

Appellant's Exhibit 77

(as referenced in June 30, 2017

Appellant WPDC Cleveland LLC's Witness and Exhibit List)



**Technical Committee
LAND-2016-01140; Notice of Decision
Transmittal Letter**

August 1, 2016

Lisa Singer
City of Redmond
15670 NE 85th Street, MS INPW
Redmond WA 98073

Subject: Downtown Park, LAND-2016-01140, PR-2015-00110

Location: 16101 Redmond Way

Dear Ms. Singer:

The City of Redmond Technical Committee and Design Review Board has reviewed and approved the above referenced proposal to develop the Downtown Park. Attached to this letter is the Technical Committee's Notice of Decision including Conditions of Approval (see Section II) for this project.

NEXT STEPS

This letter is a guide to assist you with next steps in the approval process now that your project has received Site Plan Entitlement approval from the Technical Committee. Before beginning construction of your project, there are other review processes that must be completed. The next steps for this project include the Building Permit Review processes.

Building Permit Review Process. You may be required to obtain one or more building permits for your project. Building permits can be submitted at any time, but cannot be issued prior to Civil Construction Drawing approval. Please note that permits are required to demolish as well as construct buildings on the site. Additionally, separate building permits may be required for other structures on the site including, but not limited to rockeries and retaining walls over 4 feet in height, and stormwater detention vaults. Fire, Parks, School, and Transportation Impact Fees, as appropriate, and stormwater Capital Facilities Charges will be collected at the time of building permit issuance.

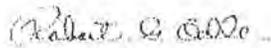
Building permit submittal requirements, applicable codes, and intake and issuance fees are available on the City's website at: www.redmond.gov/DSC.
Impact fee information can be found at: www.redmond.gov/permitfees

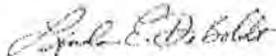
If you have questions regarding process or the Notice of Decision Conditions of Approval, please contact the staff person for the appropriate City Department/Division listed below.

Department- Division	Contact	Title	Phone	Email
Planning – Development Review	Gary Lee	Senior Planner	425.556.2418	glee@redmond.gov

The City's Development Review Staff are available to meet with you regarding the development review process. Please contact Gary Lee, Senior Planner at 425-556-2418 or glee@redmond.gov or the appropriate Development Review Staff member listed above for additional information.

Sincerely,


Robert G. Odle, Director
Department of Planning and
Community Development


Linda E. De Boldt, Director
Public Works Department

Technical Committee LAND-2016-01140/SPE
Notice of Decision

Project Name: Downtown Park
Location: East side of 161st Avenue NE, Between Redmond Way and Cleveland Street
Project File Number: LAND-2016-01140/PR-2015-0010
Project Description: Improvements to include a raised lawn, wood deck, plazas, lighted seat walls, landscape bosques and allces, splash pad, water wall, digital pavilion and restrooms.
Application Date: June 13, 2016

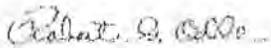
Notice of Application
Date: June 22, 2016

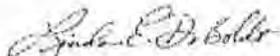
State Environmental Policy Act

SEPA Threshold
Determination: Determination of Non-Significance (DNS)
SEPA File Number: SEPA- 2016-00697
Date Issued: May 4, 2016

Technical Committee Decision **Decision Date:** **August 1, 2016**
Approval with Conditions **Appeal Deadline:** **August 16, 2016**

This decision may be appealed to the Hearing Examiner by filing an appeal with the Office of the City Clerk within 14 calendar days of the date of this decision. Appeal forms are available on-line at http://www.redmond.gov/Government/HearingExaminer/request_for_reconsideration_or_appeal/. A completed appeal form must be submitted by 5:00 p.m. on the last day of the appeal period. If you have any questions, please contact Gary Lee, Senior Planner at 425 556-2418 or glee@redmond.gov.


Robert G. Odle, Director
Planning and
Community Development Department


Linda E. De Boldt, Director
Public Works Department

I. Vesting/Approval Expiration

This decision is not vested to the development regulations in effect until a complete building permit application is submitted. The approval of this project shall expire two years from the date of this decision, unless an approval extension is granted. Extensions can be requested on a yearly basis if proper justification is demonstrated (see RZC 21.76.090(C)(2)). Requests for extensions must be submitted in writing to the Technical Committee via the project planner at least 30 days prior to the approval expiration date.

II. Conditions of Approval

A. Site Specific Conditions of Approval

The following table identifies those materials that are approved with conditions as part of this decision.

