



Date: December 15, 2016

SUBJECT: Hopelink

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. If you wish to be informed of future actions or would like to become a party of record on this proposal you must provide your name and mailing address to the project planner.

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,

A handwritten signature in black ink that reads "Robert G. Odle". The signature is written in a cursive style with a large initial 'R'.

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

Application Type: Essential Public Facility (Type IV) LAND-2016-00271 and Shoreline Development Permit (Type II) LAND-2016-00273

Project Name: Hopelink

File Number: LAND-2016-00271 & LAND-2016-00273

Project Description: construction of a 2-story building on 1 existing lot including a Food Bank Grocery, Food Bank Storage, Client Service Center & Administration Offices.

Project Location: 15511 NE 90TH ST

Site Address, If Applicable: 15511 NE 90TH ST

Size of Subject Area in Acres: 2.14 Sq.Ft. 0

Applicant: Poppi Handy

Process Type: IV (see attached flow chart)

A Public Hearing is required, however a date has yet to be determined. A Public Hearing notice will be sent in the future.

Required Permits, not a part of this application:

Building Permits, Fire Permits, Public Works Permits, Shoreline Substantial Development Permit, Sign Permit/Program

Required Studies:

Critical Aquifer Recharge Area Report, Frequently Flooded Area Report, Parking Analysis, Stormwater Report, Traffic Study, Tree Health Assessment, Wetland Report

Existing Environmental Documents, relevant to this application:

SEPA Checklist

Important Dates

Application & Completeness Date: December 1, 2016

Notice of Application Date: December 15, 2016

To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to January 16, 2017. 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 close of public hearing, submittal of comments during the comment period required in the 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. The Technical Committee shall not issue a recommendation until the end of the minimum comment period. 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.

