

CITY OF REDMOND NOTICE OF PUBLIC HEARING

PROJECT INFORMATION

PROJECT NAME: CASCADIA SCHOOL **APPLICATION TYPES:** TYPE II – SEPA APPEAL OF A DETERMINATION OF NON-SIGNIFICANCE

FILE NUMBERS: SEPA-2019-01173 & SEPA APPEAL LAND-2021-00035

PROJECT DESCRIPTION: TYPE II – SEPA APPEAL OF A DETERMINATION OF NON-SIGNIFICANCE RELATED TO THE PROPOSED EXPANSION OF CASCADIA SCHOOL WHICH INCLUDES: AN INCREASE OF 55 STUDENTS TO THE EXISTING 75 STUDENT CAPACITY AS PERMITTED THROUGH SITE DEVELOPMENT PERMIT (SDP-83-4). AN INCREASE OF FOUR ADDITIONAL STAFF TO THE EXISTING 17, FOR A TOTAL OF 21 TOTAL STAFF, IF APPROVED; THREE EXISTING BUILDING TO REMAIN ON-SITE WHICH INCLUDE: BUILDING “A” 3,300 SF TO REMAIN UNCHANGED, BUILDING “B” 360 SF TO REMAIN UNCHANGED; BUILDING “C” 610 SF INCREASE TO THE EXISTING 3,000 SF BUILDING, WHICH IS CURRENTLY “RESIDENTIAL OCCUPANCY”, BUT IS CHANGING TO “EDUCATIONAL OCCUPANCY”. TOTAL PROPOSED BUILDING SF ON-SITE: 7,270 SF, IF APPROVED. THE PROJECT SITE WILL ALSO ADD EIGHT PARKING SPACES TO THE EXISTING 10 SPACES, AS REQUIRED DUE TO THE EXPANSION OF THE EXISTING SCHOOL. A TOTAL OF 18 SPACES WILL BE PROVIDED, IF APPROVED.

PROJECT LOCATION: 4239 162ND AVENUE NE **SITE ADDRESS, IF APPLICABLE:** 4239 162ND AVENUE NE

SIZE OF SUBJECT AREA IN ACRES: APPROXIMATELY 2.3 ACRES **PROCESS TYPE:** TYPE II **APPELLANT:** MR. JAMES JORDAN & DARRELL NEWBERRY

SEPA THRESHOLD DETERMINATION: DETERMINATION OF NON-SIGNIFICANCE

REQUIRED PERMITS, NOT A PART OF THIS APPLICATION: CIVIL PERMITS, ROW PERMITS, UTILITY, BUILDING PERMITS

REQUIRED STUDIES: CRITICAL AQUIFER RECHARGE REPORT, CRITICAL AREAS REPORT, CULTURAL RESOURCES REPORT, GEOTECHNICAL REPORT, STORMWATER REPORT, TREE HEALTH ASSESSMENT, TRAFFIC STUDIES

EXISTING ENVIRONMENTAL DOCUMENTS, RELEVANT TO THIS APPLICATION: CRITICAL AQUIFER RECHARGE REPORT, CRITICAL AREAS REPORT, CULTURAL RESOURCES REPORT, GEOTECHNICAL REPORT, STORMWATER REPORT, TRAFFIC STUDY, TREE HEALTH ASSESSMENT, SEPA CHECKLIST

REGULATORY INFORMATION

ZONING: R-4 **CONSISTENT W/COMPREHENSIVE PLAN:** YES **APPLICABLE DEVELOPMENT REGULATIONS:** REDMOND MUNICIPAL CODE & ZONING CODE

COMPREHENSIVE PLAN DESIGNATION: SINGLE-FAMILY URBAN

IMPORTANT DATES

SEPA DNS ISSUANCE DATE: DECEMBER 18, 2020

SEPA DNS APPEAL DATE: JANUARY 19, 2021

PUBLIC HEARING DATE & TIME: MARCH 29, 2021 AT 1:00 PM OR AS SOON THEREAFTER AS POSSIBLE

PLACE: REDMOND CITY HALL IS CURRENTLY CLOSED AND THE HEARING WILL BE HELD REMOTELY, THROUGH MICROSOFT TEAMS. INTERESTED MEMBERS OF THE PUBLIC CAN LISTEN TO THE HEARING AT: 510-335-7371.

