



# City of Redmond Notice of Application

For more information about this project visit [www.redmond.gov/landuseapps](http://www.redmond.gov/landuseapps)

## Project Information

**Project Name:** Taylor Development Amendment #3

**Application Type:** Development Agreement

**File Number:** LAND-2018-00304

**Project Description:** 3rd Amendment to Taylor DA: clarify parcel coverage language to match DA maps and legal descriptions to include Lot & of Short Plat.

**Project Location:** 188TH AVE NE

**Site Address, If Applicable:** 18795 NE 73RD ST

**Size of Subject Area in Acres:**60.62 Sq.Ft. 0

**Applicant:** Kevin O'Brien

**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, Public Works Permits, Site Plan Entitlement

### **Required Studies:**

None

### **Existing Environmental Documents, relevant to this application:**

SEPA Checklist

## City Contact Information

**Project Planner Name:** Heather Maiefski

**Phone Number:** 425-556-2437

**Email:** [hmaiefski@redmond.gov](mailto:hmaiefski@redmond.gov)

## Important Dates

**Application & Completeness Date:** April 12, 2018

**Notice of Application Date:** April 27, 2018

**To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to May 18, 2018. If date ends on a weekend or holiday comments are due on the next business day.**

## Regulatory Information

**Zoning:** Manufacturing Park

**Comprehensive Plan Designation:** Manufacturing Park

**Consistent with Comprehensive Plan:** Yes

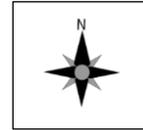
**Applicable Development Regulations:**  
Redmond Municipal Code & Zoning Code

## 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 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.

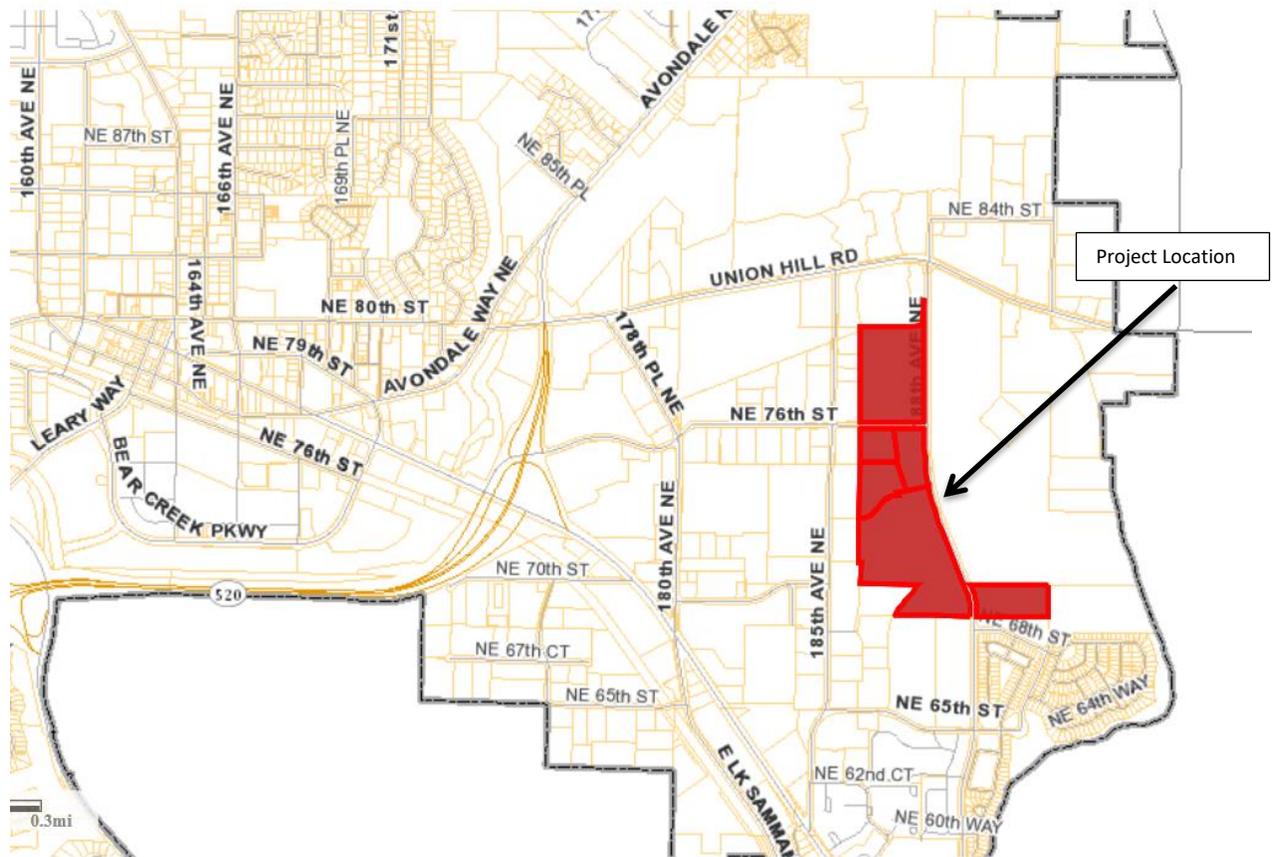


# Vicinity Map

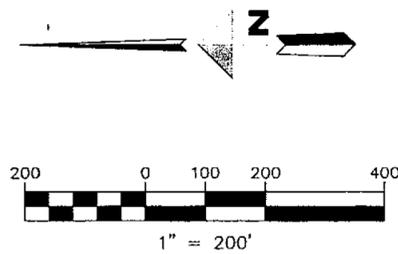


LAND-2018-00304, Union Hill Corporate Campus DA

Parcel Number(s): 0725069143, 0725069140, 1286300012, 1286300012, 0725069129, 0725069141, 07250669142

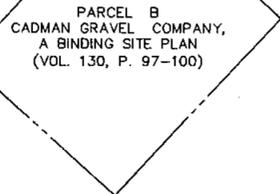


# PROPOSED LOT CONFIGURATION



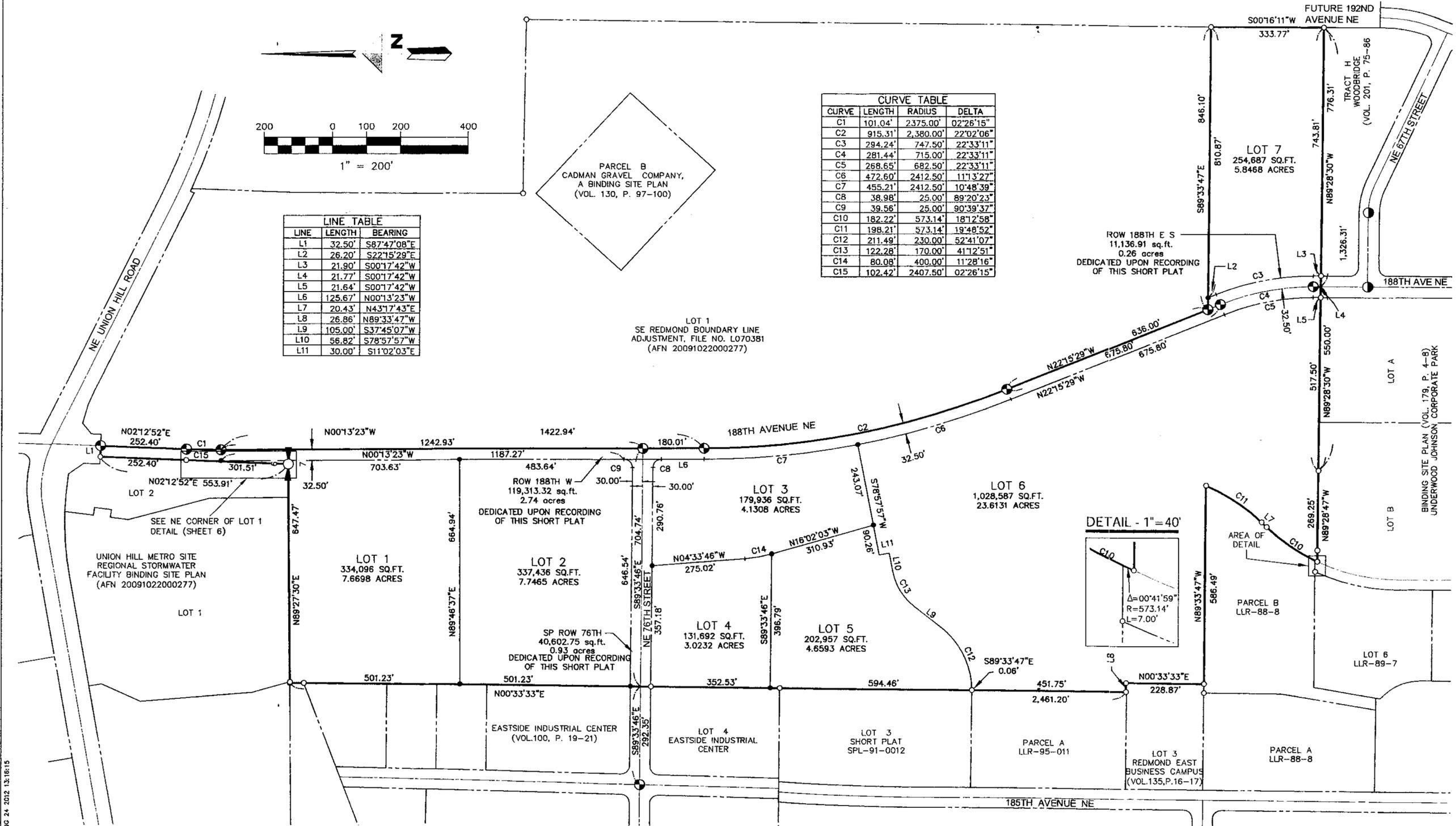
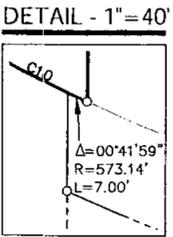
LINE	LENGTH	BEARING
L1	32.50'	S87°47'08"E
L2	26.20'	S22°15'29"E
L3	21.90'	S00°17'42"W
L4	21.77'	S00°17'42"W
L5	21.64'	S00°17'42"W
L6	125.67'	N00°13'23"W
L7	20.43'	N43°17'43"E
L8	26.86'	N89°33'47"W
L9	105.00'	S37°45'07"W
L10	56.82'	S78°57'57"W
L11	30.00'	S11°02'03"E

CURVE	LENGTH	RADIUS	DELTA
C1	101.04'	2375.00'	02°26'15"
C2	915.31'	2,380.00'	22°02'06"
C3	294.24'	747.50'	22°33'11"
C4	281.44'	715.00'	22°33'11"
C5	268.65'	682.50'	22°33'11"
C6	472.60'	2412.50'	11°13'27"
C7	455.21'	2412.50'	10°48'39"
C8	38.98'	25.00'	89°20'23"
C9	39.56'	25.00'	90°39'37"
C10	182.22'	573.14'	18°12'58"
C11	198.21'	573.14'	19°48'52"
C12	211.49'	230.00'	52°41'07"
C13	122.28'	170.00'	41°12'51"
C14	80.08'	400.00'	11°28'16"
C15	102.42'	2407.50'	02°26'15"



LOT 1  
SE REDMOND BOUNDARY LINE  
ADJUSTMENT, FILE NO. L070381  
(AFN 20091022000277)

ROW 188TH E S  
11,136.91 sq.ft.  
0.26 acres  
DEDICATED UPON RECORDING  
OF THIS SHORT PLAT



© DOWL HKM 13392.02\A\04013392.02.dwg 3/02-02SHORTPLAT.dwg AUG 24 2012 13:16:15

## LEGEND

	PROJECT BOUNDARY		N/S QUARTER CORNER REBAR W/YELLOW PLASTIC CAP LS#32437	(M)	MEASURED DIMENSION
	PROPERTY LINE (EXISTING)		SET REBAR W/YELLOW PLASTIC CAP LS#32437	(C)	COMPUTED DIMENSION
	PROPERTY LINE (PROPOSED)		MONUMENT FOUND (SEE SHEET 3)	(#)	REFERENCE DOC. NUMBER
	CENTERLINE		CASED ROAD MON FOUND (SEE SHEET 3)	(D)	DEEDED DIMENSION
	EASEMENT LINE (EXISTING)		ROAD MONUMENT TO BE SET AFTER CONSTRUCTION OF 188TH AVE NE.		
	EASEMENT LINE (PROPOSED)				
	SECTION LINE				



**DOWL HKM**  
8420 154TH AVENUE NE, REDMOND, WA 98052  
TEL: (425) 869-2670 FAX: (425) 869-2679

DWN. BY	DATE	JOB NO.
JNM	2012-08-24	13392.02
CHKD. BY	FILE NO.	SHEET
RMF	S305-94E	5 of 9

**UNION HILL CORPORATE CENTER SHORT PLAT**  
CITY OF REDMOND DEVELOPMENT NO. DEV070105  
CITY OF REDMOND FILE NO. L080452

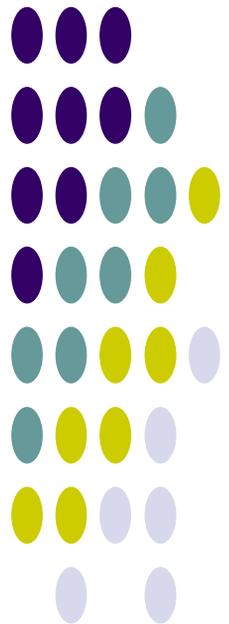
A PORTION OF SEC. 7, T.25N., R.6E., AND A PORTION OF THE SE 1/4, SEC. 6, T.25N., R.6E., W.M., KING COUNTY, WA.

T.L.N. 0725069129

CITY OF REDMOND, KING COUNTY, WASHINGTON

# Process Flow Chart for: Administrative Amendment to Development Agreement Applications

Administrative Amendment to Development Agreement follow the Type II process. The Type II process includes review by the Technical Committee, with the Technical Committee as the decision maker. Design Review Board approval is typically required for new construction or additions to commercial or multifamily development proposals. There is no public hearing requirement.





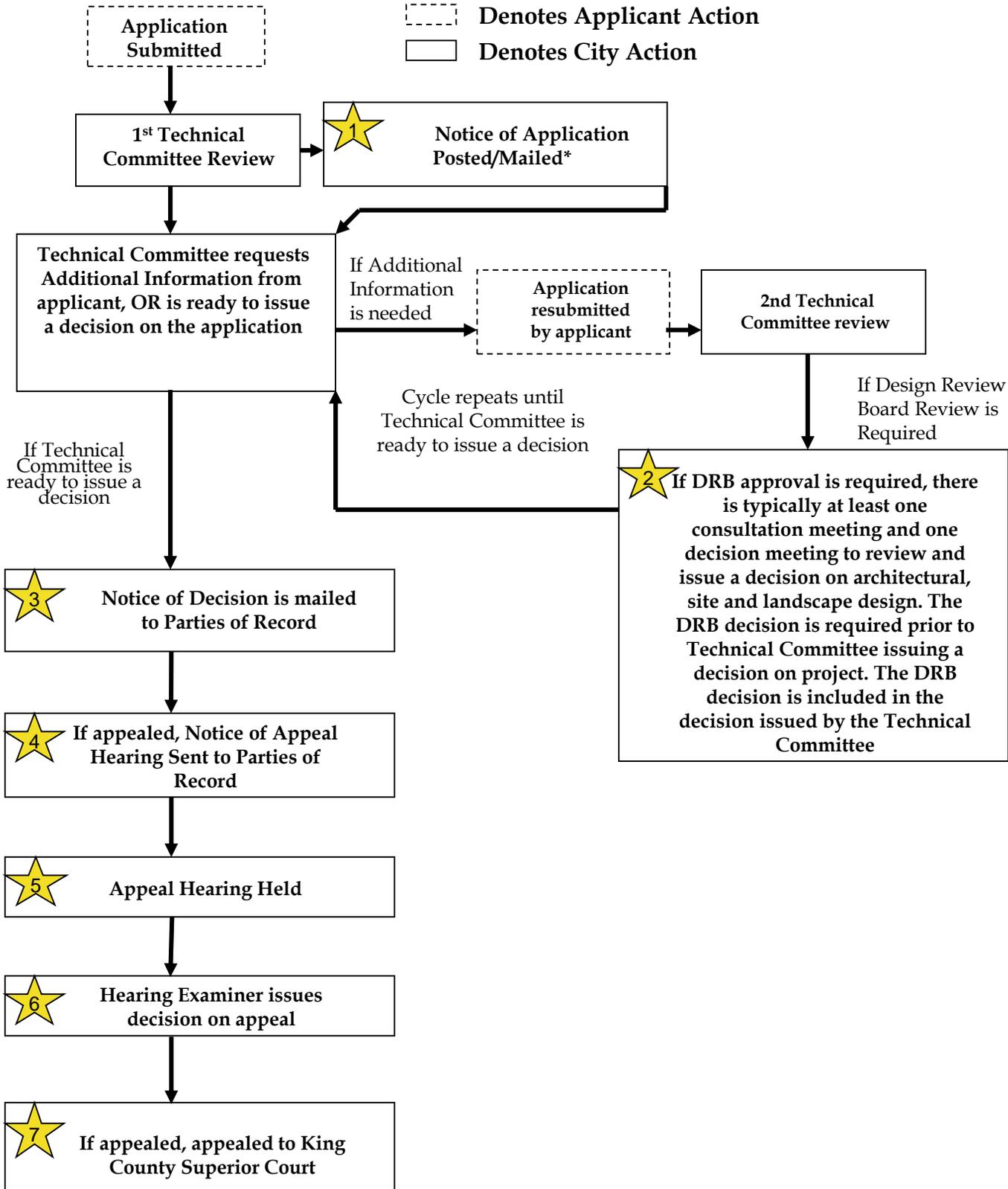
Denotes Action Point for Interested Parties



Denotes Applicant Action



Denotes City Action



\*Notice is only required  
If additional square footage is proposed

# Notes on Participation Points 1-6

## 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. **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 1<sup>st</sup> and 3<sup>rd</sup> 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 Decision?** The DRB decision and associated conditions are incorporated into the Technical Committee decision for the project. Therefore, if one wishes to appeal a DRB condition, one must wait until the Technical Committee issues the final decision on the project and follow the appeal procedures noted therein.

## 3. **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 14<sup>th</sup> day following the issuance of the decision.

## 4. **Notice of Hearing Examiner Appeal Hearing:**

**Sent to:** Applicant and Parties of Record

**Posted:** No posting on site

## 5. **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.

## 6. **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.