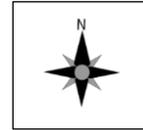
City Contact Information

Project Planner Name: Sarah Vanags

Phone Number: 425-556-2426

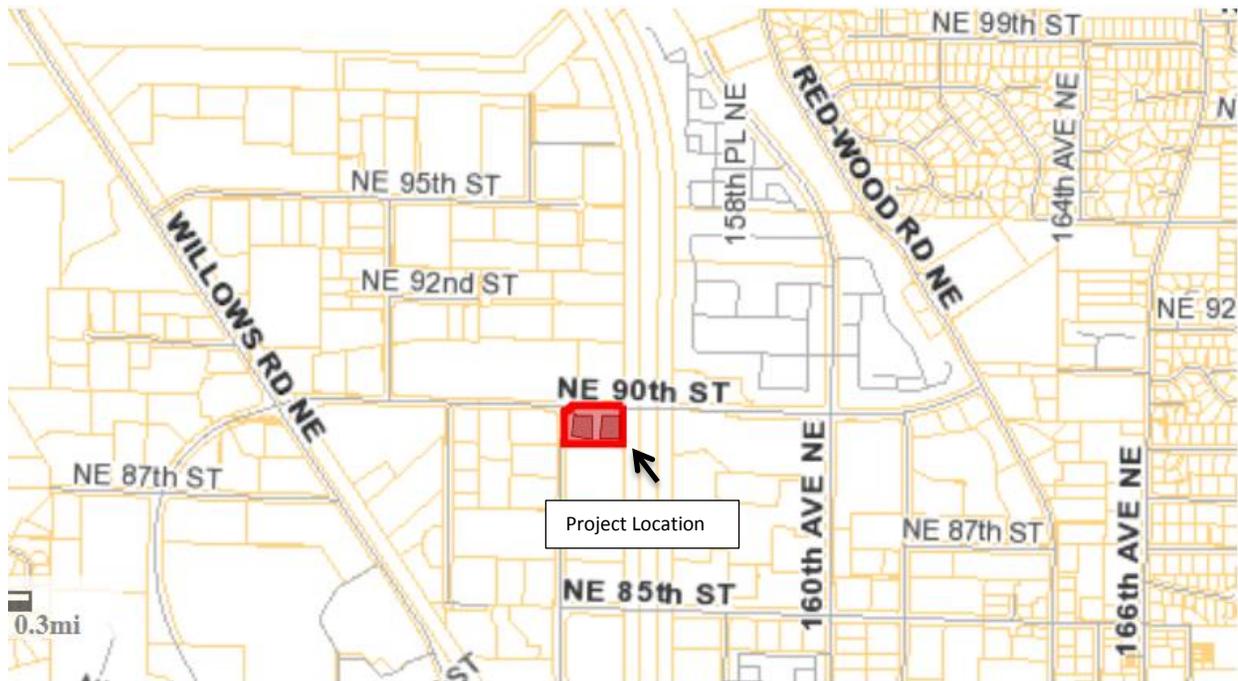
Email: svanags@redmond.gov

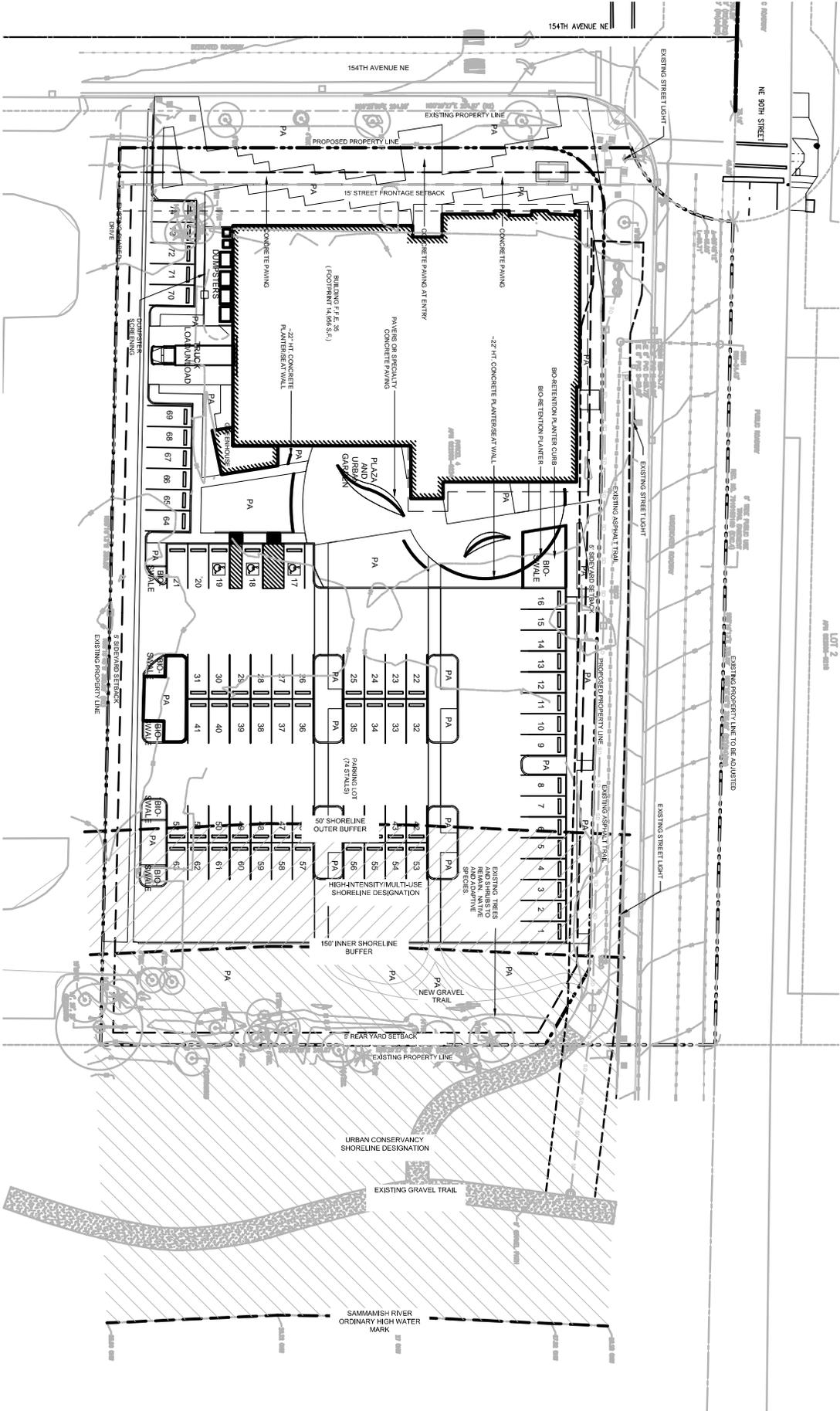
VICINITY MAP



