City of Redmond Notice of Application

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

Project Information

Project Name: Microsoft Refresh-Washington Village

Application Type: Site Plan Entitlement

File Number: LAND-2019-00369

Project Description: Microsoft Refresh - Washington Village. Construction of five (5) five-story office buildings.

Project Location: Southeast corner NE 36th St & 156th Ave. NE

Site Address, If Applicable: 3460 157TH AVE NE

Size of Subject Area in Acres:9.7 **Sq.Ft.** 793,647

Applicant: Michael Huey

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:

Traffic Study, Tree Health Assessment

Existing Environmental Documents, relevant to this application:

SEPA Checklist

City Contact Information

Project Planner Name: Gary Lee

Phone Number: 425-556-2418

Email: glee@redmond.gov

Important Dates

Application & Completeness Date: April 22, 2019

Notice of Application Date: April 25, 2019

To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to May 16, 2019. *If date ends on a weekend or holiday comments are due on the next business day.*

Regulatory Information

Zoning: Overlake Business and Advanced Technology

Comprehensive Plan Designation: Overlake 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 2SPL, 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.

Public Comment Form

Project Name: Microsoft Refresh-Washington Village **File Number:** LAND-2019-00369

Contact Information

Name: **Phone:** **Email:**

Address: **State:** **Zip Code:**

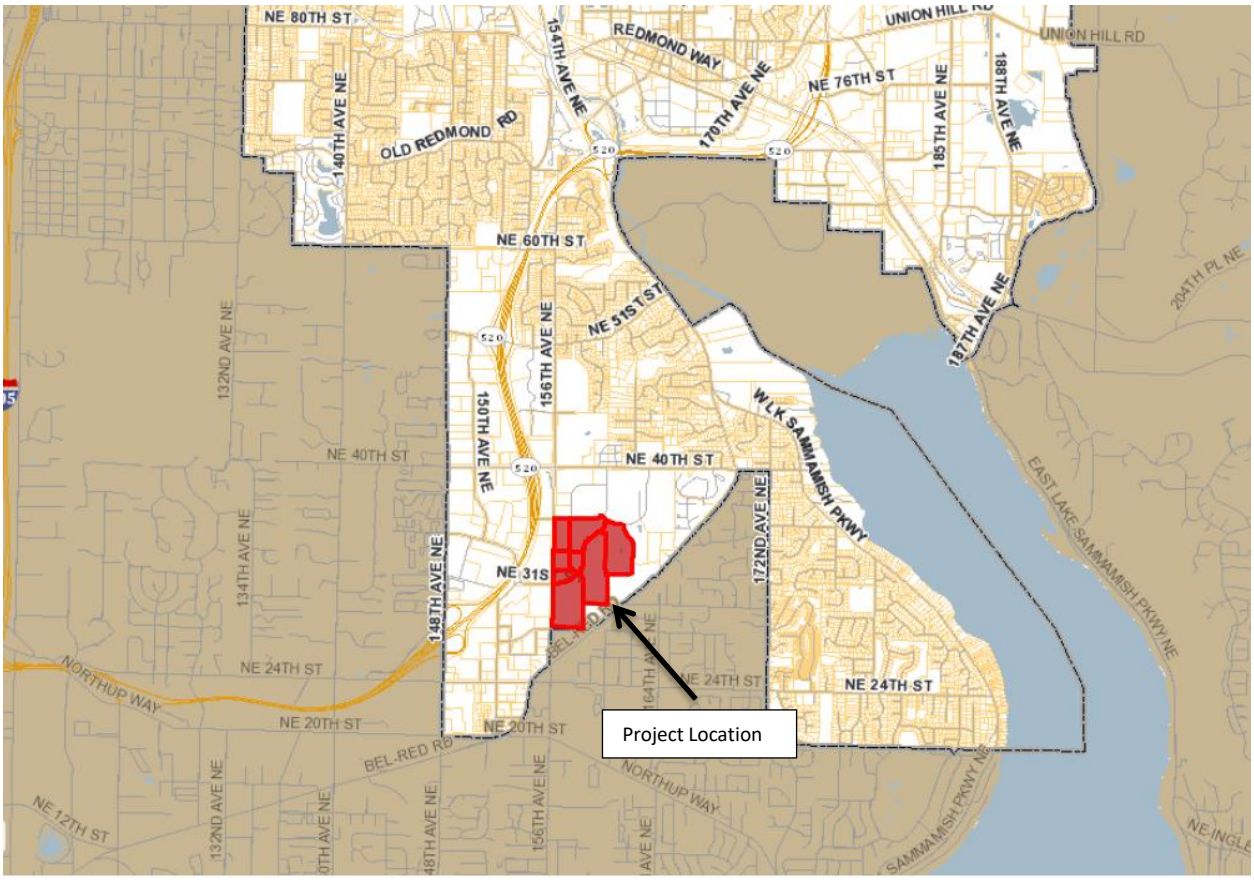
Comments (Attach additional sheets if necessary)

Vicinity Map

LAND-2019-00369, Microsoft Refresh Washington Village

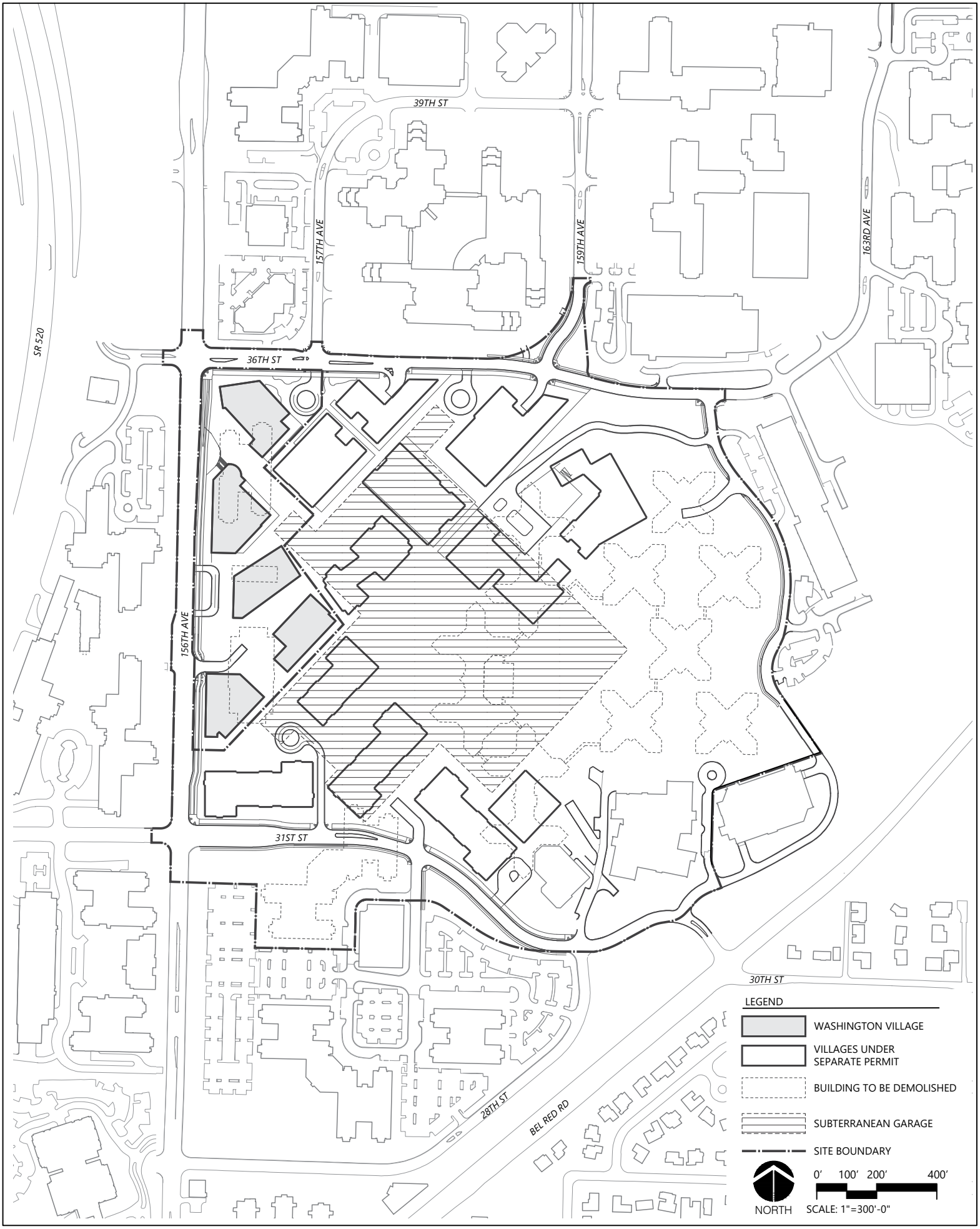
Address: SW corner NE 36th Street and 156th Ave NE

Parcel Number(s): 5503001000



PUBLIC NOTICE SITE PLAN

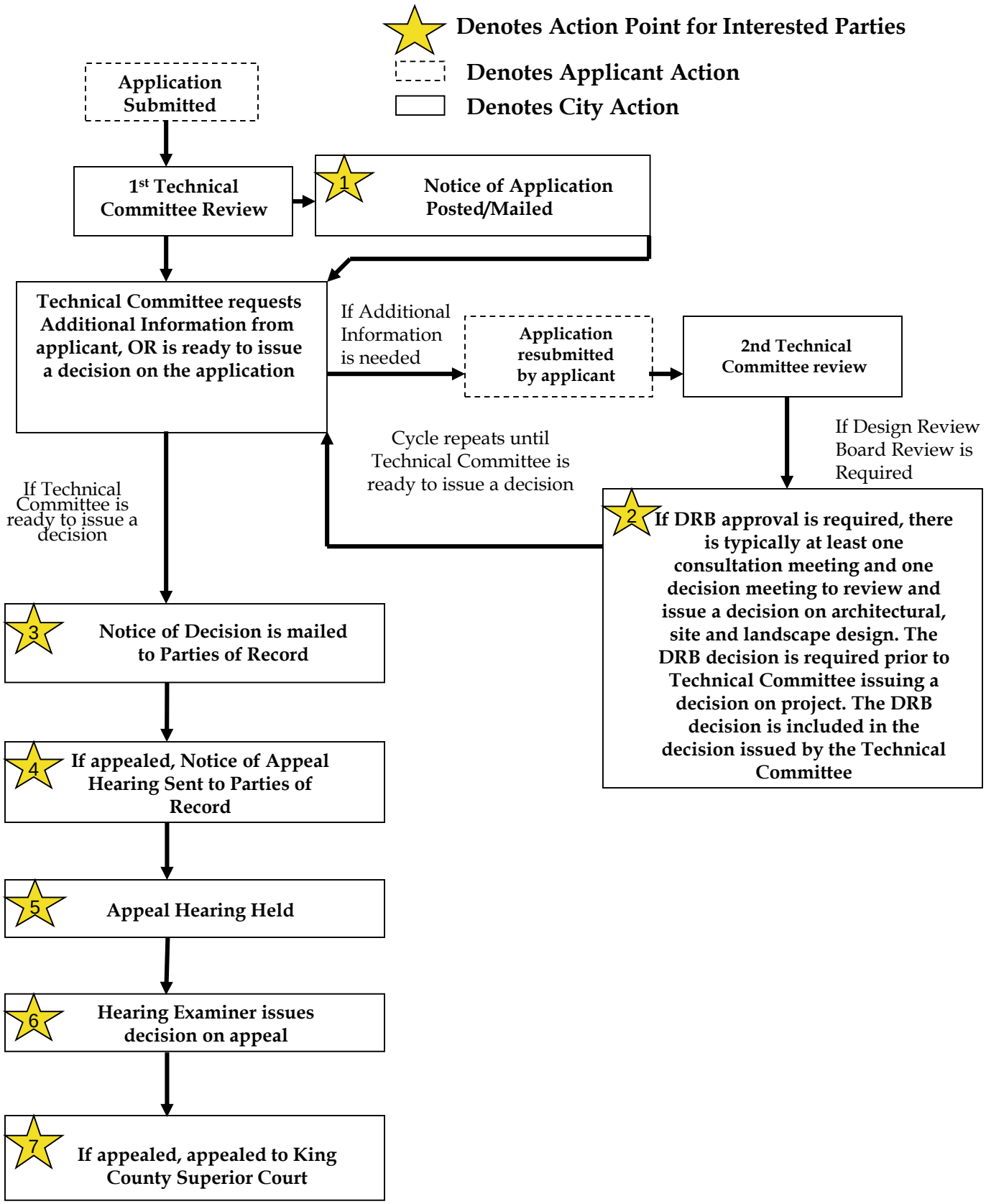
MICROSOFT CAMPUS REFRESH



Process Flow Chart for:

Site Plan Entitlement Applications

Site Plan Entitlement applications follow the Type II process. The Type II process includes review by the Technical Committee, with the Technical Committee as the decision maker. Design Review Board approval is typically required. There is no public hearing requirement.


