



# City of Redmond Notice of Application

For more information about this project visit [www.redmond.gov/landuseapps](http://www.redmond.gov/landuseapps)

## Project Information

**Project Name:** Modera Overlake

**Application Type:** Site Plan Entitlement PREP

**File Number:** LAND-2018-01083

**Project Description:** A mixed use residential / commercial bldg, containing 2 levels of below grade parking; one level of parking at the lower "at grade" parking garage with amenity, lobby and service areas accessed from NE 21st

**Project Location:** southwest corner of NE 21st and Bel-Red Rd

**Site Address, If Applicable:** 15260 BEL-RED RD

**Size of Subject Area In Acres:** 1.41 Sq.Ft. 0

**Applicant:** John Bartin

**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, Public Works Permits

**Required Studies:**

Noise Study, Parking Analysis, Traffic Study, Tree Health Assessment

**Existing Environmental Documents, relevant to this application:**

Overlake Planned Action Coverage

## Important Dates

**Application & Completeness Date:** July 26, 2019

**Notice of Application Date:** August 21, 2019

**To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to Sept. 11, 2019. If date ends on a weekend or holiday comments are due on the next business day.**

## Regulatory Information

**Zoning:** Overlake

**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.

## City Contact Information

**Project Planner Name:** Scott Reynolds

**Phone Number:** 425-556-2409

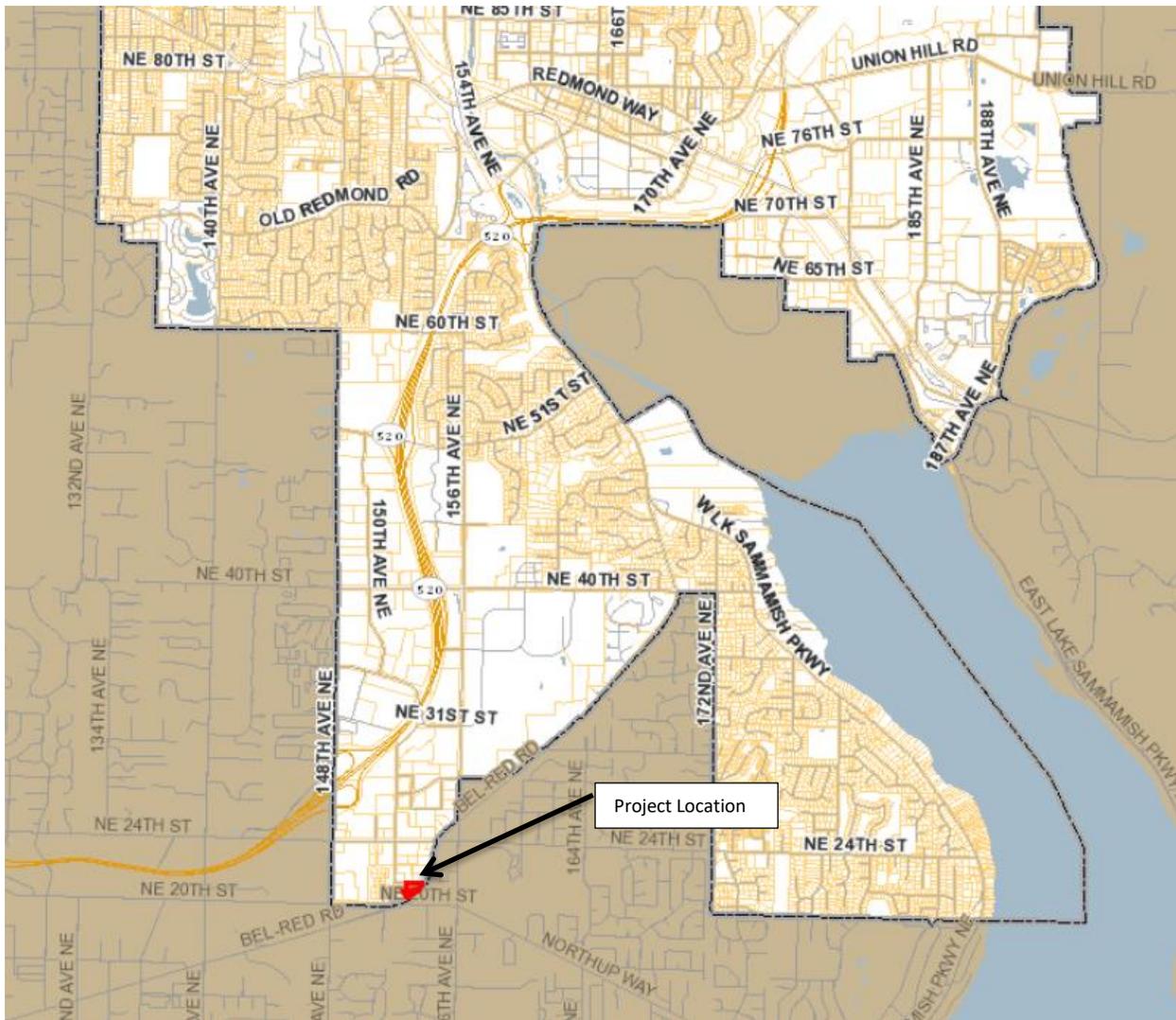
**Email:** sreynolds@redmond.gov



# Vicinity Map

LAND-2018-01083, Modera Overlake

Parcel Number: 2625059049, 2625059044



HOTEL

RESTAURANT

NE 21ST STREET

SITE

CHILD CARE

PROPOSED BUILDING

BEL-RED ROAD

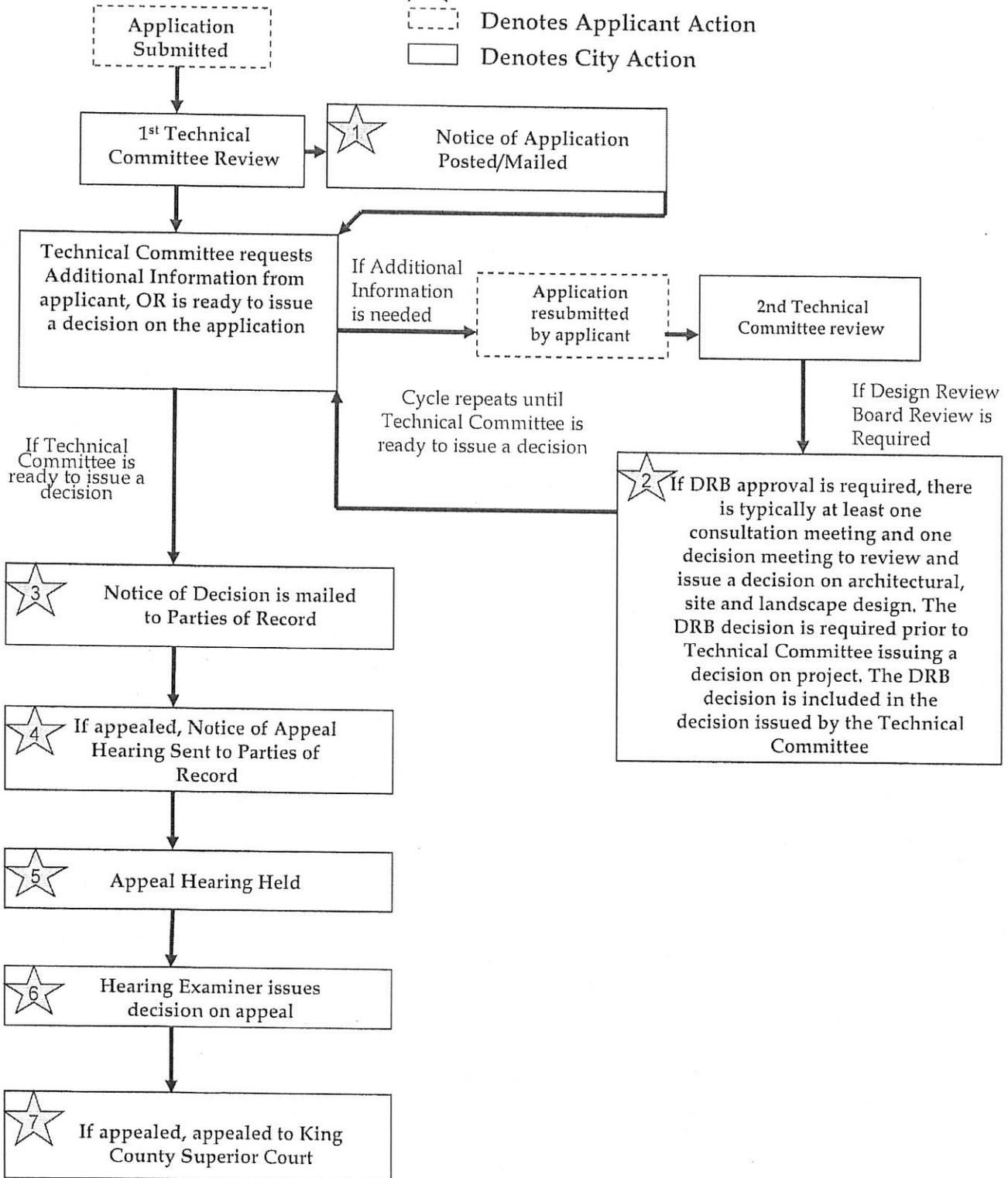
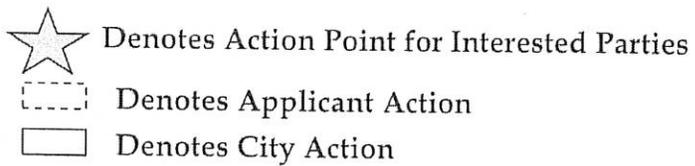
PAWN SHOP



# 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.







# 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 1<sup>st</sup> and 3<sup>rd</sup> 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 14<sup>th</sup> 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.