

Appellant's Exhibit 78

(as referenced in June 30, 2017

Appellant WPDC Cleveland LLC's Witness and Exhibit List)



These projects are listed in alphabetical order.

Andorra

Address: 16390 Cleveland Street

Project Types and Numbers: Site Plan Entitlement LAND-2017-00290

Vicinity Map; Notice of Application; Process Flow Chart

Initial Submittal

Site Plan

Tree Preservation Plan - No tree removal proposed

Additional Project Notices

No additional projects at this time

Anjumann E. Burhani Mosque (ABS)

Neighborhood Meeting February 27, 2017

Comments and Responses

SEPA-2017-00172; Arborist Report; Geotechnical; Stormwater; Transportation

Blackbird

Address: 7605 - 159th Place NE

Project Type and Number: Site Plan Entitlement LAND-2016-01438

Vicinity Map; Notice of Application; Process Flow Chart

Initial Submittal

Site Plan

Tree Preservation Plan

Additional Project Notices

No additional projects at this time

The Bond

Address: 6038 East Lake Sammamish

Project Type and Number: Site Plan Entitlement LAND-2016-00485

Vicinity Map; Notice of Application; Process Flow Chart

Initial Submittal

Site Plan

Tree Preservation Plan

Additional Project Notices SEPA-2016-01839; Critical Areas Report; Geotechnical Report; Storm Drainage Report; Tree Health Assessment; Traffic Study

Bridle Lodges Short Plat

Address: 7014 132 Ave NE

Project Type and Number: Short Plat LAND-2016-01374

Vicinity Map; Notice of Application; Process Flow Chart

Initial Submittal

Site Plan

Tree Preservation Plan

Additional Project Notices

No Additional Projects at this time

City of Redmond Downtown Park Master Plan

Address: 16101 Redmond Way - Entire **Project Type and Number:** State Environmental Policy Act (SEPA) Determination of Non-Significance SEPA-2015-00406; Vicinity map; Final Master Plan Concept

Additional Project Notices SEPA-2016-00697, Archaeological, Drainage, Exhibits, Geotechnical, Hydrogeological, Transportation

Notice of Application & Attachments LAND-2016-01140

Genie B7 Mezzanine

Address: 618750

Project Type and Number: Short Plat-LAND-2015-02377

Vicinity Map; Notice of Application; Process Flow Chart

Initial Submittal

Site Plan

Tree Preservation Plan

Harvey Short Plat

Address: 17207 NE 36th Street

Project Type and Number: Short Plat, LAND-2015-02029

Vicinity Map; Notice of Application; Process Flow Chart

Initial Submittal

Site Plan

Tree Preservation Plan

Hawthorne Lane

Address: 17257, 17249, 17241 NE 116th Street

Project Type and Number: Administrative Modification LAND-2016-02121

[Vicinity Map](#); [Notice of Application](#); [Process Flow Chart](#)

Initial Submittal

[Site Plan](#)

[Tree Preservation Plan - no tree removal proposed](#)

Additional Project Notices

No Additional Projects at this time

Hopelink

Address: 15511 NE 90th Street

Project Type and Number: Essential Public Facility LAND-2016-00271

[Vicinity Map](#); [Notice of Application](#); [Process Flow Chart](#)

Initial Submittal

[Site Plan](#)

[Tree Preservation Plan](#)

Additional Project Notices

[SEPA-2016-02054](#); [Critical Areas](#); [Flood Control](#); [Stormwater](#); [Traffic Phase I](#); [Traffic Phase II](#); [Tree Health](#)

Maplewood Townhomes

Address: 8420 167th Ave NE

Project Type and Number: Site Plan Entitlement LAND-2015-01949 & 01951

[Vicinity Map](#); [Notice of Application](#); [Process Flow Chart](#)

Initial Submittal

[Site Plan](#)

[Tree Preservation Plan](#)

