REDMOND, WA 98052

2016-01086BS Current resident 16922 NE 120TH ST REDMOND, WA 98052

2016-01086BS Current resident 16946 NE 120TH ST REDMOND, WA 98052

2016-01086BS Current resident 17024 NE 120TH ST REDMOND, WA 98052

2016-01086BS Current resident 17042 NE 120TH ST REDMOND, WA 98052

2016-01086BS Current resident 17136 NE 120TH ST REDMOND, WA 98052

2016-01086BS Current resident 11908 171ST PL NE REDMOND, WA 98052

2016-01086BS Current resident 11812 171ST PL NE REDMOND, WA 98052

2016-01086BS Current resident 16906 NE 118TH WAY REDMOND, WA 98052 Feed Paper

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2016-01086BS Current resident 16832 NE 120TH ST REDMOND, WA 98052

2016-01086BS Current resident 16910 NE 120TH ST REDMOND, WA 98052

2016-01086BS Current resident 16928 NE 120TH ST REDMOND, WA 98052

2016-01086BS Current resident 17012 NE 120TH ST REDMOND, WA 98052

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2016-01086BS Current resident 17048 NE 120TH ST REDMOND, WA 98052

2016-01086BS Current resident 17137 NE 120TH ST REDMOND, WA 98052

2016-01086BS Current resident 11902 171ST PL NE REDMOND, WA 98052

2016-01086BS Current resident 11808 171ST PL NE REDMOND, WA 98052

2016-01086BS Current resident 16938 NE 118TH WAY REDMOND, WA 98052 1

Attachaventy® 5160®

2016-01086BS Current resident 16842 NE 120TH ST REDMOND, WA 98052

2016-01086BS Current resident 16916 NE 120TH ST REDMOND, WA 98052

2016-01086BS Current resident 16934 NE 120TH ST REDMOND, WA 98052

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2016-01086BS Current resident 17128 NE 120TH ST REDMOND, WA 98052

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2016-01086BS Current resident 11818 171ST PL NE REDMOND, WA 98052

2016-01086BS Current resident 11732 171ST PL NE REDMOND, WA 98052

2016-01086BS Current resident 16944 NE 118TH WAY REDMOND, WA 98052 Easy Peel® Labels Use Avery® Template 5160®

2016-01086BS Current resident 16950 NE 118TH WAY REDMOND, WA 98052

2016-01086BS Current resident 17020 NE 118TH WAY REDMOND, WA 98052

2016-01086BS Current resident 17038 NE 118TH WAY REDMOND, WA 98052

2016-01086BS Current resident 11915 171ST PL NE REDMOND, WA 98052

2016-01086BS Current resident 17025 NE 120TH ST REDMOND, WA 98052

2016-01086BS Current resident 16939 NE 120TH ST REDMOND, WA 98052

2016-01086BS Current resident 16921 NE 120TH ST REDMOND, WA 98052

2016-01086BS Current resident 16841 NE 120TH ST REDMOND, WA 98052

2016-01086BS Current resident 16823 NE 120TH ST REDMOND, WA 98052

2016-01086BS Current resident 17284 NE 120TH WAY REDMOND, WA 98052



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2016-01086BS Current resident 16956 NE 118TH WAY REDMOND, WA 98052

2016-01086BS Current resident 17026 NE 118TH WAY REDMOND, WA 98052

2016-01086BS Current resident 17044 NE 118TH WAY REDMOND, WA 98052

2016-01086BS Current resident 11921 171ST PL NE REDMOND, WA 98052

2016-01086BS Current resident 17017 NE 120TH ST REDMOND, WA 98052

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2016-01086BS Current resident 16909 NE 120TH ST REDMOND, WA 98052

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2016-01086BS Current resident 17288 NE 120TH WAY REDMOND, WA 98052

2016-01086BS Current resident 17014 NE 118TH WAY REDMOND, WA 98052

2016-01086BS Current resident 17032 NE 118TH WAY REDMOND, WA 98052

2016-01086BS Current resident 11907 171ST PL NE REDMOND, WA 98052

2016-01086BS Current resident 17027 NE 120TH ST REDMOND, WA 98052

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2016-01086BS Current resident 16927 NE 120TH ST REDMOND, WA 98052

2016-01086BS Current resident 16903 NE 120TH ST REDMOND, WA 98052

2016-01086BS Current resident 16829 NE 120TH ST REDMOND, WA 98052

2016-01086BS Current resident 17280 NE 120TH WAY REDMOND, WA 98052

2016-01086BS Current resident 12001 173RD PL NE REDMOND, WA 98052 Easy Peel[®] Labels Use Avery[®] Template 5160[®]

