



City of Redmond Notice of Application

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

Project Information

Project Name: Esterra Park, Block 2A/2B

Application Type: Land Division Binding Site Plan

File Number: LAND-2018-00684

Project Description: The creation of park parcel and parcel for Esterra Park Block 2A/B and additional street right-of-way to create NE Shen St, Calder Ave NE and increases in NE Turing St and 152nd Ave NE.

Project Location: Esterra Park Master Planned Area

Site Address, If Applicable: 15300 NE TURING ST

Size of Subject Area in Acres: 7.46 Sq.Ft. 0

Applicant: Andy Paroline

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, Site Plan Entitlement

Required Studies:

None

Existing Environmental Documents, relevant to this application:

None

City Contact Information

Project Planner Name: Cameron Zapata

Phone Number: 425-556-2480

Email: cazapata@redmond.gov

Important Dates

Application & Completeness Date: July 23, 2018

Notice of Application Date: September 21, 2018

To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to Oct 12, 2018. If date ends on a weekend or holiday comments are due on the next business day.

Regulatory Information

Zoning: Overlake

Comprehensive Plan Designation: Overlake Mixed Use

Consistent with Comprehensive Plan: Yes

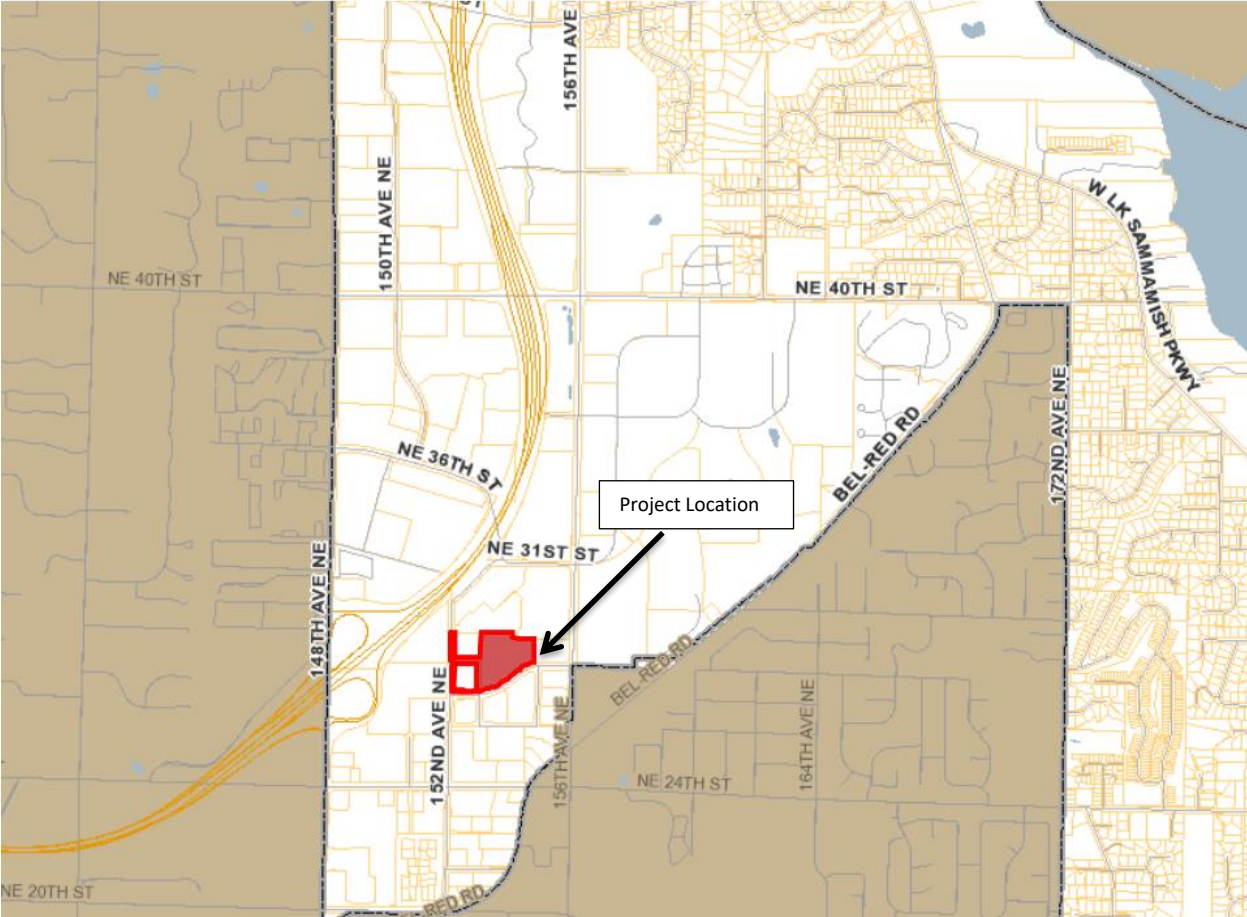
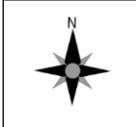
Applicable Development Regulations: Redmond Municipal Code & Zoning Code

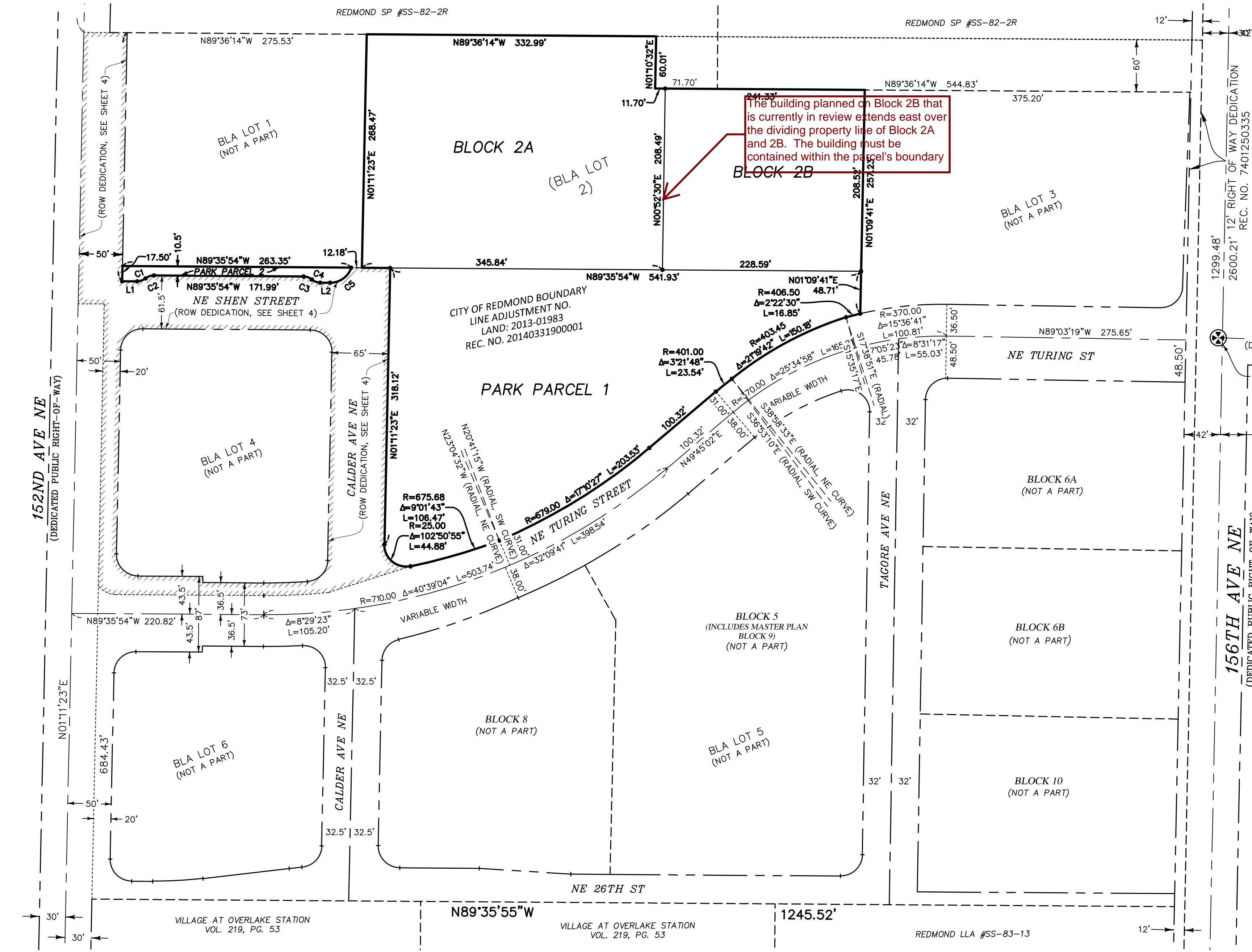
Public Comment

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.

