



Notice of Application Certification of Public Notice

CITY OF REDMOND

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

CERTIFICATE OF MAILING

I hereby certify that to the best of my knowledge a Notice of Application for Proctor Willows File number: LAND-2019-00349 / 351 was sent to the Applicant and to the attached mailing list copy, by first class mail, on or before April 19, 2019.

Name: Gloria Meerscheidt

Date: April 19, 2019

CERTIFICATE OF POSTING

I, the undersigned, certify that on April 19, 2019, I posted copies of the attached Notice of Application at:

- 4 Location(s) on or near the site
- 1 City Hall
- 1 Library

Name: Amy Tarce

Date: April 19, 2019

ADM II LLC
12506 135TH AVE NE
KIRKLAND, WA, 98034

BUCHAN BROS INVESTMENT PROP
13609 NE 126TH PL
KIRKLAND, WA, 98034

BUCHAN BROS INVESTMENT PROP
13633 NE 126TH PL
KIRKLAND, WA, 98034

BUCHAN BROS INVESTMENT PROP
13621 NE 126TH PL
KIRKLAND, WA, 98034

CASPIAN HOLDINGS LLC
12210 WILLOWS RD NE
REDMOND, WA, 98052

COPPER LEAF LLC
12195 WILLOWS RD NE
REDMOND, WA, 98052

HALVORSON ELLING B
12515 WILLOWS RD NE
KIRKLAND, WA, 98034

ICOM AMERICA INC
12421 WILLOWS RD NE
KIRKLAND, WA, 98034

KING COUNTY
Karen Wolf
401 5th Ave Ste 810; MS: CNK-EX-0810
SEATTLE, WA, 98104

KING COUNTY-WASTE WATER
201 S Jackson St, Suite 500
SEATTLE, WA, 98104

KING COUNTY PARKS
201 S Jackson St, Suite 700
SEATTLE, WA, 98104

LOYAL STEWARDS LLC
12530 135TH AVE NE
KIRKLAND, WA, 98034

MAGOON ENTERPRISES L L C
12341 134TH CT NE
REDMOND, WA, 98052

MAGOON ENTERPRISES L L C
12310 NE 124TH ST
REDMOND, WA, 98052

MARATHON PROPERTIES INC
12545 135TH AVE NE
KIRKLAND, WA, 98034

MONEY SAVER TOTEM LK ASSOC
12707 141ST AVE NE
KIRKLAND, WA, 98034

NABTESCO AEROSPACE INC
12413 WILLOWS RD NE
KIRKLAND, WA, 98034

PHYSIO-CONTROL INC
11811 WILLOWS RD NE
REDMOND, WA, 98052

REEZ PROPERTIES INC
12034 134TH CT NE
REDMOND, WA, 98052

REEZ PROPERTIES INC
12208 134TH CT NE
REDMOND, WA, 98052

TJOSSEM & BOCK LLC
13400 NE 124TH ST
KIRKLAND, WA, 98034

VANDALAY PROPERTIES LLC
12226 134TH CT NE
REDMOND, WA, 98052

WASHINGTON TRUST BANK
14020 NE 124TH ST
REDMOND, WA, 98052

CITY OF KIRKLAND
Eric Shields
123 5th Ave
KIRKLAND, WA, 98033

PUGET SOUND ENERGY
Bradley Strauch
PO Box 97034, PSE-09N
Bellevue, WA, 98009-9734

