



City of Redmond
WASHINGTON

City of Redmond
Request for Additional Information

July 11, 2017

Ms. Julie Lawton
Lawton PMG
2020 N 75th St
Seattle, WA 98103

**SUBJECT: Request for Additional Information:
LAND-2016-01735**

DATES:

Application/Completion: 9/20/2016
Vested: 9/20/2016
Notice of Application: 5/10/2017

SEPA: Status, PENDING
Add/Info: 07/11/2017

Dear Ms. Lawton:

The City of Redmond Technical Committee has reviewed your proposal at its June 28, 2017 meeting. After reviewing your application, the Technical Committee requesting additional information as noted in Attachment A. This information is needed to adequately review your proposal and must be submitted in order to proceed with the review of your project.

Attachment A identifies those items necessary to adequately review your proposal. The comments contained in the Attachment reflect the proposal that was submitted. Any redesign would require additional review by City staff and could result in additional or different comments than contained herein.

Please note that you must schedule an appointment with your assigned project Planner, Ben Sticka for your resubmittal. In addition to providing the items in Attachment A, a copy of this letter along with a written response as to how each item in Attachment A has been addressed shall be required at the time of your appointment. If other changes to the proposal are made, a written explanation of those changes must be provided as well. At your appointment, the materials shall be reviewed to ensure all items listed within this letter have been included. Your resubmittal will not be accepted unless all items, including a copy of this letter, the written response, and the resubmittal fee, if required, have been provided.

Please incorporate these comments and resubmit these. Your proposal will be rescheduled for review by the Technical Committee once this information is received.

Resubmittal Requirements: All resubmittal materials shall be submitted in an electronic form (i.e. Flash Drive or CD). If submitting a CD, the CD should be permanently marked with the

Project Name and submission date. All resubmittal materials must be submitted as a PDF with the exception of Request Additional Information Letter with required responses.

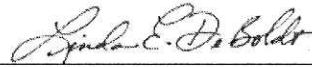
Please be aware that failure to submit the required information within ninety (90) calendar days of the date of this letter shall result in the automatic expiration and voidance of the application unless a request for extension is submitted and accepted.

If you have any questions, please contact Ben Sticka, Planner at bsticka@gmail.com or at 425.556.2470.

Sincerely,



KAREN HALUZA, Director
*Department of Planning and Community
Development*



LINDA E. DE BOLDT, Director
Department of Public Works

Attachments and Enclosures:

Attachment A – Request for Additional Information

Attachment A

This attachment identifies that information that must be provided to proceed with a review and consideration of your proposal. If you have questions regarding the information requested, please contact the staff person for that City department. The contact information is listed under each Department/Division title. In each section below, you will find subheadings for “Additional Information” and “Courtesy Notices”.

“Additional Information” is that information required for the City to approve or recommend approval of your development application. To be accepted, your re-submittal must include a response to each item identified under “Additional Information”. If you contest these revisions, please note in your response and provide reasons for not making the requested modification or providing the additional information. The Technical Committee will review your responses and evaluate whether the modifications are required to recommend approval.

“Courtesy Notices” are those comments that are not required to recommend approval, however the comments may identify issues that would impact your proposal’s timing or that would result in substantial conditions of approval. This is not an all-inclusive list.

I. Planning-Development Review

A. STAFF CONTACT: Please contact the following staff member for clarification regarding these comments.

1. Ben Sticka, Planner
2. Phone: 425-556-2470
3. E-mail: bsticka@redmond.gov

B. ADDITIONAL INFORMATION:

1. The proposal is not consistent with Redmond Zoning Code (RZC 21.08.370.D.2) which states: "The design, scale, and appearance of the development is consistent with the character of the existing and planned neighborhood in which it may be located." Please revise the plans/elevations to demonstrate compliance with aforementioned Code section.