Additional Project Notices

[SEPA-2016-01622](#); [Critical Aquifer](#); [Critical Areas Report](#); [Stormwater Report](#); [Traffic Study](#); [Tree Health Assessment](#)

Marymoor Park Apartments

Address: 6081 - 6089 - 6213 East Lake Sammamish

Project Type and Number: Site Plan Entitlement LAND-2015-01469

[Vicinity Map](#); [Notice of Application](#); [Process Flow Chart](#)

Initial Submittal

[Site Plan](#)

[Tree Preservation Plan](#)

Additional Project Notices

[SEPA-2016-00318](#); [Geotechnical Report](#); [Stormwater Report](#); [Traffic Study](#); [Tree Assessment](#); [Tree Preservation](#)

Marymoor Subarea Plan

Address: Marymoor Subarea

Project Type and Number: State Environmental Policy Act

SEPA-2016-02062, Attachment A, Attachment B, Attachment C and Attachment D

Morris Short Plat

Address: 16905 NE 122nd Street

Project Type and Number: Short Plat LAND-2016-01241

Vicinity Map; Notice of Application; Process Flow Chart

Initial Submittal

Site Plan

Tree Preservation Plan

Additional Project Notices

None at this time

NE 40th Street Stormwater Truck line Extension

Address: NE 40th Street

Project Type and Number: Shoreline LAND-2016-02095

Vicinity Map; Notice of Application; Process Flow Chart

Initial Submittal

Site Plan

Tree Preservation Plan

Additional Project Notices

SEPA-2016-02096; Biological Discipline Report; JARPA; Stormwater Report; Tree Health (Draft)

NE 88th 3 Lot Short Plat

Address: 16659 NE 88th Street

Project Type and Number: Short Plat LAND-2016-00329

Vicinity Map; Notice of Application; Process Flow Chart

Initial Submittal

Site Plan

Tree Preservation Plan

Additional Project Notices

None at this time

Nut Tree Holdings

Address: 7710 185th Ave NE

Project Type and Number: Administrative Modification LAND-2017-00254

Vicinity Map; Notice of Application; Process Flow Chart

Initial Submittal

Site Plan

Tree Preservation Plan

Additional Project Notices

None at this time

Puget Sound Emergency Response Tower

Address: 10364 172nd Ave NE

Project Type and Number: Conditional Use Permit LAND-2016-01328

Vicinity Map; Notice of Application; Process Flow Chart

Initial Submittal

Site Plan

Tree Preservation Plan

Additional Project Notices

None at this time

RKK Short Plat

Address: 15812 NE 51st Street

Project Type and Number: Short Plat LAND-2015-02120

Vicinity Map; Notice of Application; Process Flow Chart

Initial Submittal

Site Plan

Tree Preservation Plan

Additional Project Notices

None at this time

Redmond City Center

Address: 16135 NE 85th Street

Project Type and Number: Site Plan Entitlement LAND-2016-02100

Vicinity Map; Notice of Application; Notice of Application Re-issued; Process Flow Chart

