

May 13, 2015

Lisa Singer
City of Redmond
15670 NE 85th Street
MS: 1NPW
Redmond, WA 98073-9710

SUBJECT: Notice of Decision for: LAND-2015-00684 Anderson/Redmond City Park
(Couplet Conversion Project)
Location: 7802 168th Avenue NE, Redmond, WA 98052

Dear Ms. Singer:

The City of Redmond Technical Committee and the Landmark Commission have reviewed and approved your proposal. The approval is for the proposal as submitted on the Certificate of Appropriateness application, with conditions described in *Attachment A* added by the Landmark Commission and Technical Committee.

Approval of this application shall expire one year from the date of this letter unless significant action proposed in the application has physically commenced and remains in progress. The approval may be extended on a yearly basis by the Technical Committee upon showing proper justification which consists of one or more of the following conditions: 1) economic hardship; 2) change of ownership; 3) unanticipated construction and/or site design problems; or 4) other circumstances beyond the control of the applicant as determined acceptable by the Technical Committee. Once the approval period and any extensions have expired this approval shall terminate and the application shall be void and deemed withdrawn. Compliance with future City of Redmond codes, policies, or standards relative to this proposal shall not be waived by this approval. This approval will not be extended unless a request for extension is submitted to the Technical Committee and is approved. The request for extension must be submitted at least 30 days prior to the expiration date.

Decisions of the Technical Committee and the Landmark Commission may be appealed to the Hearing Examiner pursuant to the Redmond Zoning Code by filing an appeal with the Planning Department within 14 calendar days of the date of this letter. Appeal forms are available at the Development Services Center or online at www.redmond.gov. A complete appeal form must be submitted on or before the last day of the appeal period. If you have any questions, please contact Kimberly Dietz, Senior Planner, at (425) 556-2415.

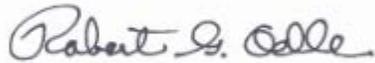
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We are available to meet with you to explain the conditions of approval for your project, the next steps you must fulfill to obtain civil and landscape construction drawing approval, and our building permit process. Please contact the planner above to set up an appointment with the Technical Committee.

Sincerely,

A handwritten signature in black ink that reads "Robert G. Odle". The signature is written in a cursive style and is contained within a light gray rectangular box.

Robert G. Odle
Director
*Department of Planning and
Community Development*

Linda E. De Boldt, P.E.
Director
Department of Public Works

Attachment A: Approval Conditions

APPROVAL CONDITIONS

REDMOND LANDMARK COMMISSION

Chair: Thomas K. Hitzroth

Meeting Date: April 16, 2015

- Condition 1: Plaza design north of Redmond Way, at the Park's frontage, shall reflect the history and historic character of Anderson Park, with allowance for innovative materials that provide interpretation of history and are complementary to the property's historic structures.
- Condition 2: An approved historic mason shall be sought through consultation with the King County Office of Historic Preservation and the Washington Department of Archaeology and Historic Preservation.
- Condition 3: All work performed adjacent to the rock wall and/or creating impacts that have the ability to damage the rock wall shall be done in accordance with the project scope that is developed through the guidance of an approved historic mason.
- Condition 4: Sidewalks and plazas established adjacent to the rock wall shall be designed and constructed through guidance provided by the approved historic mason to ensure long-lasting integrity of the wall's structure and character.
- Condition 5: Modifications shall demonstrate enhanced ADA conditions in comparison to current conditions.
- Condition 6: Per recommendations to be provided by the approved historic mason, the project scope shall include a contractors' action plan for working with the City's Historic Preservation Officer, for historic resource monitoring, and for mitigation regarding accidental damage.