Item	Date Received	Notes
Architectural Elevations	06/13/2016	<i>and as conditioned herein.</i>
Design Review Board Approval/Plans	06/13/2016	<i>and as conditioned herein.</i>
Conceptual Landscaping Plan	06/13/2016	<i>and as conditioned herein.</i>
Conceptual Lighting Plan	06/13/2016	<i>and as conditioned herein.</i>

The following conditions shall be reflected on the Building Permit Drawings, unless otherwise noted:

1. Planning Department

Reviewer: Gary Lee, Senior Planner

Phone: 425-556-2418

Email: glee@redmond.gov

- a. **Design Review Board Approval.** The Design Review Board approved the proposed project at their July 7, 2016 meeting. Revised elevations or plans that reflect the conditions of approval issued by the Design Review Board must be submitted with the building permit application or civil drawings. All plans must be prepared by a licensed architect or licensed engineer. The Design Review Board's conditions of approval are:
 - i. Screen walls or landscape features that complement the restroom building and landscaping around the building shall be provided to obscure the direct view into the restrooms, when the doors to the restrooms are open. The design for screening measures shall be reviewed and approved by

Staff prior to issuance of Building Permits for the restroom building.

- ii. Presentation Materials Inconsistencies
 - a. Where inconsistencies between the floor plans and elevations are found after the Design Review Board has approved this project, the elevations approved by the Design Review Board at this meeting will prevail.
 - b. If, after this Design Review Board approval, there are any inconsistencies found in the information provided for the elevations, floor plans, landscape plans, lighting plans, materials and color between the presentation boards and the 11" x 17" submitted drawings, the Design Review Board and the Redmond Planning Staff will review and determine which design version will be followed for Site Plan Entitlement and Building Permits.

B. Compliance with City of Redmond Codes and Standards

This approval is subject to all applicable City of Redmond codes and standards, including the following:

Transportation and Engineering

RZC 21.10.150	Downtown Pedestrian System
RMC 6.36	Noise Standards
RZC 21.52	Transportation Standards
RZC 21.40.010(E)	Design Requirements for Parking Facilities
RZC 21.54	Utility Standards
RMC 12.08	Street Repairs, Improvements & Alterations
RMC 12.12	Required Improvements for Buildings and Development
RMC 12.16	Highway Access Management
RZC 21.76.100(F)(9)(C)	Nonconforming Landscaping and Pedestrian System Area
RZC Appendix 2	Construction Specification and Design Standards for Streets and Access
City of Redmond	Record Drawing Requirements, July 2015
City of Redmond	Standard Specifications and Details (current edition)

Water and Sewer

RMC 13.04	Sewage and Drainage
RMC 13.08	Installing and Connecting Water Service
RMC 13.10	Cross-Connection and Backflow Prevention
RZC 21.54.010	Adequate Public Facilities and Services Required
RZC Appendix 3	Design Requirements for Water and Wastewater System

City of Redmond	Extensions
City of Redmond	Standard Specifications and Details (current edition)
	Design Requirements: Water and Wastewater System
	Extensions - January 2012.

Stormwater/Clearing and Grading

RMC 15.24	Clearing, Grading, and Storm Water Management
RZC 21.32.080	Types of Planting
RZC 21.64	Critical Areas
RZC 21.64.050	Critical Aquifer Recharge Areas
City of Redmond	Standard Specifications and Details (current edition)
City of Redmond	Stormwater Technical Notebook, 2012
Department of Ecology	Stormwater Management Manual for Western Washington (revised 2005)

Fire

RMC 15.06	Fire Code
RZC Appendix 2	Construction Specification and Design Standards for Streets and Access
City of Redmond	Fire Department Design and Construction Guide
City of Redmond	Fire Department Standards

Planning

RZC 21.10:	Downtown
RZC 21.58, 60, 62	Design Standards
RMC 3.10	Impact Fees
RZC 21.32	Landscaping and Tree Protection
RZC 21.34	Exterior Lighting Standards
RMC 6.36	Noise Standards
RZC 21.38	Outdoor Storage and Service Areas
RZC 21.40	Parking Standards
RZC 21.64	Critical Areas
RZC 21.44	Signs

Building

RMC 15.08	Building Code
RMC 15.12	Electrical Code
RMC 15.14	Mechanical Code
RMC 15.16	Plumbing Code
RMC 15.18	Energy Code
RMC 15.20	Ventilation and Indoor Air Quality Code