Initial Submittal

Site Plan

Tree Preservation Plan

Additional Project Notices

None at this time

Redmond Town Center Apartments

Address: 7405 - 168th Ave NE

Project Type and Number: Administrative Modification LAND-2017-00281

Vicinity Map; Notice of Application; Process Flow Chart

Initial Submittal

Site Plan

Tree Preservation Plan - no tree removal proposed

Additional Project Notices

None at this time

Richardson Development Agreement

Address: 7505 West Lake Sammamish Parkway

Project Type and Number: Development Agreement LAND-2017-00284

Vicinity Map; Notice of Application; Process Flow Chart

Initial Submittal

Site Plan

Tree Preservation Plan - no tree removal proposed

Additional Project Notices

None at this time

UPS Employee Parking Lot

Address: 18001 Union Hill Road

Project Type and Number: Site Plan Entitlement, LAND-2017-00103

Vicinity Map; Notice of Application; Process Flow Chart

Initial Submittal

Site Plan

Tree Preservation Plan

Additional Project Notices

SEPA-2017-00222; Arborist Report; Aquifer; Geotechnical; Stormwater; Traffic

Union Hill Self Storage

Address: 188th and 76th Union Hill Road

Project Type and Number: Site Plan Entitlement, LAND-2016-01455

Vicinity Map; Notice of Application; Process Flow Chart

Initial Submittal

Site Plan

Tree Preservation Plan - no tree removal proposed

Additional Project Notices

No projects at this time

Woodrun Phase II

Address: vacant (parcel number: 7200002050)

Project Type and Number: Site Plan Entitlement LAND-2016-00733 and Short Plat LAND-2016-02117

Vicinity Map; Notice of Application; Process Flow Chart

Initial Submittal

Site Plan

Tree Preservation Plan

Additional Projects

Re-issued SEPA-2016-02110

SEPA-2016-02110; Critical Areas; Geotechnical; Stormwater; Traffic & Tree Health

Home

Development

Development Services

Permits - Get Started

Inspections

Codes & Rules

Codes We Enforce (A-Z)

Exemptions From Code Requirements

Standardized Details

Marijuana Stores - Zoning Regulations

Land Use Action Notices

Related Links

Tools & Resources



City of Redmond Notice of Application

For more information about this project visit www.redmond.gov/landuseapps

Project Information

Project Name: Downtown Park

Application Type: Site Plan Entitlement

File Number: LAND-2016-01140

Project Description: Improvements include a raised lawn, wood deck, plazas, lighted seat walls, landscaped bosques and allees, splash pad, water wall, digital pavilion, and restroom

Project Location: Btwr Redmond Way & Cleveland Street @ 161st Ave. NE

Site Address, If Applicable: 0 No Address

Size of Subject Area in Acres: 2.2 Sq.Ft. 0

Applicant: Lisa Singer

Process Type: II (see attached flow chart)

A Public Hearing is not required for this application type.

Required Permits, not a part of this application:

Building Permits, Fire Permits, Public Works Permits

Required Studies: None

Existing Environmental Documents, relevant to this application:

SEPA DNS issued under file # SEPA-2016-00697

City Contact Information

Project Planner Name: Gary Lee

Phone Number: 425-556-2418

Email: glee@redmond.gov

Important Dates

Application & Completeness Date: June 13, 2016

Notice of Application Date: June 22, 2016

To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to Jul 13, 2016. If date ends on a weekend or holiday comments are due on the next business day.

Regulatory Information

Zoning: Old Town

Comprehensive Plan Designation: Downtown Mixed Use

Consistent with Comprehensive Plan: Yes

Applicable Development Regulations: Redmond Municipal Code & Zoning Code

Public Comment

Although comments are accepted up until the decision is issued, submittal of comments during the comment period required in 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. 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 25PL, 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.

