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HEARING EXAMINER
EX FILE #

166th AVENUE TOWNHOMES
HEARING EXAMINER

LAND-2015-00876 Preliminary Plat

Type III Review

Type III process is a quasi-judicial review
where the decision is made by the
Hearing Examiner

PUBLIC HEARING – HEARING EXAMINER
DECEMBER 7, 2015

Vicinity Map



166th Ave NE
NE 85th St
NE 84th Ct

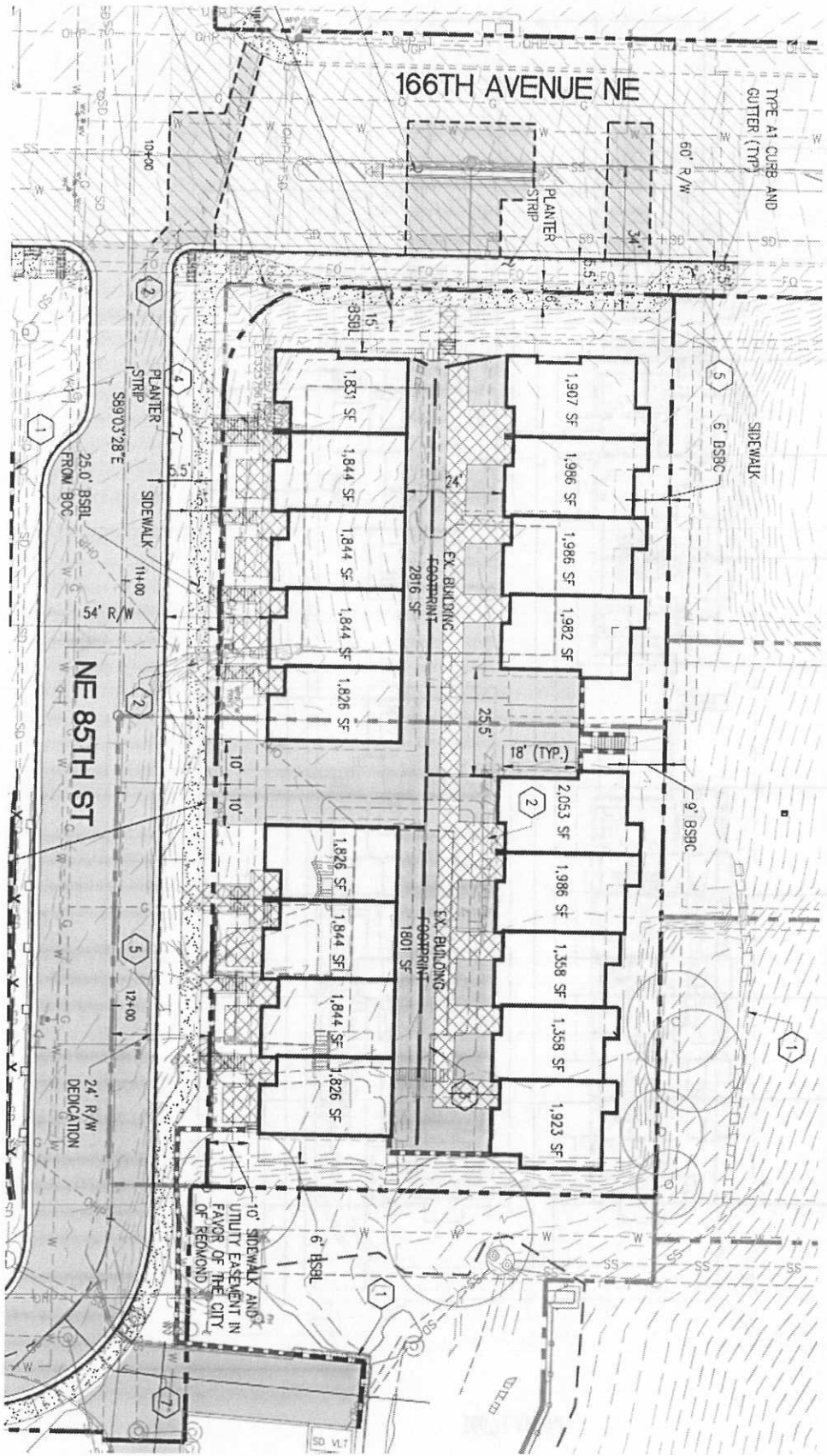
Proposal

- 0.60 ACRE SITE
- EAST HILL ZONE (EH) WITHIN DOWNTOWN NEIGHBORHOOD
- EIGHTEEN TOWNHOMES
- NO CRITICAL AREAS ON-SITE
- TREE RETENTION COMPLIES WITH DOWNTOWN REQUIREMENTS
- SEPA: DNS - DETERMINATION OF NON-SIGNIFICANCE