2016-01086BS Current resident 12005 173RD PL NE REDMOND, WA 98052

2016-01086BS Current resident 12002 173RD PL NE REDMOND, WA 98052

2016-01086BS Current resident 17287 NE 120TH WAY REDMOND, WA 98052

2016-01086BS Current resident 17275 NE 120TH WAY REDMOND, WA 98052

2016-01086BS Current resident 12285 170TH CT NE REDMOND, WA 98052

2016-01086BS Current resident 12284 170TH CT NE REDMOND, WA 98052

2016-01086BS Current resident 12288 170TH CT NE REDMOND, WA 98052

2016-01086B\$ Current resident 12299 171ST CT NE REDMOND, WA 98052

2016-01086BS Current resident 12283 171ST CT NE REDMOND, WA 98052

2016-01086BS Current resident 12290 171ST CT NE REDMOND, WA 98052 Feed Paper Bend along line to expose Pop-up EdgeTM

2016-01086BS Current resident 12006 173RD PL NE REDMOND, WA 98052

2016-01086B\$ Current resident 17295 NE 120TH WAY REDMOND, WA 98052

2016-01086B\$ Current resident 17283 NE 120TH WAY REDMOND, WA 98052

2016-01086BS Current resident 12293 170TH CT NE REDMOND, WA 98052

2016-01086BS Current resident 12281 170TH CT NE REDMOND, WA 98052

2016-01086BS Current resident 12287 171ST CT NE REDMOND, WA 98052

2016-01086BS Current resident 12292 170TH CT NE REDMOND, WA 98052

2016-01086BS Current resident 12295 171ST CT NE REDMOND, WA 98052

2016-01086BS Current resident 12282 171ST CT NE REDMOND, WA 98052

2016-01086BS Current resident 12294 171ST CT NE REDMOND, WA 98052 Attachaventy 5160

2016-01086BS Current resident 12004 173RD PL NE REDMOND, WA 98052

2016-01086BS Current resident 17291 NE 120TH WAY REDMOND, WA 98052

2016-01086BS Current resident 17279 NE 120TH WAY REDMOND, WA 98052

2016-01086BS Current resident 12297 170TH CT NE REDMOND, WA 98052

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2016-01086BS Current resident 12289 170TH CT NE REDMOND, WA 98052

2016-01086BS Current resident 12296 170TH CT NE REDMOND, WA 98052

2016-01086BS Current resident 12291 171ST CT NE REDMOND, WA 98052

2016-01086BS Current resident 12286 171ST CT NE REDMOND, WA 98052

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Current resident
12298 171ST CT NE
REDMOND, WA 98052

Easy Peel® Labels |\%\|\Use Avery® Template 5160®

2016-01086BS Current resident 12208 168TH CT NE REDMOND, WA 98052

2016-01086BS Current resident 16977 NE 123RD ST REDMOND, WA 98052

2016-01086BS Current resident 16932 NE 123RD ST REDMOND, WA 98052

2016-01086BS Current resident 16837 NE 121ST ST REDMOND, WA 98052

2016-01086BS Current resident 17190 NE 123RD ST REDMOND, WA 98052

2016-01086BS Current resident 17076 NE 123RD ST REDMOND, WA 98052

2016-01086BS Current resident 12205 169TH PL NE REDMOND, WA 98052

2016-01086BS Current resident 12247 169TH PL NE REDMOND, WA 98052

2016-01086BS Current resident 17313 NE 123RD WAY REDMOND, WA 98052

2016-01086BS Current resident 12237 169TH PL NE REDMOND, WA 98052



F Bend along!line to expose Pop-up Edge™



Attachment 9 5160®

2016-01086BS Current resident 17023 NE 120TH ST REDMOND, WA 98052

2016-01086BS Current resident 12244 169TH CT NE REDMOND, WA 98052

2016-01086BS Current resident 16937 NE 123RD ST REDMOND, WA 98052

2016-01086BS Current resident 16838 NE 121ST ST REDMOND, WA 98052

2016-01086BS Current resident 17092 NE 123RD ST REDMOND, WA 98052

2016-01086BS Current resident 17072 NE 123RD ST REDMOND, WA 98052

2016-01086BS Current resident 12217 169TH PL NE REDMOND, WA 98052

2016-01086BS Current resident 12267 169TH PL NE REDMOND, WA 98052

2016-01086B\$ Current resident 17240 NE 123RD WAY REDMOND, WA 98052

2016-01086BS Current resident 16922 NE 123RD ST REDMOND, WA 98052 2016-01086BS Current resident 12280 170TH CT NE REDMOND, WA 98052

