

# CITY OF REDMOND NOTICE OF PUBLIC HEARING

## PROJECT INFORMATION

**PROJECT NAME:** WILLOWS PREPARATORY    **APPLICATION TYPE:** CONDITIONAL USE AND SITE PLAN ENTITLEMENT

**FILE NUMBERS:** LAND-2016-00340 AND LAND-2017-00336

**PROJECT DESCRIPTION:** CONDITIONAL USE PROPOSAL FOR EDUCATIONAL BUILDING PROJECT LOCATED IN THE NORTH REDMOND NEIGHBORHOOD. A TWO STORY WITH BASEMENT BUILDING AND +/- 20,000 SQUARE FEET WITH APPROXIMATELY 300 STUDENTS. FUTURE PHASES INCLUDE TWO STORY CLASSROOM BUILDING +/- 48,000 SQUARE FEET; +/- 20,000 SQUARE FEET AND THREE STORY DORMITORY BUILDING.

**PROJECT LOCATION:** 12280 REDMOND-WOODINVILLE ROAD

**SITE ADDRESS, IF APPLICABLE:** 12280 REDMOND-WOODINVILLE ROAD                      **SIZE OF SUBJECT AREA IN ACRES:** 15.2

**APPLICANT:** BELLEVUE CHILDREN'S ACADEMY Ms. YUKA SHIMIZU

**PROCESS TYPE:** TYPE III

**SEPA THRESHOLD DETERMINATION:** DNS

**REQUIRED PERMITS, NOT A PART OF THIS APPLICATION:** BUILDING PERMITS, FIRE PERMITS, PUBLIC WORKS PERMITS

**REQUIRED STUDIES:** STORMWATER REPORT, TREE HEALTH ASSESSMENT, NOISE STUDY, CRITICAL AREA REPORT

**EXISTING ENVIRONMENTAL DOCUMENTS, RELEVANT TO THIS APPLICATION:** SEPA CHECKLIST

## REGULATORY INFORMATION

**ZONING:** RESIDENTIAL    **CONSISTENT W/COMPREHENSIVE PLAN:** YES    **APPLICABLE DEVELOPMENT REGULATIONS:** REDMOND MUNICIPAL CODE & ZONING CODE    **COMPREHENSIVE PLAN DESIGNATION:** SINGLE FAMILY- URBAN RESIDENTIAL AND CONSTRAINED RESIDENTIAL

## IMPORTANT DATES

**APPLICATION & COMPLETENESS DATE:** APRIL 4, 2017

**PUBLIC HEARING DATE & TIME:** SEPTEMBER 11, 2017 (6:00) PM OR AS SOON THEREAFTER AS POSSIBLE

**PLACE:** CITY COUNCIL CHAMBERS, CITY HALL 15670 NE 85TH STREET, REDMOND WA 98052

**BY:** SHARON RICE, HEARING EXAMINER

**DATE OF NOTICE:** AUGUST 21, 2017

**PUBLIC COMMENT PERIOD:** ALL INTERESTED PERSONS WHO WOULD LIKE TO BECOME A PARTY OF RECORD, ARE INVITED TO TESTIFY AT THE PUBLIC HEARING TO EXPRESS THEIR VIEWS, OR TO SUBMIT WRITTEN TESTIMONY AT THE HEARING. ADDITIONALLY, YOU MAY BECOME A PARTY OF RECORD BY SUBMITTING WRITTEN COMMENTS (EMAIL IS ACCEPTABLE, PLEASE INCLUDE MAILING ADDRESS TO BECOME A PARTY OF RECORD) TO THE DEVELOPMENT SERVICES CENTER LOCATED AT CITY HALL AT 15670 NE 85TH STREET, P.O. BOX 97010, MAIL STOP 2SPL, REDMOND, WA 98073-9710, OR FAX TO 425-556-2400. WRITTEN COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING TO BE RECEIVED NO LATER THAN **SEPTEMBER 11, 2017, BY 5PM**. ONLY PARTIES OF RECORD WILL HAVE THE RIGHT TO REQUEST RECONSIDERATION OF THE HEARING EXAMINER'S DECISION AND/OR APPEAL THE DECISION TO SUPERIOR COURT.

**INFORMATION AVAILABLE:** A COPY OF THE STAFF REPORT WILL BE AVAILABLE 21 DAYS PRIOR TO THE HEARING (COPIES CAN BE PROVIDED AT THE REQUESTOR'S COST). THE APPLICATION AND ALL DOCUMENTS FILED BY THE APPLICANT ARE AVAILABLE FOR INSPECTION OR COPYING (AT THE COST OF THE REQUESTOR) AND ARE ON FILE IN THE DEVELOPMENT SERVICES CENTER. THE FILE MAY BE EXAMINED AT THE DEVELOPMENT SERVICES CENTER DURING BUSINESS HOURS.

**PUBLIC HEARING INFORMATION AVAILABLE:** FOLLOWING THE HEARING TO BE HELD ON **SEPTEMBER 11, 2017**, A COPY OF THE DECISION WILL BE SENT TO PARTIES OF RECORD, 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: 425-556-2191; OR AVAILABLE AT [WWW.REDMOND.GOV/GOVERNMENT/HEARINGEXAMINER](http://WWW.REDMOND.GOV/GOVERNMENT/HEARINGEXAMINER). THE APPEAL PROCEDURES WILL BE SET FORTH IN THE HEARING EXAMINER'S REPORT ISSUED IN THIS MATTER. IF YOU ARE HEARING OR VISUALLY IMPAIRED, NOTIFY THE OFFICE OF THE HEARING EXAMINER AT 425-556-2191 ONE WEEK IN ADVANCE OF THE HEARING IN ORDER TO BE PROVIDED ASSISTANCE.

## CITY CONTACT INFORMATION:

**PROJECT PLANNER NAME:** SARAH PYLE

**PHONE NUMBER:** 425-556-2426

**EMAIL:** SPYLE@REDMOND.GOV