



August 17, 2017

**RE: Willows Preparatory CUP and SPE LAND-2016-00340 and LAND-2017-00336  
Public Hearing before the Hearing Examiner**

Sarah:

Attached is the public notice to be **posted no later** than MONDAY, AUGUST 21, 2017, at the following location:

1 public notice to be posted on the project site.

The Office of the Hearing Examiner will post a copy at City Hall and the Redmond Library. Please find included a Certification of Public Notice for you to sign and include in your Technical Committee Report.

Please let me know if you have any questions.

Sincerely,

CITY OF REDMOND  
MICHELLE M. HART, MMC,  
CITY CLERK

A handwritten signature in blue ink that reads "Cheryl Xanthos". The signature is written in a cursive, flowing style.

CHERYL XANTHOS, CMC  
DEPUTY CITY CLERK



# CITY OF REDMOND NOTICE OF PUBLIC HEARING ATTACHMENT 5

## 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:

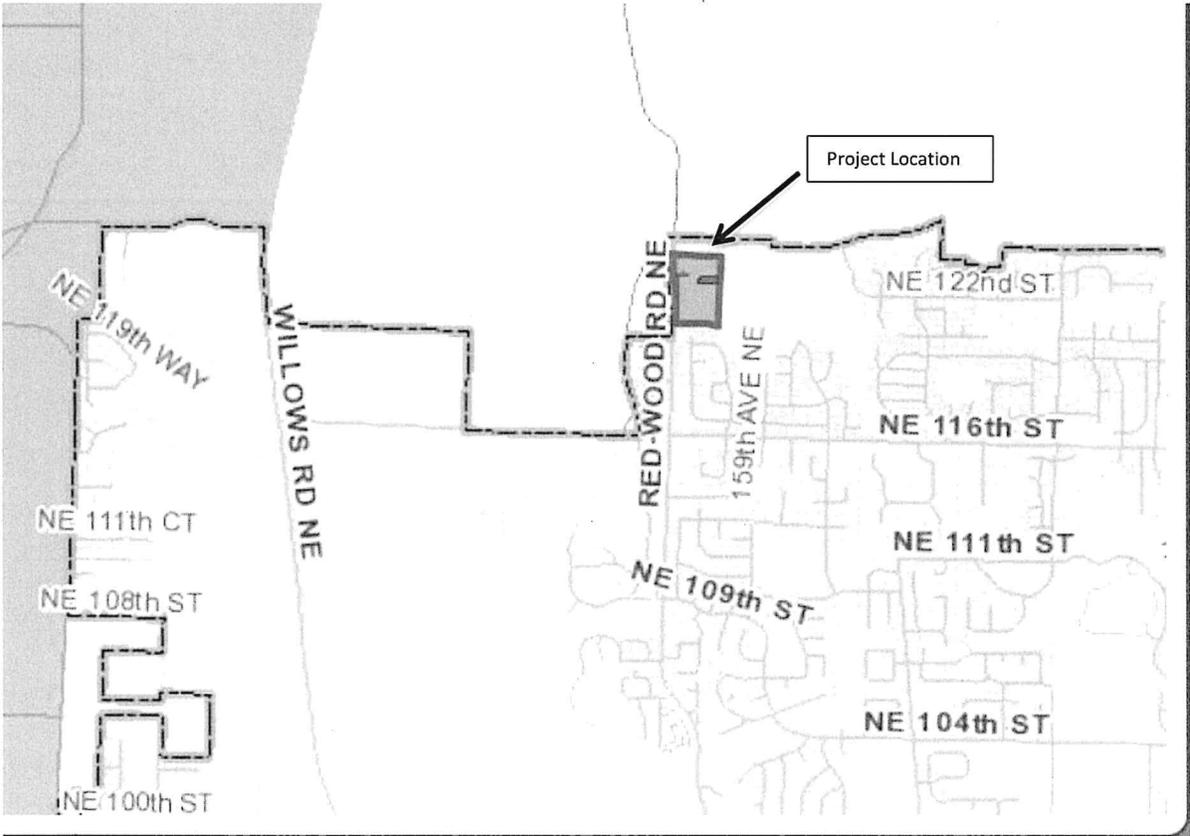
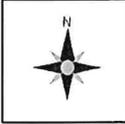
**PROJECT PLANNER NAME:** SARAH PYLE

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

**EMAIL:** SPYLE@REDMOND.GOV

VICINITY MAP

Willows Preparatory School  
12280 Redmond-Woodinville Road  
Parcel Number(s): 2626059019