2016-01086BS Current resident 12248 169TH CT NE REDMOND, WA 98052

2016-01086BS Current resident 16829 NE 121ST ST REDMOND, WA 98052

2016-01086BS Current resident 17180 NE 123RD ST REDMOND, WA 98052

2016-01086BS Current resident 17082 NE 123RD ST REDMOND, WA 98052

2016-01086BS Current resident 17070 NE 123RD ST REDMOND, WA 98052

2016-01086BS Current resident 12227 169TH PL NE REDMOND, WA 98052

2016-01086BS Current resident 17303 NE 123RD WAY REDMOND, WA 98052

2016-01086B\$ Current resident 12257 169TH PL NE REDMOND, WA 98052

2016-01086BS Current resident 16912 NE 122ND CT REDMOND, WA 98052 Easy Peel[®] Labels Use Avery[®] Template 5160[®]

2016-01086BS Current resident 16911 NE 122ND CT REDMOND, WA 98052

2016-01086BS Current resident 16904 NE 122ND CT REDMOND, WA 98052

2016-01086BS Current resident 16833 NE 121ST ST REDMOND, WA 98052

2016-01086BS Current resident 16830 NE 121ST ST REDMOND, WA 98052

2016-01086BS Current resident 12240 169TH CT NE REDMOND, WA 98052

2016-01086BS Current resident 16942 NE 123RD ST REDMOND, WA 98052

2016-01086BS Current resident 12203 172ND PL NE REDMOND, WA 98052

2016-01086BS Current resident 12273 172ND PL NE REDMOND, WA 98052

2016-01086BS Current resident 12260 172ND PL NE REDMOND, WA 98052

2016-01086BS DEBARROS MARCELO+RAQUEL SOA 17256 NE 119TH WY REDMOND, WA 98052 Feed Paper Bend along line to expose Pop-up EdgeTM

2016-01086BS Current resident 16907 NE 122ND CT REDMOND, WA 98052

2016-01086BS Current resident 16903 NE 122ND CT REDMOND, WA 98052

2016-01086BS Current resident 17280 NE 123RD WAY REDMOND, WA 98052

2016-01086BS Current resident 16835 NE 122ND ST REDMOND, WA 98052

2016-01086BS Current resident 16957 NE 123RD ST REDMOND, WA 98052

2016-01086BS Current resident 16972 NE 123RD ST REDMOND, WA 98052

2016-01086BS Current resident 12223 172ND PL NE REDMOND, WA 98052

2016-01086BS Current resident 12276 172ND PL NE REDMOND, WA 98052

2016-01086BS Current resident 12256 172ND PL NE REDMOND, WA 98052

2016-01086BS FARAGO RYAN M 17260 NE 119TH WY REDMOND, WA 98052 Attach Ment Vo 51600

2016-01086BS Current resident 16908 NE 122ND CT REDMOND, WA 98052

2016-01086BS Current resident 16834 NE 121ST ST REDMOND, WA 98052

2016-01086BS Current resident 17250 NE 123RD WAY REDMOND, WA 98052

2016-01086BS Current resident 16831 NE 122ND ST REDMOND, WA 98052

2016-01086BS Current resident 12252 169TH CT NE REDMOND, WA 98052

2016-01086BS Current resident 16952 NE 123RD ST REDMOND, WA 98052

2016-01086BS Current resident 12263 172ND PL NE REDMOND, WA 98052

2016-01086BS Current resident 12266 172ND PL NE REDMOND, WA 98052

2016-01086BS Current resident 17250 NE 119TH WAY REDMOND, WA 98052

201.6-01086BS FURTADO IVONA D 17272 NE 119TH WY REDMOND, WA 98052

Rasy Peel® Labels Use Avery® Template 5160®

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

2016-01086BS HAFEEZ MOHAMMAD K 17264 NE 119TH WY REDMOND, WA 98052

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

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

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

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

2016-01086BS SURYAVANSHI ASHISH K 16912 NE 122TH CT REDMOND, WA 98052

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

2016-01086BS JAYSINGH BIŞWA BHUSAN+SINGH 12293 170 CT NE REDMOND, WA 98052

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

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

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

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

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

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

2016-01086BS JOSAN DEVINDER SINGH+THIND 17279 NE 120TH WY REDMOND, WA 98052

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

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

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

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

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