PHYSIO FOUNDATION
BRIAN WEBSTER
11811 WILLOWS RD NE ATTN: LEGAL DEPT
REDMOND, WA, 98052

PHYSIO-CONTROL DEVELOPMENT CO LLC
PETER SPRING
11811 WILLOWS ROAD NE
REDMOND, WA, 98052

REEZ HOLDINGS INC
JOHN REECE
12034 134TH CT NE STE 101
REDMOND, WA, 98052

IVY CORP
STEVE KNOX
12034 134TH CT NE STE 103
REDMOND, WA, 98052

WIRELESS DATA SERVICES NORTH AMERICA
DAVID FJOULKES-JONES
12034 134TH CT NE STE 301
REDMOND, WA, 98052

REDAPT INC
RICK CANTU
12226 134TH CT NE BLDG D
REDMOND, WA, 98052

EASTSIDE BRIDGE CENTER
STAN ROBERTS
12310 134TH CT NE #B
REDMOND, WA, 98052

SPORTHAUS SCHMETZER INC
WALTER SCHMETZER
12312 134TH CT NE BLDG. B
REDMOND, WA, 98052

KEEP IT EASY LLC
ANTHONY BOWKER
12326 134TH CT NE
REDMOND, WA, 98052

NORTHWEST FLUID SOLUTIONS INC
BRUCE HEDLUND
12328 134TH CT NE
REDMOND, WA, 98052

SPRINT SPECTRUM EQUIPMENT CO
JEAN BERKA
6500 SPRINT PKWY HL-5ATTX
OVERLAND PARK, KS, 66251

CONSOLIDATED FOOD MANAGEMENT
FRANK LOWE
7429 SE 27TH ST
MERCER ISLAND, WA, 98040

ZETRON, INC.
JOHN REECE
PO BOX 97004
REDMOND, WA, 98073-9704

PHYSIO-CONTROL INC
GARY L ELLIS
PO BOX 97006
REDMOND, WA, 98073-9706

FASTENAL COMPANY
ROBERT KIERLIN
PO BOX 978
WINONA, MN, 55987

ONE REDMOND
Bart Phillips
8383 158th Ave NE, Ste 225
Redmond, WA, 98052

Ken Easley
28413 NE 52nd St
Carnation, WA, 98014

Jennifer Kusakabe
12034 134th Ct NE
Redmond, WA, 98052

John Duncan
9902 159th Pl NE
Redmond, WA, 98052

TiCareno Associates Architecture +
Urban Design
Scott Glazebrook
1200 Sixth Ave, Suite 605
Seattle WA, 98101

CBRE
Dean Johnson
1480 185th Ave NE
Bellevue WA, 98008

Gina Clark
335 116th Ave NE
Bellevue WA, 98008

McCullough Hill Leary
Courtney Flora
701 5th Ave Ste 6600
Seattle WA, 98115

Scott Biethan
17017 NE 98th Ct
Redmond WA, 98012

McCullough Hill Leary
Courtney Kalor
701 5th Ave Ste 6600
Seattle WA, 98115

Quadrant
Bonnie Geers
No address provided

Aerojet
Ken Young
No address provided

KPFF
Jeremy Febus
No address provided

Transpo
Kevin Jones
No address provided

Columbia Pacific Advisors
Mitch Johnson
No address provided

Craig Krueger
No address provided

BP
Joe Stone
No address provided

BP
Kimberly Bragg
No address provided

Physio-Control
Greg Shelton
No address provided

OLYMPIC PIPELINE
No address provided

OLYMPIC PIPELINE
Michele Burbatt
No address provided



Date: April 19, 2019

SUBJECT: Proctor Willows

Dear City of Redmond Property Owner:

The City of Redmond has received an application to develop land that is within 500' of your property. Since the proposal is close to your property and the proposal might affect you, your property, or your neighborhood, the City is sending you this letter and the enclosed materials for you to review. With this letter, you will find the following:

1. A vicinity map showing the proposal's location.
2. A public notice describing the proposal, and the methods and deadlines for you to provide comments to City staff.
3. A preliminary site layout illustrating the proposal's design.
4. A process flow chart illustrating where, when, and how you can submit comments.
5. A preliminary tree preservation plan (only if tree removal is proposed).

The City invites you to comment on this proposal. You may submit your written comments to the City (see the enclosed public notice for contact information). Comments may be mailed, e-mailed, or faxed. If you wish to be informed of future actions or would like to become a party of record on this proposal you must provide your name and mailing address to the project planner.

You should feel free to share this with neighbors. Some neighbors may not have received this packet. People not receiving notices are often those neighbors who recently purchased their property or whose property is over 500' from the proposal. Although not officially notified, these neighbors may provide comments also. To receive future notices, they may also request to be a "party of record". To become a party of record an interested person should call, write, or e-mail the contact person, and request to be a party of record.

The City of Redmond looks forward to receiving your comments or answering your questions. Finally, on behalf of the City, I thank you for your interest and participation in your community, the City of Redmond.

Sincerely,

Erika Vandenbrande
Director of Planning and Community Development



City of Redmond Notice of Application

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

Project Information

Application Type: Consolidated Review
LAND-2019-00349, Master Planned Development V
LAND-2019-00351, Development Agreement

Project Name: Proctor Willows

Project Description: Master Plan and Development Agreement for a Mixed Use community in the NW Design District

Project Location:

Site Address, If Applicable: 12241 WILLOWS RD NE

Size of Subject Area in Acres: 15.38 Sq.Ft. 0

Applicant: Erik Enstrom

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:
Building Permits, Site Plan Entitlement, Subdivision

Required Studies:

Geologic Hazard Report, Stormwater Report, Stream Reconnaissance Report, Traffic Study, Tree Health Assessment, Wetland Report, Wildlife Report

Existing Environmental Documents, relevant to this application:

SEPA Checklist

Important Dates

Application & Completeness Date: April 18, 2019

Notice of Application Date: April 19, 2019

To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to May 10, 2019. If date ends on a weekend or holiday comments are due on the next business day.

