CityofRedmond
WASHINGTON

DATE: APRIL 9, 2013

SUBJECT: 18300 UNION HILL ROAD PARKING GARAGE

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

CITY OF REDMOND NOTICE OF APPLICATION

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

PROJECT INFORMATION

PROJECT NAME: 18300 UNION HILL ROAD PARKING GARAGE

FILE NUMBER: LAND-2013-00178

PROJECT DESCRIPTION: CONSTRUCTION OF A NEW MULTI-STORY PARKING GARAGE TO SERVICE AN EXISTING OFFICE PARK CONTAINING MULTIPLE BUILDINGS, ALONG WITH ASSOCIATED SITE AND LANDSCAPE IMPROVEMENTS. PROJECT IS ADJACENT TO BEAR CREEK.

PROJECT LOCATION: 18300 UNION HILL ROAD NE

SITE ADDRESS, IF APPLICABLE: 18300 UNION HILL ROAD NE

SIZE OF SUBJECT AREA IN ACRES: 10.27 **SQ.FT.**

APPLICANT: SHAWN MAHONEY, OAC SERVICES

PROCESS TYPE: II (SEE ATTACHED FLOW CHART)

A PUBLIC HEARING IS NOT REQUIRED FOR THIS APPLICATION TYPE

REQUIRED PERMITS:

SITE PLAN ENTITLEMENT; SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

REQUIRED PERMITS, NOT A PART OF THIS APPLICATION:

BUILDING PERMITS; PUBLIC WORKS PERMITS, BOUNDARY LINE ADJUSTMENT

REQUIRED STUDIES:

CRITICAL AQUIFER RECHARGE AREA REPORT; FREQUENTLY FLOODED AREA REPORT; STORMWATER REPORT; STREAM RECONNAISSANCE REPORT; WETLAND REPORT; WILDLIFE REPORT

EXISTING ENVIRONMENTAL DOCUMENTS, RELEVANT TO THIS APPLICATION:

CITY CONTACT INFORMATION:

PROJECT PLANNER NAME: DENNIS LISK
PHONE NUMBER: 425-556-2471
EMAIL: DWLISK@REDMOND.GOV

IMPORTANT DATES

APPLICATION & COMPLETENESS DATE: MARCH 28, 2013

NOTICE OF APPLICATION DATE: APRIL 9, 2013

TO ALLOW A MINIMUM COMMENT PERIOD AS SPECIFIED IN RZC, THE CITY WILL NOT ISSUE A DECISION ON THE SITE PLAN ENTITLEMENT FOR THIS PROJECT PRIOR TO APRIL 30, 2013. THE CITY WILL NOT ISSUE A DECISION ON THE SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT FOR THIS PROJECT PRIOR TO MAY 9, 2013. *IF DATE ENDS ON A WEEKEND OR HOLIDAY COMMENTS ARE DUE ON THE NEXT BUSINESS DAY.*

REGULATORY INFORMATION

ZONING: BUSINESS PARK (BP)

COMPREHENSIVE PLAN DESIGNATION: BUSINESS PARK

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 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: 18300 UNION HILL ROAD PARKING GARAGE **FILE NUMBER: LAND-2013-00178**

CONTACT INFORMATION

NAME: **PHONE:** **EMAIL:**

ADDRESS: **STATE** **ZIP CODE**

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY)