



City of Redmond Notice of Application

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

Project Information

Application Type: Development Agreement

Project Name: Sound Transit DRLE

File Number: LAND-2019-00101

Project Description: Development agreement for Downtown Redmond Link Extension for two new light rail stations, structured parking facility for 1400 stalls, and associated site and ROW improvements

Project Location: Citywide

Site Address, If Applicable:

Size of Subject Area in Acres:n/a Sq.Ft. 0

Applicant: Justin Lacson

Process Type: V (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:

Administrative Modification, Alteration of Geologic Hazard Area, Boundary Line Adjustment, Building Permits, Development Agreement, Fire Permits, Public Works Permits, Right of Way

Required Studies:

Critical Aquifer Recharge Area Report, Geologic Hazard Report, Noise Study, Stormwater Report, Stream Reconnaissance Report, Traffic Study, Tree Health Assessment, Wetland Report, Wildlife Report

Existing Environmental Documents, relevant to this applicant:

EIS Addendum, Final EIS

City Contact Information

Project Planner Name: Jeff Churchill

Phone Number: 425-556-2492

Email: jchurchill@redmond.gov

Important Dates

Application & Completeness Date: February 6, 2019

Notice of Application Date: February 19, 2019

To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to March 12, 2019. If date ends on a weekend or holiday comments are due on the next business day.

Regulatory Information

Zoning:

Comprehensive Plan Designation: multiple

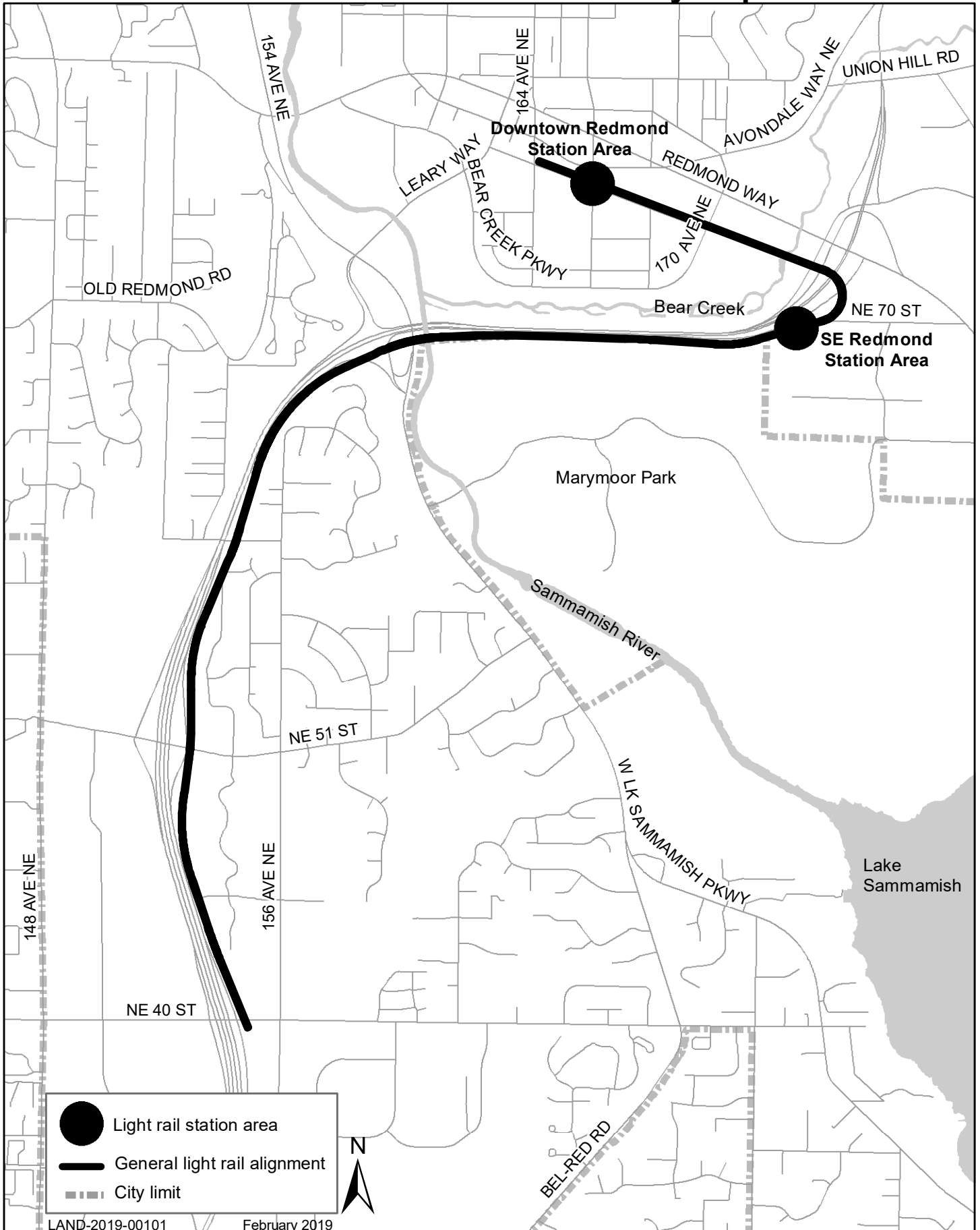
Consistent with Comprehensive Plan: Yes

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 2SF Redmond, WA 98073-9710, or fax to 425-556-2401. The final decision on this proposal may be appealed according to the City appeal provision specified in RZC Chapter 21.76, Review Procedures.