201600340SV  
Current resident  
11928 158TH AVE NE  
REDMOND, WA 98052

201600340SV  
Current resident  
11924 158TH AVE NE  
REDMOND, WA 98052

201600340SV  
Current resident  
11920 158TH AVE NE  
REDMOND, WA 98052

201600340SV  
Current resident  
11836 158TH AVE NE  
REDMOND, WA 98052

201600340SV  
Current resident  
15740 NE 119TH CT  
REDMOND, WA 98052

201600340SV  
Current resident  
15736 NE 119TH CT  
REDMOND, WA 98052

201600340SV  
Current resident  
15732 NE 119TH CT  
REDMOND, WA 98052

201600340SV  
Current resident  
15728 NE 119TH CT  
REDMOND, WA 98052

201600340SV  
Current resident  
15741 NE 120TH WAY  
REDMOND, WA 98052

201600340SV  
Current resident  
15745 NE 120TH WAY  
REDMOND, WA 98052

201600340SV  
Current resident  
15749 NE 120TH WAY  
REDMOND, WA 98052

201600340SV  
Current resident  
15771 NE 120TH WAY  
REDMOND, WA 98052

201600340SV  
Current resident  
11929 158TH AVE NE  
REDMOND, WA 98052

201600340SV  
Current resident  
11923 158TH AVE NE  
REDMOND, WA 98052

201600340SV  
Current resident  
11831 158TH AVE NE  
REDMOND, WA 98052

201600340SV  
Current resident  
12320 RED-WOOD RD NE  
REDMOND, WA 98052

201600340SV  
Current resident  
12324 RED-WOOD RD NE  
REDMOND, WA 98052

201600340SV  
Current resident  
12328 RED-WOOD RD NE  
REDMOND, WA 98052

201600340SV  
Current resident  
11830 154TH PL NE  
REDMOND, WA 98052

201600340SV  
Current resident  
15901 NE 124TH ST  
REDMOND, WA 98052

201600340SV  
Current resident  
15521 NE 119TH WAY  
REDMOND, WA 98052

201600340SV  
Current resident  
15554 NE 119TH WAY  
REDMOND, WA 98052

201600340SV  
Current resident  
15518 NE 119TH WAY  
REDMOND, WA 98052

201600340SV  
Current resident  
15492 NE 119TH WAY  
REDMOND, WA 98052

201600340SV  
Current resident  
15482 NE 119TH WAY  
REDMOND, WA 98052

201600340SV  
Current resident  
15573 NE 119TH WAY  
REDMOND, WA 98052

201600340SV  
Current resident  
15534 NE 119TH WAY  
REDMOND, WA 98052

201600340SV  
KENSINGTON HOA  
PO BOX 414  
REDMOND, WA 98052

201600340SV  
LAWSON ALVIN E+JUDITH A  
11929 158TH AV NE  
REDMOND, WA 98052

201600340SV  
MANCHANDA DHRUV+PARUL  
15728 NE 119TH ST  
REDMOND, WA 98052

201600340SV  
BCA PROPERTIES LLC  
3459 140TH AVE NE  
BELLEVUE, WA 98005

201600340SV  
BCA PROPERTIES LLC  
1034 145TH PL NE  
BELLEVUE, WA 98007

201600340SV  
BURNSTEAD CONSTRUCTION LLC  
11980 NE 24TH ST #200  
BELLEVUE, WA 98005

201600340SV  
CAMPBELL PATRICIA A  
PO BOX 2131  
KINGSTON, WA 98346

201600340SV  
Current resident  
12280 RED-WOOD RD NE  
REDMOND, WA 98052

201600340SV  
Current resident  
12300 WOOD-RED RD NE  
REDMOND, WA 98052

201600340SV  
Current resident  
15809 NE 124TH ST  
REDMOND, WA 98052

201600340SV  
Current resident  
15647 NE 124TH ST  
REDMOND, WA 98052

201600340SV  
Current resident  
15609 NE 124TH ST  
REDMOND, WA 98052

201600340SV  
Current resident  
12348 RED-WOOD RD NE  
REDMOND, WA 98052

201600340SV  
Current resident  
12364 WOOD-RED RD NE  
REDMOND, WA 98052

201600340SV  
Current resident  
11917 157TH AVE NE  
REDMOND, WA 98052

201600340SV  
Current resident  
11921 157TH AVE NE  
REDMOND, WA 98052

201600340SV  
Current resident  
11925 157TH AVE NE  
REDMOND, WA 98052

201600340SV  
Current resident  
11931 157TH AVE NE  
REDMOND, WA 98052

201600340SV  
Current resident  
12031 157TH CT NE  
REDMOND, WA 98052

201600340SV  
Current resident  
12035 157TH CT NE  
REDMOND, WA 98052

201600340SV  
Current resident  
12039 157TH CT NE  
REDMOND, WA 98052

201600340SV  
Current resident  
12052 157TH CT NE  
REDMOND, WA 98052

201600340SV  
Current resident  
12048 157TH CT NE  
REDMOND, WA 98052

201600340SV  
Current resident  
12044 157TH CT NE  
REDMOND, WA 98052

201600340SV  
Current resident  
12040 157TH CT NE  
REDMOND, WA 98052

201600340SV  
Current resident  
15750 NE 120TH WAY  
REDMOND, WA 98052

201600340SV  
Current resident  
15754 NE 120TH WAY  
REDMOND, WA 98052

201600340SV  
Current resident  
15758 NE 120TH WAY  
REDMOND, WA 98052

201600340SV  
Current resident  
15762 NE 120TH WAY  
REDMOND, WA 98052

201600340SV  
Current resident  
15766 NE 120TH WAY  
REDMOND, WA 98052

201600340SV  
Current resident  
15770 NE 120TH WAY  
REDMOND, WA 98052

201600340SV  
Current resident  
15774 NE 120TH WAY  
REDMOND, WA 98052

201600340SV  
Current resident  
11932 158TH AVE NE  
REDMOND, WA 98052

201600340SV  
QUINN MICHAEL J+STACY R  
11831 158TH AV NE  
REDMOND, WA 98052

201600340SV  
TANG SU L  
5564 169TH PL SE  
BELLEVUE, WA 98006

201600340SV  
THORN TERRY+DIANE  
11920 158TH AV NE  
REDMOND, WA 98052

201600340SV  
WANG FERMI  
17101 NE 40TH CT  
REDMOND, WA 98054

201600340SV  
WELLS FARGO BANK N A  
6591 IRVINE CENTER DR  
IRVINE, CA 92618

PARTY OF RECORD BELOW

Paul Campbell  
12052 – 157<sup>th</sup> Court NE  
Redmond, WA 98052