Denotes Action Point for Interested Parties
Denotes Applicant Action
Denotes City Action
Application Submitted
1st Technical Committee Review
1
Notice of Application Posted/Mailed
Technical Committee requests Additional Information from applicant, OR is ready to issue a decision on the application
If Additional Information is needed
Application resubmitted by applicant
2nd Technical Committee review
If Design Review Board Review is Required
Cycle repeats until Technical Committee is ready to issue a decision
2
If DRB approval is required, there is typically at least one consultation meeting and one decision meeting to review and issue a decision on architectural, site and landscape design. The DRB decision is required prior to Technical Committee issuing a decision on project. The DRB decision is included in the decision issued by the Technical Committee
If Technical Committee is ready to issue a decision
3
Notice of Decision is mailed to Parties of Record
4
If appealed, Notice of Appeal Hearing Sent to Parties of Record
5
Appeal Hearing Held
6
Hearing Examiner issues decision on appeal
7
If appealed, appealed to King County Superior Court

Notes on Participation Points 1-6

1. **Notice of Application for (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 decision to establish themselves as Party of Record. You must become a Party of Record to reserve right to appeal the Technical Committee's Decision. Although comments are accepted up until the decision is issued, 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. **Design Review Board Review (if required):**
   Notice: Notices of DRB meetings are not provided on a project specific basis. However DRB meetings are held regularly on the 1st and 3rd Thursday evenings of each month (with some exceptions).
   Who May Participate? Any interested party may attend the Design Review Board meetings and may submit comments at the meetings.
   Can I appeal the Design Review Board's Decision? The DRB decision and associated conditions are incorporated into the Technical Committee decision for the project. Therefore, if one wishes to appeal a DRB condition, one must wait until the Technical Committee issues the final decision on the project and follow the appeal procedures noted therein.

3. **Notice of Decision (sent the day of decision issuance):**
   Sent to: Applicant and Parties of Record
   Posted: No posting on site
   Can the decision be appealed? Yes, the Technical Committee decision may be appealed to the Hearing Examiner. However only the applicant and Parties of Record can appeal.
   When must an appeal be submitted? Appeals must be submitted by 5:00 p.m. on the 14th day following the issuance of the decision.

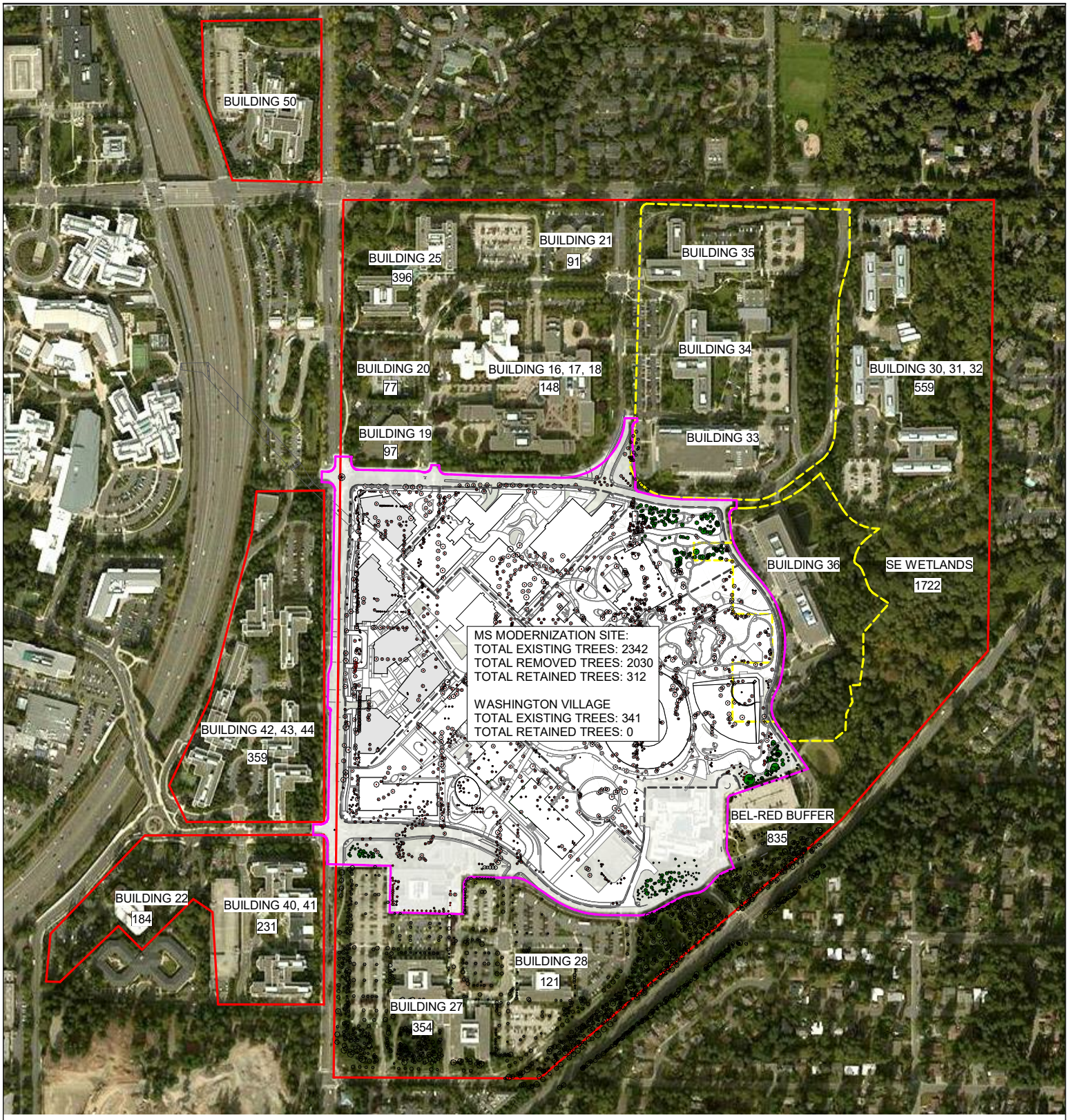
4. **Notice of Hearing Examiner Appeal Hearing:**
   Sent to: Applicant and Parties of Record
   Posted: No posting on site

5. **Hearing Examiner Appeal Hearing Held:**
   Who can participate? The appellant, the applicant and the City shall be designated parties to the appeal. Each party may participate in the appeal hearing by presenting testimony or calling witnesses to present testimony. Interested persons, groups, associations, or other entities who have not appealed may participate only if called by one of the parties to present information; provided, that the Examiner may allow non-parties to present relevant testimony if allowed under the Examiner's rules of procedure.

6. **Hearing Examiner issues decision on appeal:**
   When: The decision is issued within 10 days after hearing
   Who receives the decision? Applicant , appellant and anyone who participated in the hearing
   Who can request reconsideration? Any person who participated in the hearing may file a request for reconsideration with the Hearing Examiner within 10 business days of the date of the Hearing Examiner's decision.
   What if a Party of Record requests reconsideration? The Hearing Examiner shall act within 10 days after the filing of the request by either denying the request, issuing a revised decision, or calling for an additional public hearing.
   Can the Hearing Examiner Decision on the appeal be appealed to King County Superior Court? Yes, the decision on the appeal may be appealed within 21 days following the expiration of the reconsideration period. Only the City, project applicant or any person who participated in the appeal hearing may appeal.

TREE PRESERVATION NOTICE

PROJECT NAME: CAMPUS MODERNIZATION



LEGEND

- TREES TO BE RETAINED IN MODERNIZATION SITE
- TREES TO BE RETAINED IN MAIN CAMPUS
- TREES TO BE REMOVED
- 354 NUMBER OF TREES TO BE RETAINED
- MS CAMPUS DA BOUNDARY
- CAMPUS MODERNIZATION SITE BOUNDARY
- VILLAGE BOUNDARY
- DA EXEMPT PROPERTIES
- WASHINGTON VILLAGE

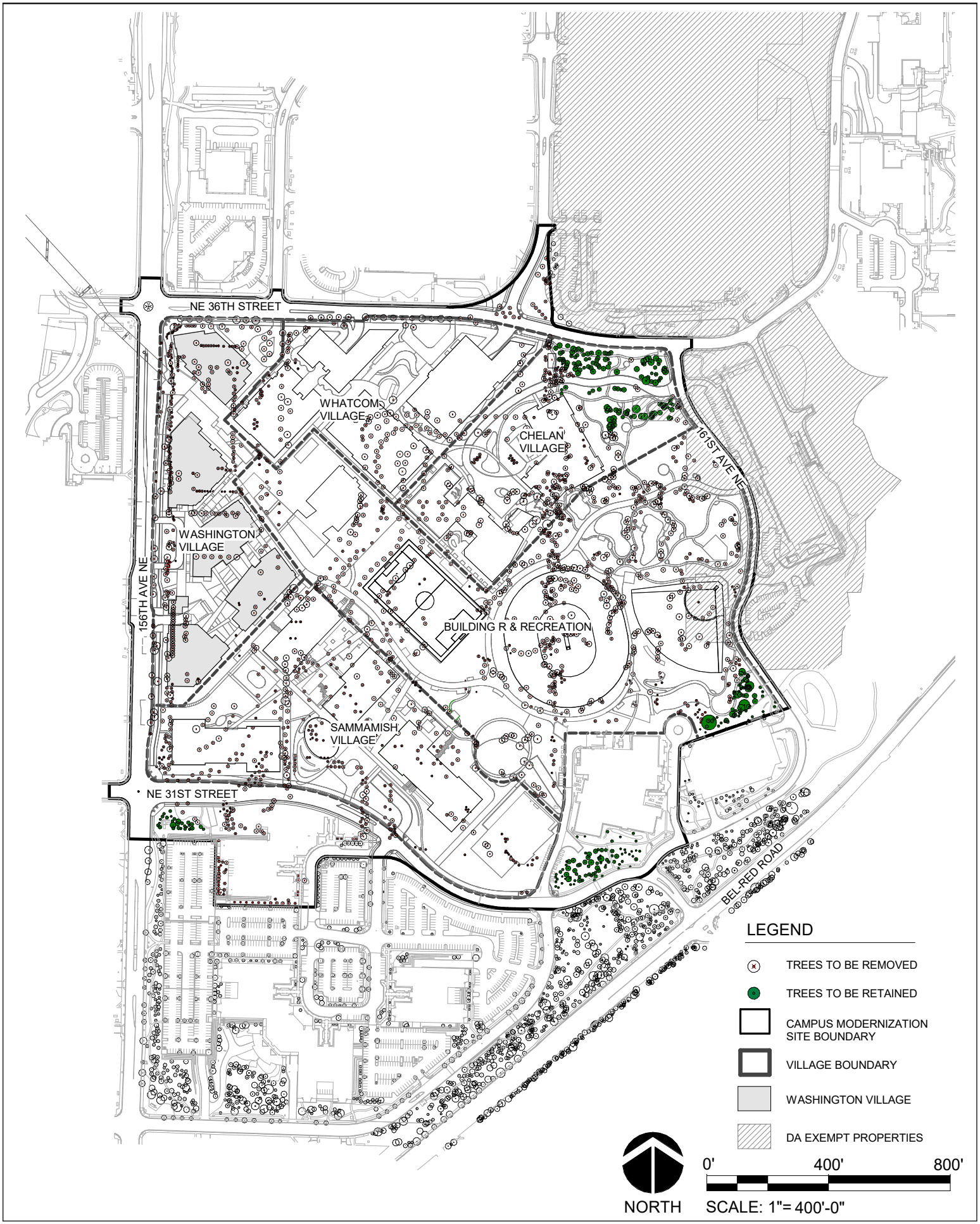
TREES IN DA AREA

TYPE	QTY
TREES TO BE REMOVED	2030
TREES TO BE RETAINED	5046
TOTAL	7076
% RETAINED	71%

NORTH

0' 600' 1200'

SCALE: 1"= 600'-0"

TREE PRESERVATION NOTICE

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