Vicinity Map

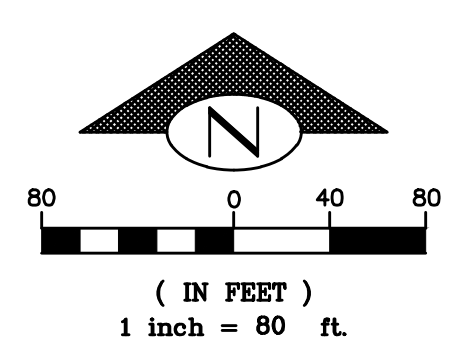
LAND-2018-00684, Esterra Park 2A/2B BSP
Parcel Number(s): 0673100021





The building planned on Block 2B that is currently in review extends east over the dividing property line of Block 2A and 2B. The building must be contained within the parcel's boundary

NE 28TH STREET
(DEDICATED PUBLIC RIGHT-OF-WAY)
2" BRASS DISC W/PUNCH
3.07' N AND 4.83' W
OF INTERSECTION OF
NW TURING ST. & 156TH AVE NE,
DN 0.5'



AREA TABLE		
PARCEL	SQUARE FEET	ACRES
RIGHT-OF-WAY DEDICATION	65,223	1.4973
BLOCK 2A	91,955	2.1110
BLOCK 2B	47,767	1.0966
PARK PARCEL 1	115,614	2.6541
PARK PARCEL 2	3,158	0.0725
TOTAL	323,717	7.4315

NOTE: TOTAL PARK AREA=118,772 SQ FT
2.7266 ACRES

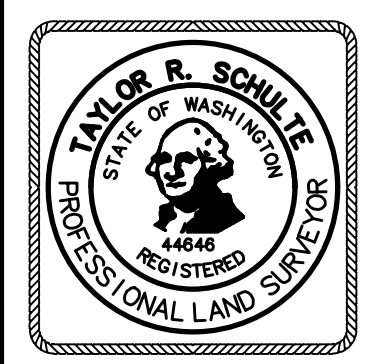
LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N89°35'54"W	17.33
L2	N89°35'54"W	11.52

Curve Table			
Curve #	Radius	Delta	Length
C1	15.00'	39°56'40"	10.46'
C2	15.00'	39°56'40"	10.46'
C3	15.00'	39°56'40"	10.46'
C4	15.00'	39°56'40"	10.46'
C5	25.50'	71°42'58"	31.92'

LEGEND
● = SET 5/8" REBAR WITH YELLOW PLASTIC CAP "BRH LS 44646"
//// = RIGHT-OF-WAY DEDICATION (PERIMETER)

BINDING SITE PLAN

ESTERRA PARK



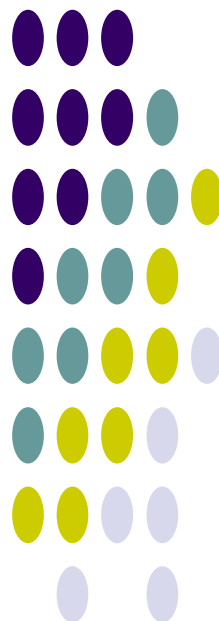
BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
2009 MINOR AVE. EAST (206) 323-4144
SEATTLE, Washington 1-800-935-0508
98102-3513 FAX# (206) 323-7135

DWN. BY: LMK	SCALE: 1"=80'
CHK. BY: TRS	JOB NO.: 2008132.17
DATE: 7/02/18	SHEET 3 OF 4

SITE PLAN

Process Flow Chart for: Binding Site Plan Applications

Binding Site Plan applications follow the Type II process. The Type II process includes review by the Technical Committee, with the Technical Committee as the decision maker. There is no public hearing requirement.





Denotes Action Point for Interested Parties



Denotes Applicant Action



Denotes City Action

Application Submitted

1st Technical Committee Review



Notice of Application Posted/Mailed

Technical Committee requests Additional Information from applicant, OR is ready to issue a decision on the application