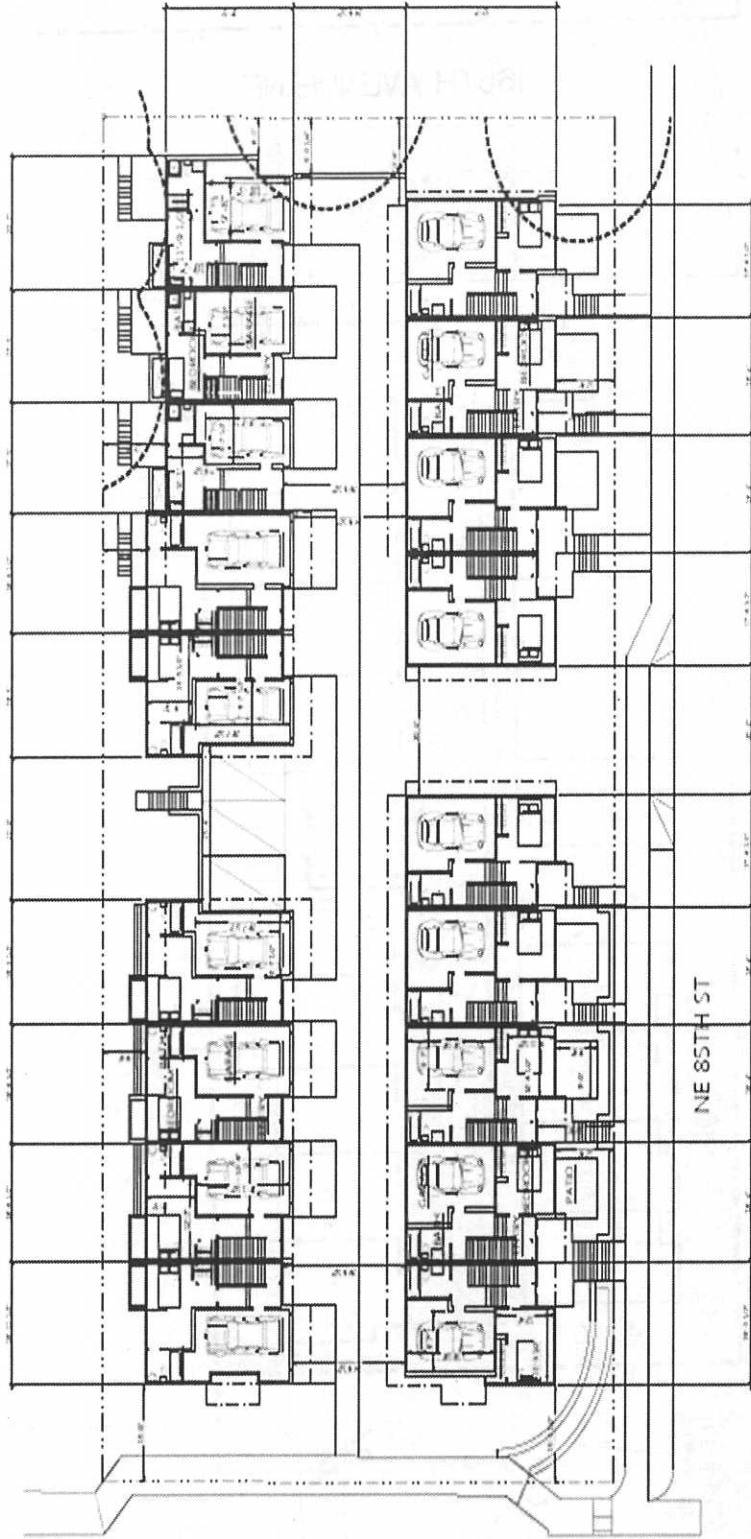
Background

- APPLICATION COMPLETENESS DATE: 9/2/2015
- NOTICE OF APPLICATION: 9/08/15
- NEIGHBORHOOD MEETING: 9/29/15
- SEPA DETERMINATION ISSUED: 10/09/2015
- SEPA APPEAL DEADLINE: 11/06/2015 – NO APPEALS WERE RECEIVED
- NOTICE OF PUBLIC HEARING: 11/10/2015
- PUBLIC HEARING DATE: 12/07/2015