Regulatory Information

Zoning: NW Design District

Comprehensive Plan Designation: Design District

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.

City Contact Information

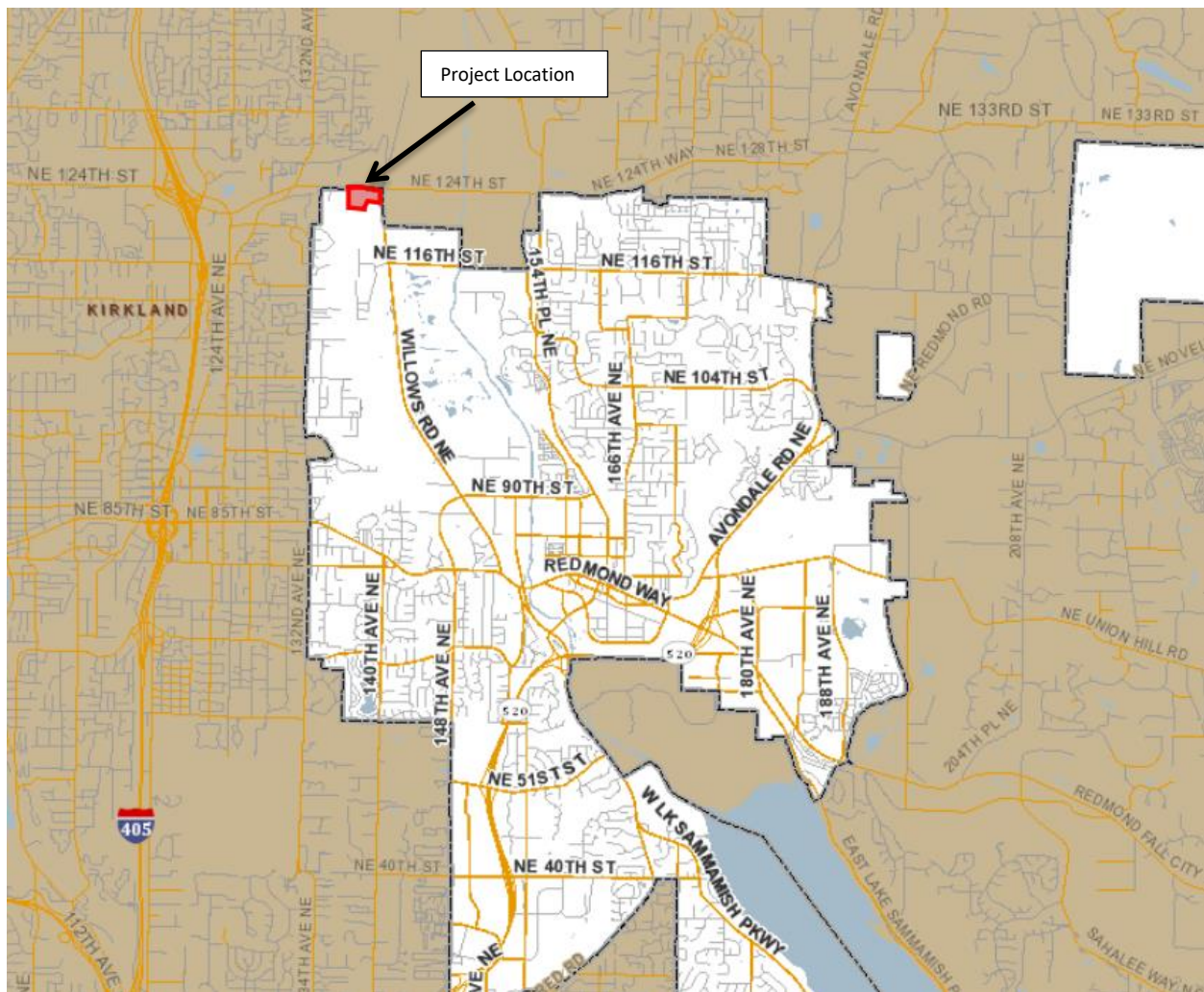
Project Planner Name: Amy Tarce

Phone Number: 425-556-2938

Email: atarce@redmond.gov

Public Comment Form

Parcel Number(s): 2726059026 & 2726059024



Proctor Willows Master Plan

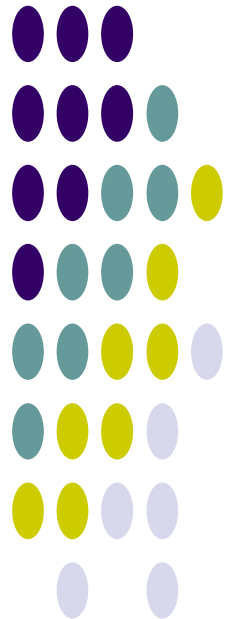
2/7/2019

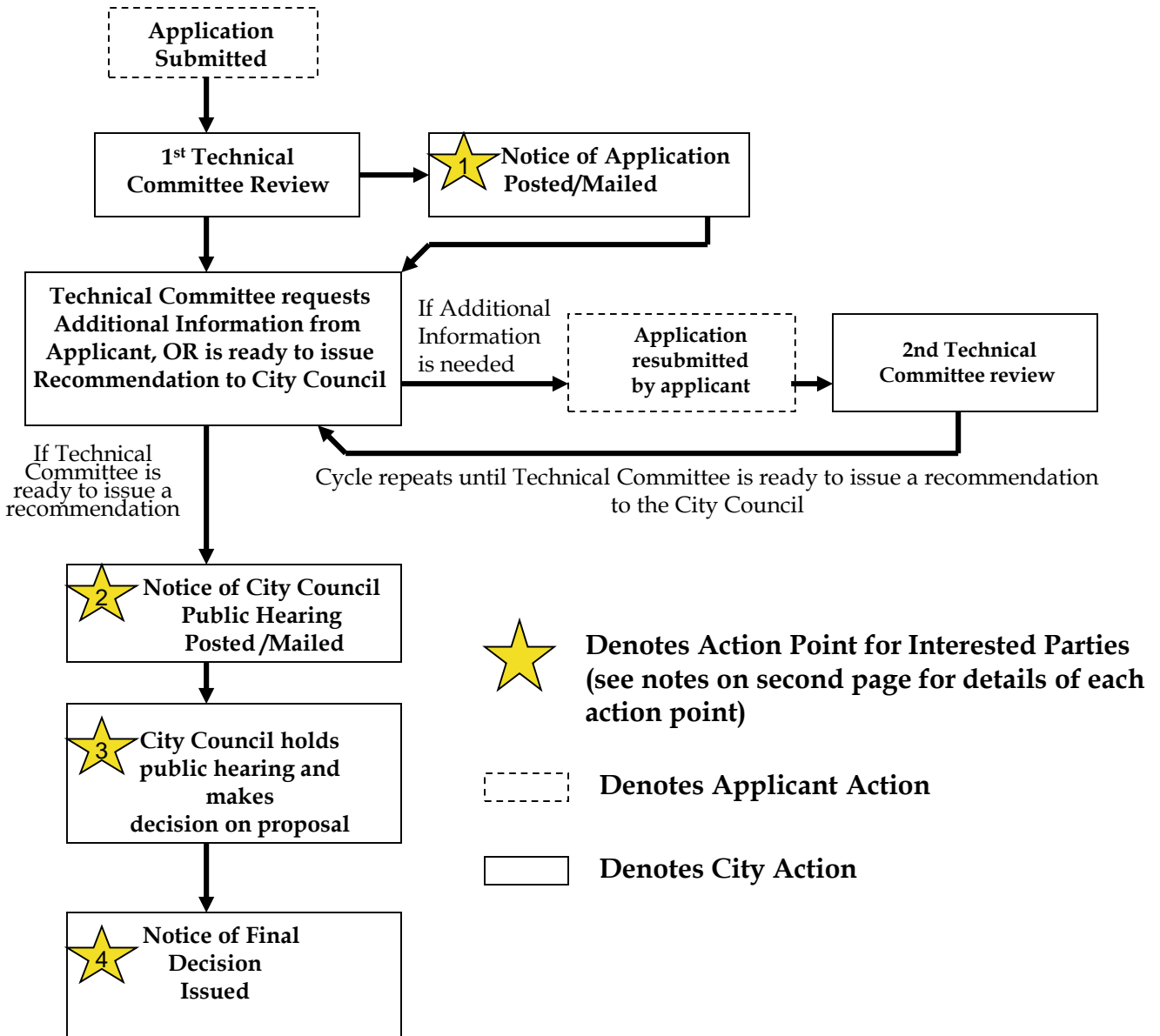


Process Flow Chart for: Type V

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.).



TREES TO BE REMOVED

TREES TO BE REMOVED

TREES TO REMAIN

TREE RETENTION LEGEND

SYMBOL	DESCRIPTION
	NON-SIGNIFICANT TREES TO REMAIN
	SIGNIFICANT TREES TO REMAIN
	LANDMARK TREES TO REMAIN
	EXISTING TREES TO BE REMOVED
	NON-VIABLE TREES IN WETLAND AND BUFFER TO REMAIN

TREE RETENTION CALCULATIONS:

SIGNIFICANT TREES	TOTAL	RETAINED	% RETAINED
REQUIRED	294	103	35%
PROPOSED		132	45%

SCALE: 1"=30'-0"