VICINITY MAP

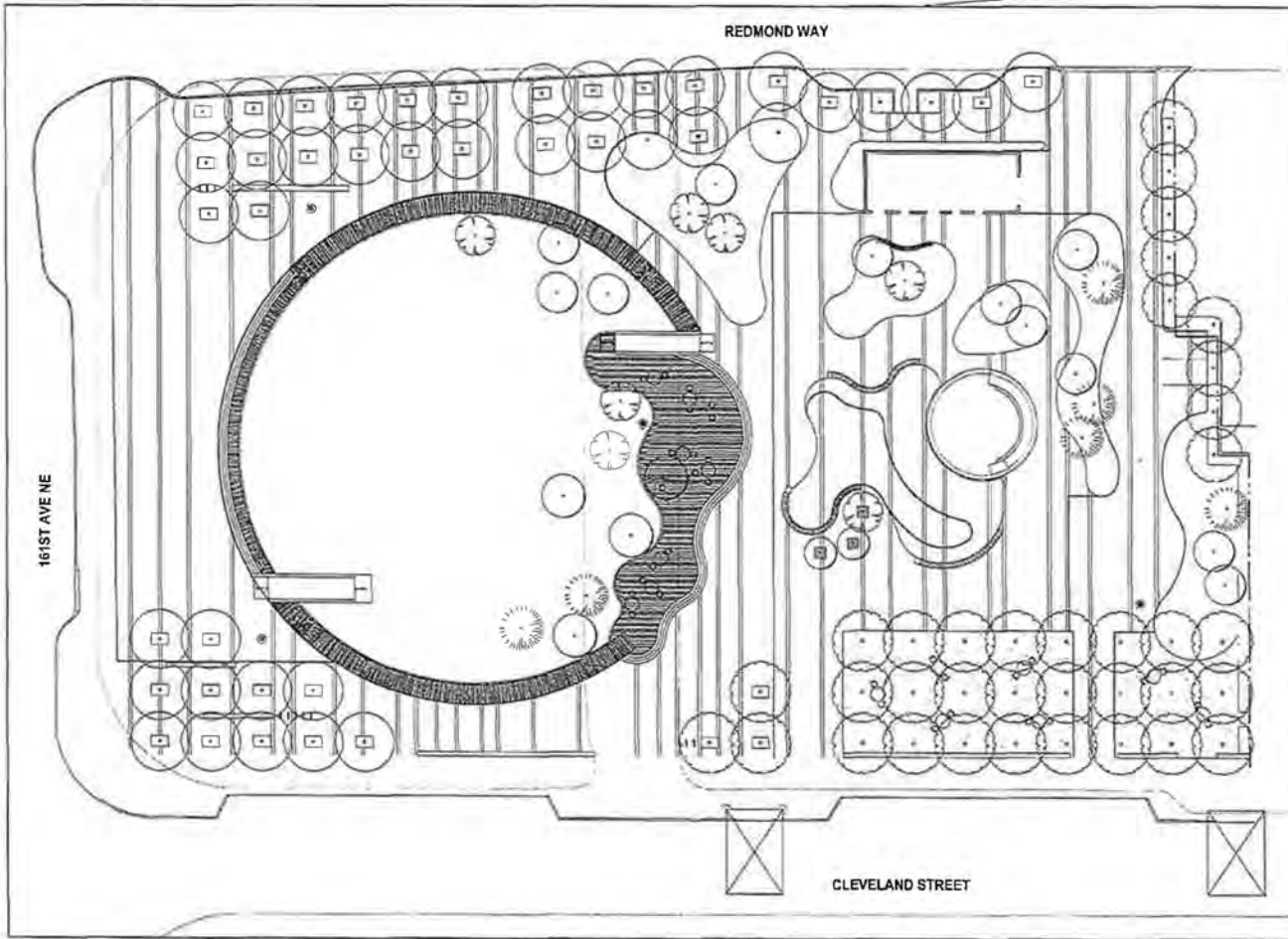
Downtown Park, LAND-2016-01140

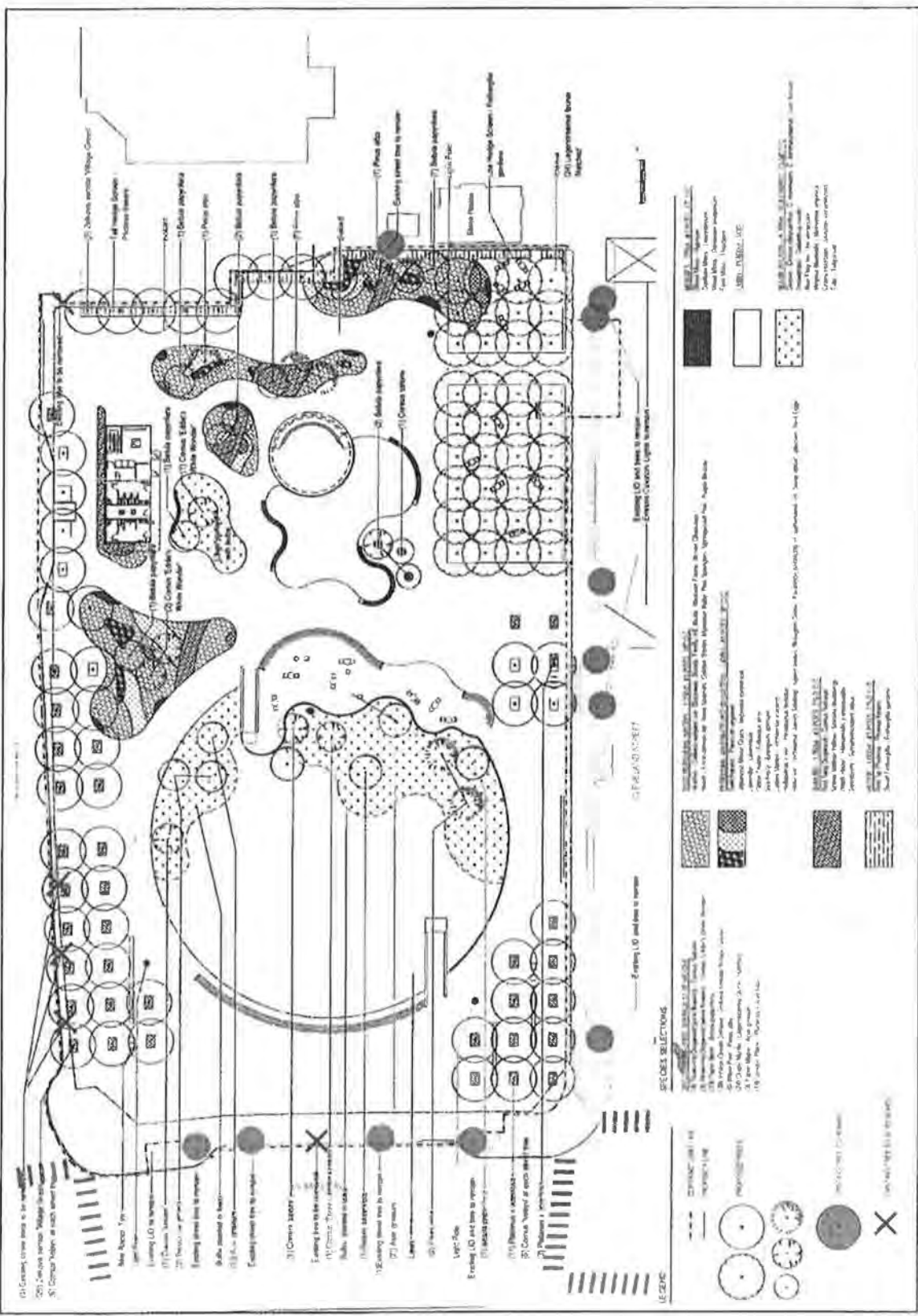


DOWNTOWN PARK PUBLIC NOTICE SITE PLAN MAY 2016

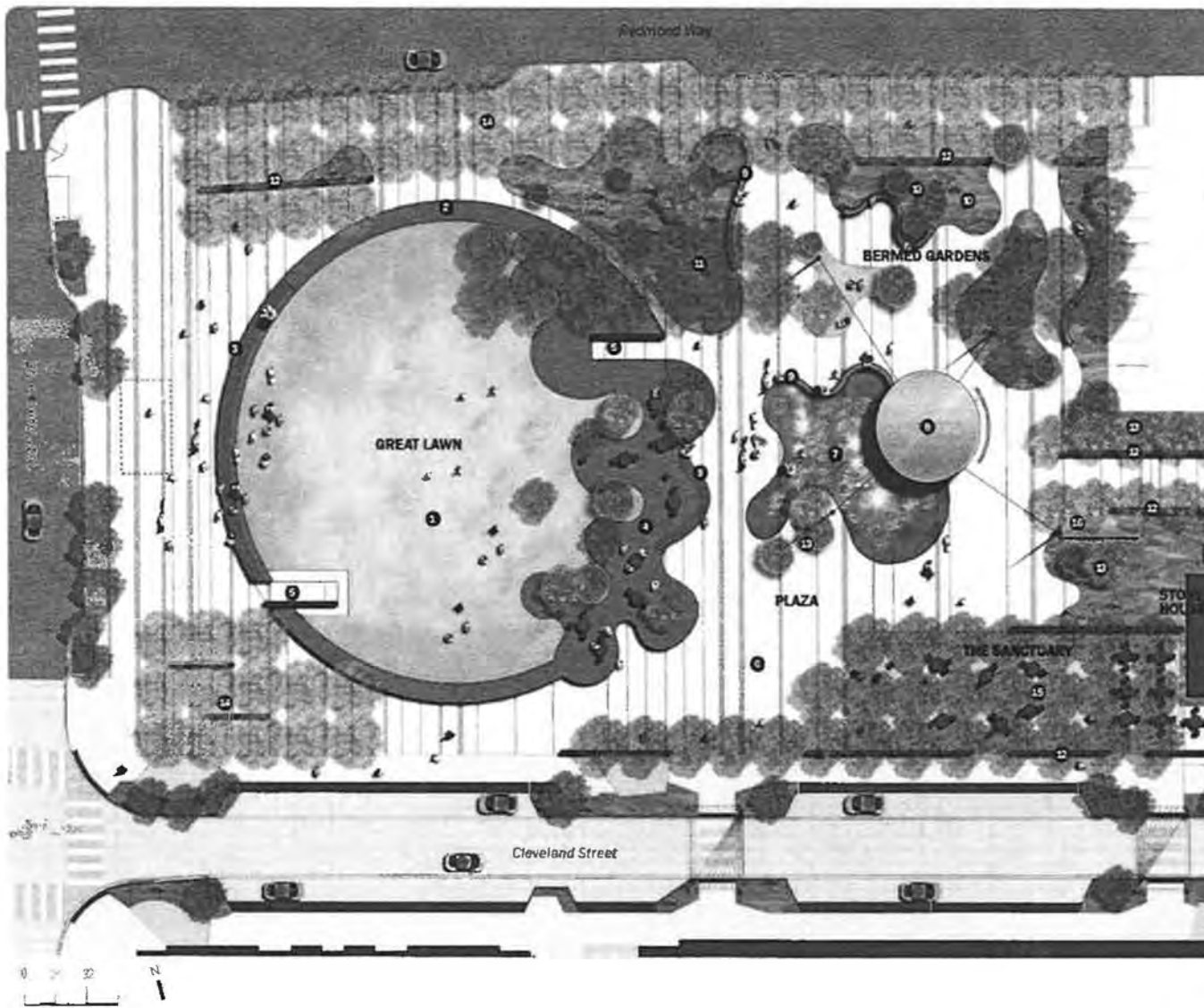


VICINITY MAP





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- PLAN LEGEND:**
- 1 Lawn (Elevated two feet)
 - 2 Wood Lounging Ring (Elevated two feet)
 - 3 Steps
 - 4 Wood Deck
 - 5 Ramp with Stone Wall
 - 6 Striped Paving Pattern
 - 7 Floodable Plaza with Water Jets
 - 8 Suspended Pavilion
 - 9 Wood Benches
 - 10 Bermed Gardens
 - 11 Maple Bosque
 - 12 Stone Seating Walls
 - 13 Birch and Willow Tress
 - 14 Great Oak Street Tree Alley/Bosque with Stone Walls
 - 15 Maple Bosque with Movable Tables and Chairs
 - 16 Storage and Park Restrooms

REDMOND DOWNTOWN PARK
Final Master Plan Concept