DATE OF NOTICE: MARCH 15, 2021 **BY:** SHARON RICE, HEARING EXAMINER

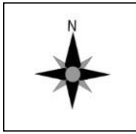
ATTENDANCE AT THE APPEAL HEARING: PER RZC 21.76.060(1) THE APPELLANT, APPLICANT, OWNER(S) OF PROPERTY SUBJECT TO THE APPLICATION, AND THE CITY SHALL BE DESIGNATED PARTIES TO THE APPEAL. EACH PARTY MAY PARTICIPATE IN THE APPEAL HEARING BY PRESENTING TESTIMONY OR CALLING WITNESSES TO PRESENT TESTIMONY. ALL INTERESTED PERSONS ARE INVITED TO ATTEND THE HEARING ON MARCH 29, 2021 TO LISTEN TO THE PROCEEDINGS AT: **510-335-7371**. INTERESTED PERSONS, GROUPS, ASSOCIATIONS, OR OTHER ENTITIES WHO HAVE NOT APPEALED MAY PARTICIPATE ONLY IF CALLED BY ONE OF THE PARTIES TO PRESENT INFORMATION. THE HEARING EXAMINER’S RESOLUTION OF THIS APPEAL MAY RESULT IN MODIFICATION OF PROJECT CONDITIONS.

INFORMATION AVAILABLE: A COPY OF THE STAFF REPORT TO THE HEARING EXAMINER, IF SUCH A REPORT IS PREPARED, WILL BE AVAILABLE FOR REVIEW PRIOR TO THE HEARING, AND COPIES WILL BE PROVIDED AT THE REQUESTOR’S COST. THE REPORT WILL ALSO BE AVAILABLE AT: [HTTPS://WWW.REDMOND.GOV/776/HEARING-EXAMINER](https://www.redmond.gov/776/hearing-examiner). THE APPLICATION AND ALL DOCUMENTS FILED BY THE APPELLANT ARE AVAILABLE FOR INSPECTION OR COPYING (AT THE COST OF THE REQUESTOR) AND ARE ON FILE THROUGH THE DEVELOPMENT SERVICES CENTER, LOCATED AT 15670 NE 85TH STREET, REDMOND, WA 98073- 9710 (425-556-2473).

APPEAL HEARING INFORMATION AVAILABLE: FOLLOWING THE HEARING TO BE HELD ON MARCH 29, 2021, A COPY OF THE HEARING EXAMINER’S DECISION WILL BE SENT TO THE PARTIES OF RECORD TO THE APPEAL 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: 425-556-2190, AND WILL BE AVAILABLE AT: [HTTPS://WWW.REDMOND.GOV/776/HEARING-EXAMINER](https://www.redmond.gov/776/hearing-examiner). IF YOU ARE HEARING OR VISUALLY IMPAIRED, NOTIFY THE OFFICE OF THE HEARING EXAMINER AT 425-556-2190 ONE WEEK IN ADVANCE OF THE HEARING IN ORDER TO BE PROVIDED ASSISTANCE.

CITY CONTACT INFORMATION:

PROJECT PLANNER NAME: BEN STICKA, SENIOR PLANNER / **PHONE NUMBER:** 425-556-2470 / **EMAIL:** BSTICKA@REDMOND.GOV



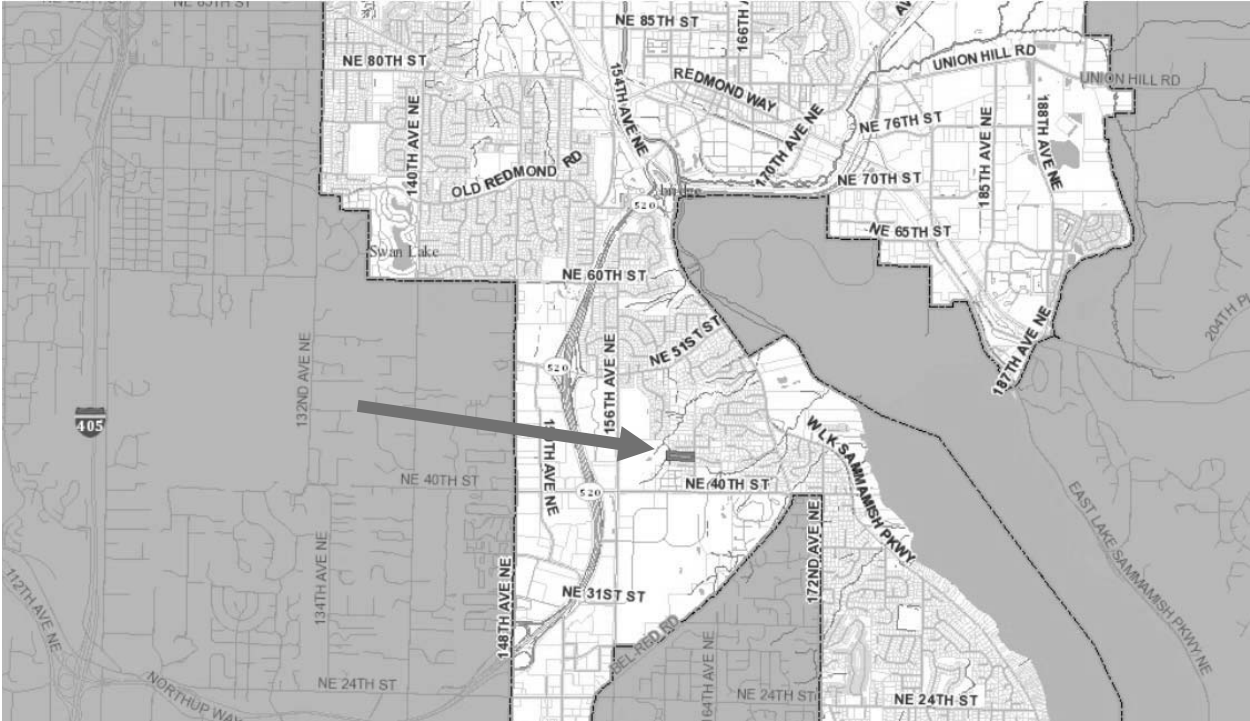
Vicinity Map

Project Name: Cascadia Montessori School

Number(s): LAND-2019-00999, LAND-2019-01000 & LAND-2021-00035

Address: 4239 162nd Avenue NE

Parcel number(s): 1425059033



Zoomed in





March 10, 2021

**RE: CASCADIA SCHOOL, SEPA-2019-01173 & SEPA APPEAL LAND-2021-00035
Appeal Hearing before the Hearing Examiner**

Ben,

Please find included for your files:

Appeal Hearing Notice

Certification of Appeal Notice

Please let me know if you need anything further for this matter.

Thank you,

CITY OF REDMOND
CHERYL XANTHOS, MMC, City Clerk

A handwritten signature in cursive script that reads "Cheryl Xanthos".

KALLI BIEGEL, Deputy City Clerk



Certification of Appeal Notice

FILE: Cascadia School SEPA Appeal

APPEAL NO.: SEPA-2019-01173 & SEPA APPEAL LAND-2021-00035

CERTIFICATE OF MAILING

A **Notice of an Appeal Hearing** to be held on March 29, 2021, was sent to the Parties of Record whose name and addresses appear below and on the attached list by first class mail, or interoffice mail for City Staff, on or before March 15, 2021.

I hereby certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signed: Cheryl Vanthuis

Title: City Clerk

Date: March 10, 2021

Place: Redmond, WA

PARTIES TO THE APPEAL:

APPLICANT:

Philip Keeton
Cascadia School
4239 162nd Avenue NE
Redmond, WA 98052

REPRESENTATIVE:

Ann Gygi
Hillis Clark Martin & Peterson P.S.
999 Third Avenue, Suite 4600
Seattle, WA 98104

CITY STAFF:

Benjamin Sticka
Planner
MS: 4SCC
425-556-2470
bsticka@redmond.gov

REPRESENTATIVE:

James Haney
Ogden Murphy Wallace P.L.L.C.
901 Fifth Avenue, Suite 3500
Seattle, WA 98164

APPELLANT:

James Jordan
16222 NE 45th Ct
Redmond, WA 98052

Dan Hogbert, party of record

16223 NE 43rd Ct

Redmond, WA 98052

Lingling & Enliang Zheng, party of record

16311 NE 43rd Ct

Redmond, WA 98052

Valeriy & Mary Belyi, party of record

16308 NE 43rd Ct

Redmond, WA 98052

Vera Brodsky, party of record

16326 NE 43rd Ct

Redmond, WA 98052

Elizabeth Latz, party of record

16015 NE 44th Ct

Redmond, WA 98052

Darrell Newberry, party of record

16209 NE 45th Ct

Redmond, WA 98052

Deepika & Ken Sadahiro, party of record

16319 NE 43rd Ct

Redmond, WA 98052

Yvgenia Harris, party of record

16320 NE 43rd Ct

Redmond, WA 98052

Jim Jordan, party of record

16222 NE 45th Ct

Redmond, WA 98052

Davide Vigano & Paola Croci, POR

16203 NE 43rd Ct

Redmond, WA 98052

Rafael & Rimma Israyelyan, party of record

16320 NE 43rd Ct

Redmond, WA 98052

Andrew Balaschak & Salome Casas, POR

16218 NE 43rd Ct

Redmond, WA 98052