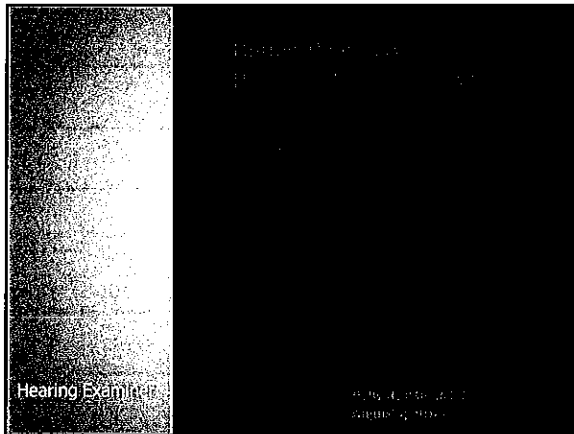
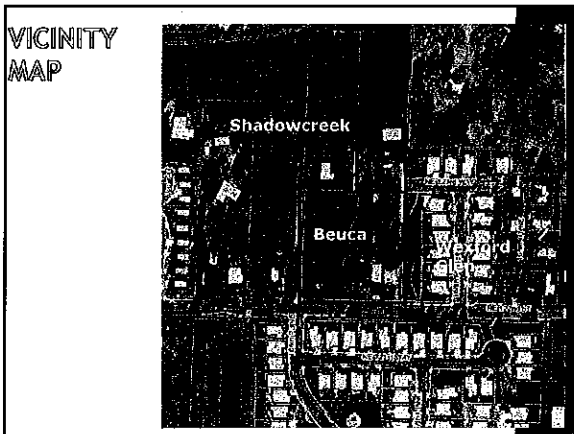


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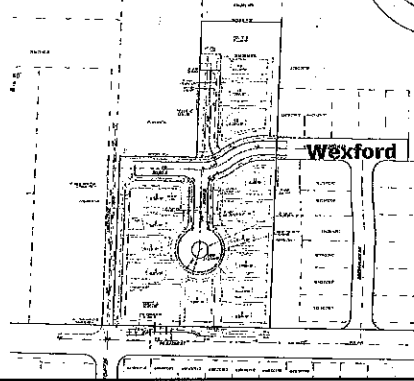
PROPERTY DESCRIPTION

- Property zoned R-4
- North Redmond Neighborhood
- No on-site Critical Areas

PROPOSAL

- Subdivide 3.59 acres into 14 single family lots and 15 U
- Using Green Infrastructure Incentive program to reduce lot size by 15% (7000 to 5,950)
- Average lot size proposed is 6633
- Utilizing EPA Water Sense to achieve bonus
- No on-site critical areas
- Shared access with Shadow Creek - construction of roadway by Shadow Creek
- Neighborhood Meeting held on December 12, 2012
- Affordable Unit from Federspiel to be constructed as part of Beuca

SITE PLAN



TREE IDENTIFICATION

Tree Type	Removed	Retained	Total
Land mark	15	0	15
Significant	79 (52%)	58 (38%)	137 (100%)
Total	94 (62%)	58 (38%)	152 (100%)
Replacement Trees			124

PROCEDURAL SUMMARY

- Completeness
 - 05/06/2014 - Letter of completeness issued and vested date
- The Notice of Application
 - 05/29/2014 - Comment period begins
 - 06/19/2014 - Comment period ends
- SEPA (Exempt)
 - Exempt 197-11-800(1)(d)
 - Minor New Construction - Flexible thresholds
- Neighborhood Meetings
 - 12/12/2012
- The Notice of Public Hearing
 - 07/14/2014 - Issued

VESTING

- Project submitted on 09/05/2013
- Project vested on 09/05/2013
- Betzoff Jones Preliminary Plat also required to comply with North Redmond Wedge Neighborhood Regulations; effective on 11/18/2006 – Ordinance 2308

PLAT - DECISION CRITERIA

- Conformance with the goals, policies and plans in the Redmond Comprehensive Plan.
 - Meets the goals and policies of the Comprehensive Plan
 - City-wide policies
 - Neighborhood specific policies for North Redmond
- Site Requirements for the residential zone
 - Base density allows 14 units – 17 with bonuses
 - Proposed density is 14 lots and 15 dwelling units
- Submittal requirements
 - Meets the submittal requirements on file and deemed complete on 05/06/2014
- Providing housing types that effectively serve the affordable housing needs of the community.
 - Project meets this criteria – 10% or 1 affordable units are provided and 1 unit is Federally assisted
- Streets and Sidewalks. The proposed street system conforms to the City of Redmond Arterial Street Plan and Neighborhood Street Plans, and is laid out in such a manner as to provide for the safe, orderly and efficient circulation of traffic.
 - Five foot sidewalks to be provided along the new local streets
 - Sidewalks along NE 122nd Street