Hopelink

Parcel Number(s): 0225059224





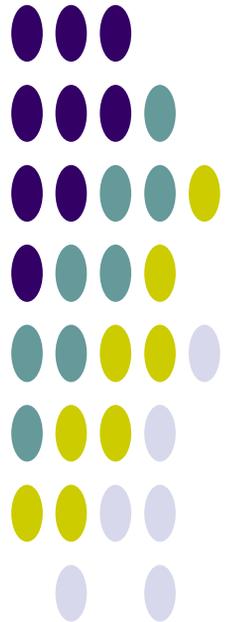
1 PUBLIC NOTICE SITE PLAN
15517 NE 90TH AVE., REDMOND, WA



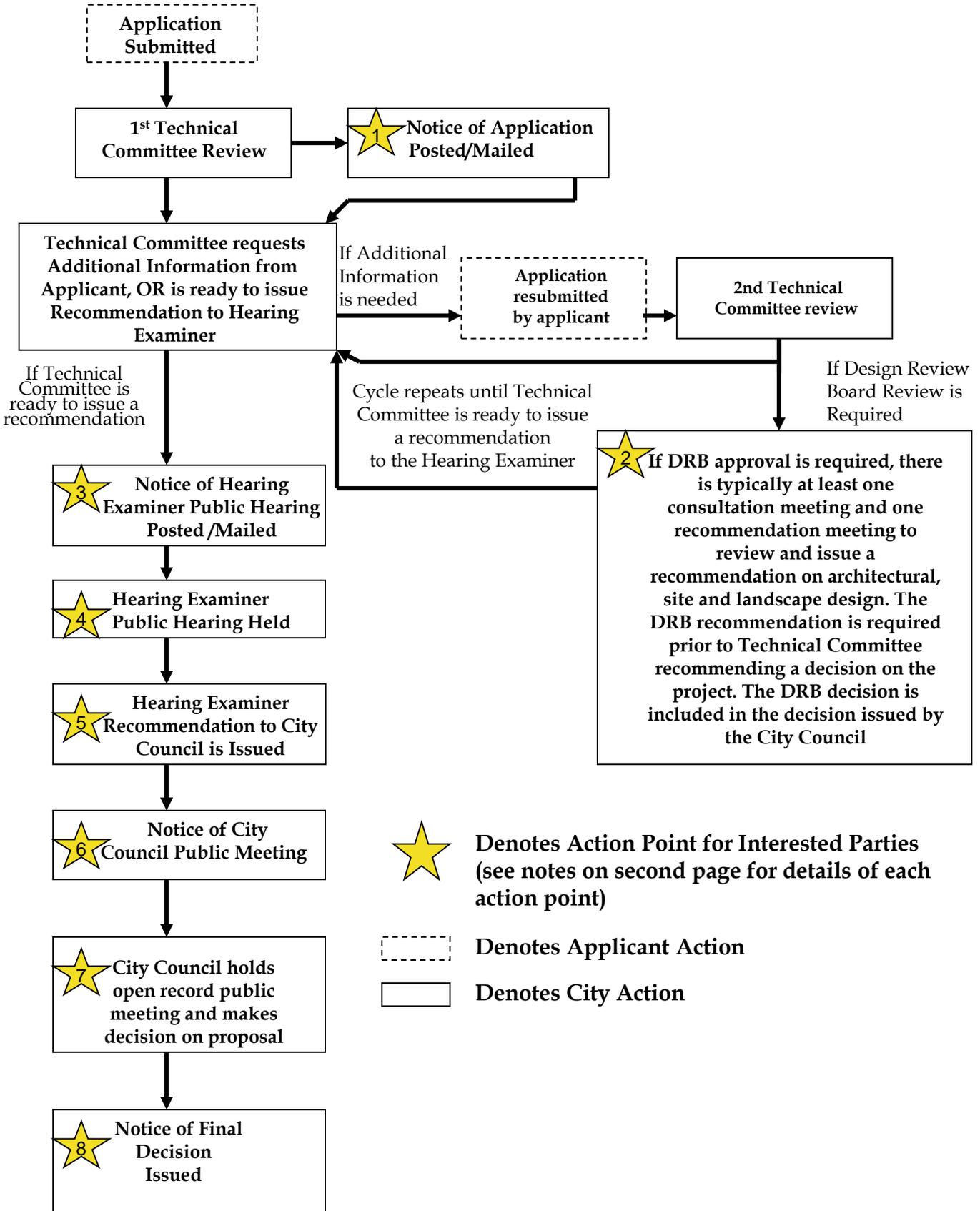
Process Flow Chart for: Essential Public Facility Applications

