



# Memo

**To:** Ms. Sharon Rice, Hearing Examiner  
**From:** Ben Sticka, Planner  
**cc:** Steven Fischer, Planning Manager  
**Date:** December 8, 2015  
**Re:** (LAND-2015-00876) - 166<sup>th</sup> Avenue Townhomes Preliminary Plat clarification

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Good afternoon. Please find the revised text for the 166<sup>th</sup> Avenue Townhomes Preliminary Plat (LAND-2015-00876). The revision to the Technical Committee report to Hearing Examiner is found on page 11. The revision is redlined below. Please let me know if you have any additional questions or need any further clarification? Thank you.

## AMENDED TECHNICAL COMMITTEE REPORT

166<sup>th</sup> Avenue Townhomes (LAND-2015-00489, LAND-2015-00876 and SEPA-2015-01798)  
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<b>HO-15 Ensure that new development is consistent with citywide and applicable neighborhood goals and policies, including but not limited to sustainable site standards, landscaping requirements, building design guidelines and affordability.</b>	<i>The Applicant's proposal meets all applicable zoning code requirements including but not limited to, landscaping, site standards, affordable housing and environmental policies as outlined within this report.</i>
<b>LU-6 Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.</b>	<i>The proposed project is located on a 0.60 acre site that currently has a multi-family apartment building on it. The proposed project will adhere to all East Hill zoning regulations. Additionally, the project is framed on all sides by a combination of right-of-way, R-20, R-4 and East Hill zoning designations.</i>
<b>LU-3 Allow new development only where adequate public facilities and services can be provided.</b>	<i>The proposed project has access to all necessary public facilities and <del>will be constructing a storm retention vault on site.</del></i>
<b>LU-28 Promote attractive, friendly, safe, quiet and diverse residential neighborhoods throughout the city, including low- and moderate density single-family to high-density residential neighborhoods.</b>	<i>The Applicant has proposed a townhome development that will adhere to all applicable zoning code policies and make available affordable housing to the community.</i>

[storm water runoff from the proposed project including roadways, sidewalks, driveways, roofs and yards will be collected and conveyed in a system of catch basins and pipes to the City's existing drainage system at the intersection of NE 85th Street and 166th Ave NE.]

1. The proposal conforms to the site requirements set forth in RZC 21.08.170(B) (Residential Zone Summaries).

**Response:** The proposal conforms to the site requirements set forth in RZC 21.08.170(B). See Section III of this report.

2. The proposal conforms to the requirements of this section and those set forth in RZC 21.74, RZC 21.76, and submittal requirements on file in the Planning Department.

**Response:** The proposal conforms to the applicable subdivision regulations and procedures (RZC 21.74.030(B) and 21.76.050). The subdivision application was deemed complete on September 2<sup>nd</sup>, 2015 and fulfilled all applicable submittal requirements on file with the Planning Department at the time of submittal.

3. 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.

**Response:** The proposal conforms to the Downtown Mixed Use Plan within the Comprehensive Plan. The site will be accessed from NE 85<sup>th</sup> Street, which is the street south of the proposed development. The Traffic Study indicates the