**PLAT - DECISION CRITERIA
(CONTINUED)**

- The proposed preliminary subdivision will be adequately served with City approved water and sewer, and other utilities appropriate to the nature of the short subdivision
 - Adequate public facilities – streets, fire protection, utilities and pedestrian access
 - New stormwater detention facility proposed
- The proposed preliminary subdivision will be adequately served with parks, recreation and playgrounds appropriate to the nature of the short subdivision
 - Informal recreational opportunities available throughout the site
 - Minimum open space required is 20%
 - Proposal provides 24% in open space with preservation of trees within a Native Growth Protection easement
 - Provision of recreational amenities – picnic tables, park benches & play equipment within other space tracts
- The proposed preliminary subdivision will be adequately served with City approved schools and school grounds appropriate to the nature of the short subdivision.
 - The proposed plat has been conditioned to pay school impact fees upon issuance of building permit for each single-family lot.
- The proposed preliminary subdivision will be adequately served with City approved sidewalks and safe walking conditions for students who walk to and from school appropriate to the nature of the short subdivision.
 - There are streetscape improvements which provide a safe walking route from the development to students who walk to and from school

**PLAT - DECISION CRITERIA
(CONTINUED)**

- The layout of lots, and their size and dimensions take into account topography and vegetation on the site in order that buildings may be reasonably sited, and that least disruption of the site, topography and vegetation will result from development of the lots.
 - Development has been clustered to preserve trees
- Identified hazards and limitations to development have been considered in the design of streets and lot layout to assure street and building sites are on geologically stable soil considering the stress and loads to which the soil may be subjected.
 - Proposal makes provision for considerations of hazards and limitations

**NORTH REDMOND NEIGHBORHOOD
REGULATIONS**

Neighborhood: North Redmond				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
Arterial setbacks				X
Building Height				X
Low Impact Development				X
Tree Preservation			X	
Vegetation for Common Areas			X	
Street Trees			X	
Vegetated Treatments			X	
Access to Wedge Subareas			N/A	
Multiple Housing			N/A	
Applicability: Proposal includes two unit attached dwelling units.		X		
Density		X		
Minimum lot size and lot division		X		
Design		X		
Affordable housing exception			X	
Location Criteria		X		

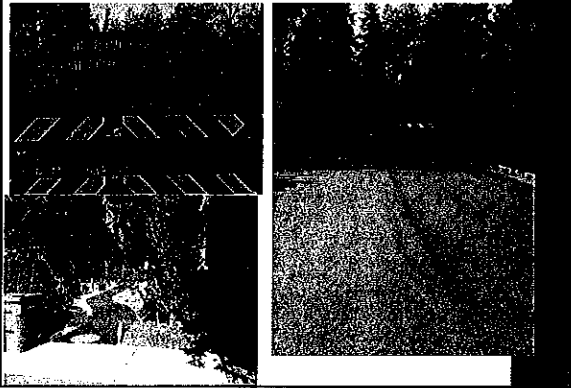
NEIGHBORHOOD CONCERNS

The City is requiring the completion of the street connection from Beuca to Wexford subdivision (located east of Beuca)

City's reasons for requiring the connection

- City's Vision of Redmond - two vibrant urban centers... and connected neighborhoods
- Connecting neighborhoods is a primary goal of new street design in Redmond
- Comprehensive Plan Policies (Attachment 21)
 - Ensure that as new development occurs on a property of configuration of adjacent properties, developer plans, designs and implements linkages, as shown on the North Redmond Circulation and North Redmond Supplemental Connections Map, in order to promote connections to school, recreation and other developments. Accommodate a variety of motorized and non-motorized travel in the neighborhood. Allow for flexibility in the general location and alignment of connections while utilizing mitigation techniques to accommodate increased traffic, reduce impacts to current residents, and provide enhanced safety measures.
- Transportation Master Plan policies (Attachment 21)
 - Increase Neighborhood connections
 - City's dashboard on connectivity
- North Redmond Supplemental Connections Map (Attachment 24)
- Condition of Wexford PRD approval "Vehicular access for all of the new homes to be constructed will be from the internal street system that connects to 122nd Street. A third vehicular access point has also been created for future development of the properties to the west of the Wexford Glen site."

STREET CONNECTION SIGN



CONDITIONS OF APPROVAL

- Staff recommends approval subject to conditions of approval contained in the Technical Committee Report.