Downtown Redmond Link Extension Vicinity Map

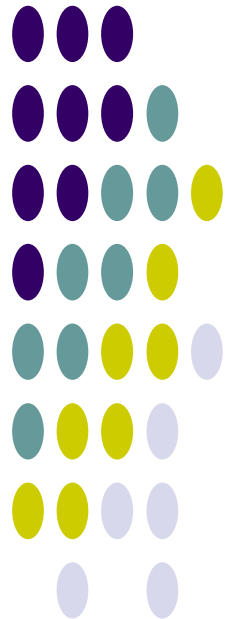


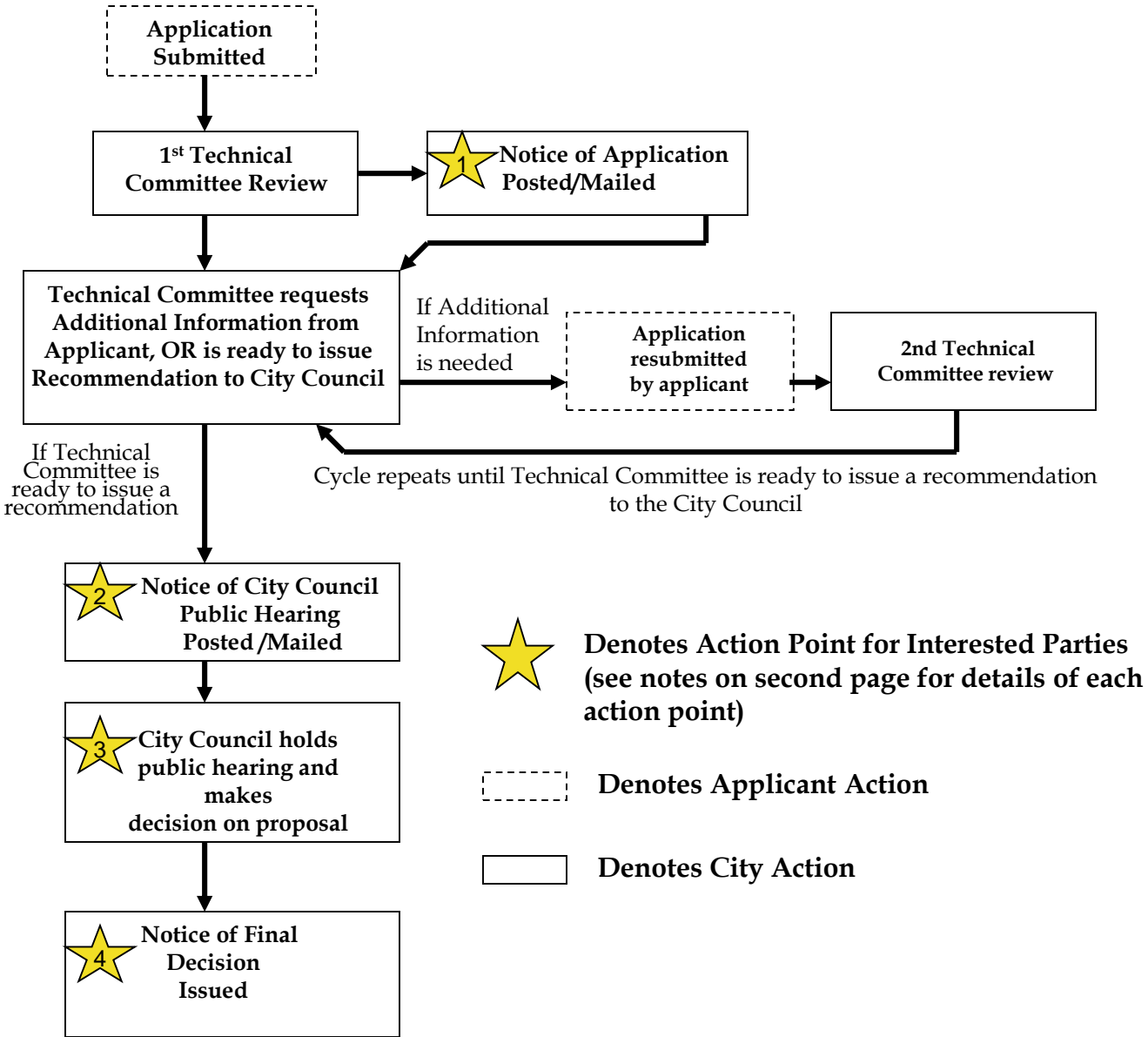
Process Flow Chart for:

Type V

Master Planned Development & Development Agreement Applications

Long Term Temporary Use Applications follow the Type V Process. A public hearing before the City Council is required. The City Council is the final decision maker.





Notes on Participation Points 1-4

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

Sent to: Applicant and Parties of Record

Posted: On site, City Hall, Library, internet, published in paper

Who May Participate? Any person may participate by submitting written comments prior to the hearing or by submitting written or oral comments at the hearing.

#3-City Council 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.

#4-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.).