If Additional Information is needed

Application resubmitted by applicant

2nd Technical Committee review

Cycle repeats until Technical Committee is ready to issue a decision

If Technical Committee is ready to issue a decision

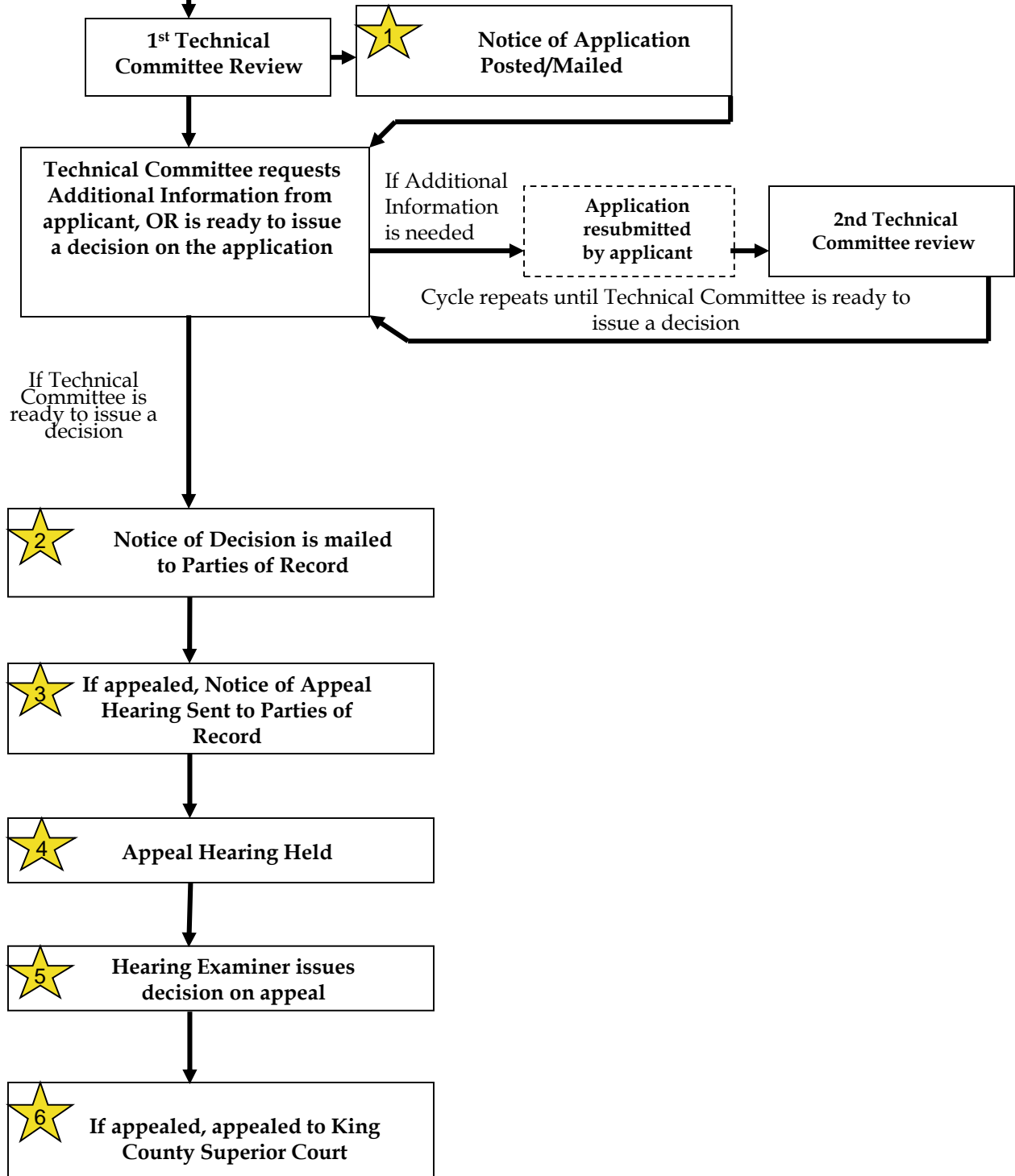
2
Notice of Decision is mailed to Parties of Record

3
If appealed, Notice of Appeal Hearing Sent to Parties of Record

4
Appeal Hearing Held

5
Hearing Examiner issues decision on appeal

6
If appealed, appealed to King County Superior Court



Notes on Participation Points 1-5

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. **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 14th day following the issuance of the decision.

3. **Notice of Hearing Examiner Appeal Hearing:**

Sent to: Applicant and Parties of Record

Posted: No posting on site

4. **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.

5. **Hearing Examiner issues decision on appeal:**

When: The decision is issued within 10 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 10 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 King County Superior Court? Yes, the decision on the appeal may be appealed within 21 days following the expiration of the reconsideration period. Only the City, project applicant or any person who participated in the appeal hearing may appeal.