Essential Public Facility applications follow the Type IV Process which includes a public hearing before the Hearing Examiner, who in turn makes a recommendation to the City Council. The City Council is the final decision maker.

An amplified public involvement process must be submitted to and approved by the Planning Director. At a minimum, the public involvement process will include those items on the attached flow chart.



ATTACHMENT A



Notes on Participation Points 1-8

ATTACHMENT A

#1- Notice of Application (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 or at hearing to establish themselves as Party of Record. Interested parties must become a Party of Record to reserve right to request reconsideration of Hearing Examiner's Recommendation. Although comments are accepted up until close of public hearing, 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 1st and 3rd 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 Recommendation? The DRB recommendation and associated conditions are incorporated into the Technical Committee recommendation and subsequently into the Hearing Examiner recommendation for the project. Therefore, if one wishes to appeal a DRB condition, one must wait until the City Council issues the final decision on the project and follow the appeal procedures noted therein.

#3-Notice of Public Hearing (sent 21 days in advance of hearing):

Sent to: Applicant, property owners and residents within 500 feet and any Parties of Record

Posted: On site (large white sign), City Hall, Library, Internet, published in paper.

Who May Participate? Any person may participate. Any person who has already submitted comments up until this point are established as a Party of Record and are considered participants of the hearing. Others who have not submitted comments, must submit comments prior to or at hearing in order to establish themselves as a Party of Record. Only Parties of Record have the right to request reconsideration of the Hearing Examiner's recommendation to City Council

#4-Public Hearing:

Who May Participate? Any person may participate and establish themselves as a Party of Record by submitting written comments prior to hearing, submitting written comments at hearing or making oral comments at hearing. Interested parties must have submitted comments prior to or at hearing in order to establish themselves as a Party of Record and reserve their right to request reconsideration of the Hearing Examiner's recommendation.

#5- Hearing Examiner Recommendation issued:

When: The recommendation is issued within 14 calendar days after hearing.

Who receives the recommendation? Only Parties of Record will receive the recommendation

Who can request reconsideration? Any Party of Record may request reconsideration within 10 business days.

What if a Party of Record requests reconsideration? If reconsideration is requested, the Hearing Examiner, shall, within 14 days, either deny the request, issue a revised decision, or call for an additional public hearing. The response to the request for reconsideration will be sent to all Parties of Record.

#6-Notice of City Council Public Meeting (sent 21 days prior to meeting):

Sent to: Applicant and Parties of Record.

When Posted: If known at the time of the Hearing Examiner's recommendation it will be included in the Recommendation. Otherwise 21 days prior to the Council Meeting.

#7-City Council Closed Record Public Meeting:

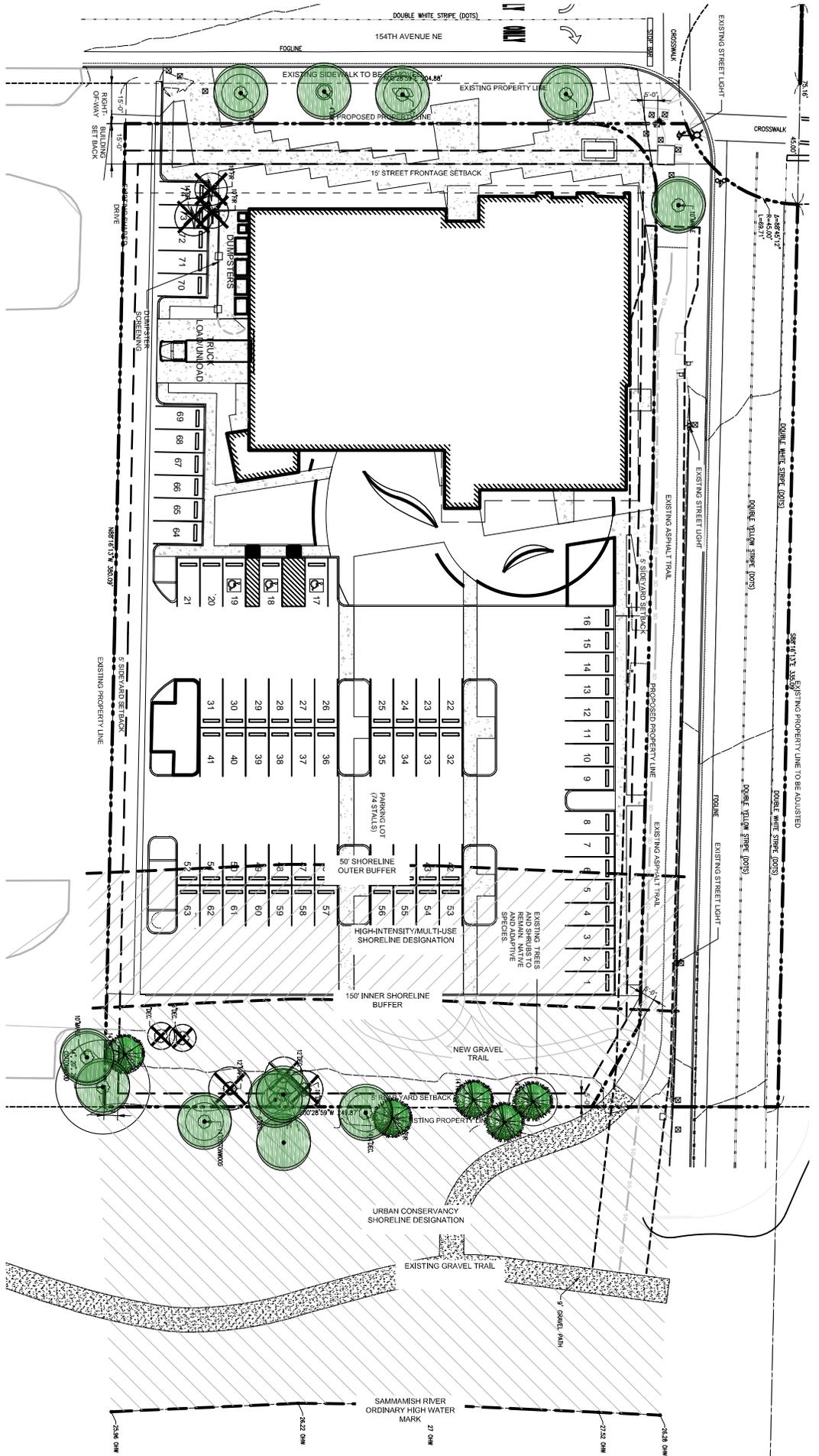
Who May Participate? There is no restriction as to who may address the Council (regardless of whether you are a Party of Record), except that each side (proponent and opponent) has 10 minutes each to address the Council and each side is limited to one speaker.

#8-Notice of Final Decision (typically sent within 14 days after City Council decision):

Sent to: Applicant and Parties of Record

Appeal Provision: The decision of the City Council is appealable to King County Superior Court within 21 days from issuance of Notice. To have standing to appeal, one must meet the criteria under the Land Use Petition Act (L.U.P.A.).

ATTACHMENT A



EXISTING TREES TO REMAIN



DECIDUOUS TREE TO REMAIN



CONIFEROUS TREE TO REMAIN

EXISTING TREES TO BE REMOVED



DECIDUOUS TREE TO BE REMOVED (NON-SIGNIFICANT TREES)



CONIFEROUS TREE TO BE REMOVED

1 PUBLIC NOTICE TREE PRESERVATION PLAN

15517 NE 90TH AVE., REDMOND, WA