Site Plan



Floor Plan



166TH AVE NE

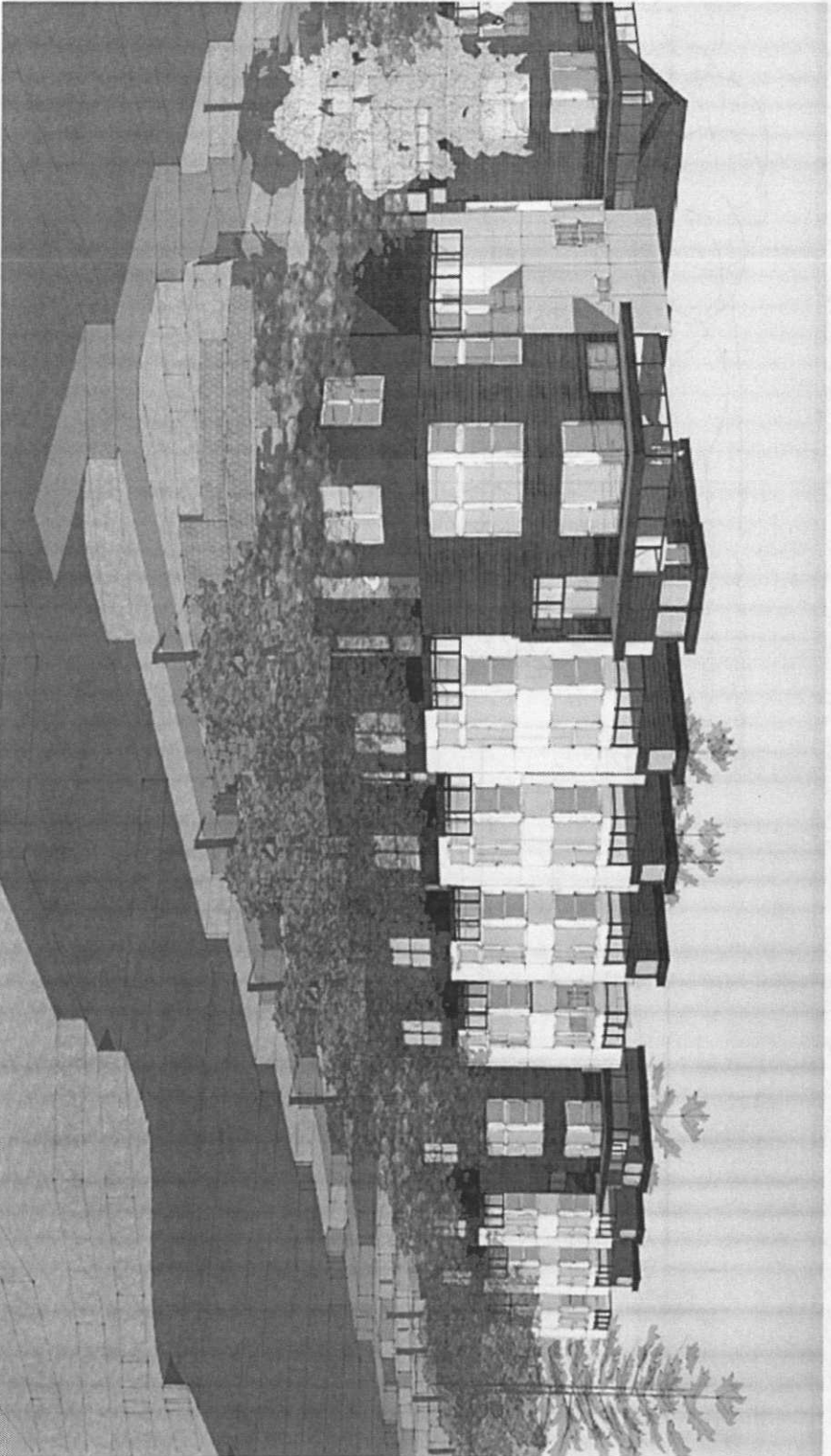
NE 85TH ST

1 First Floor Plan
SCALE: 1"=20'-0"



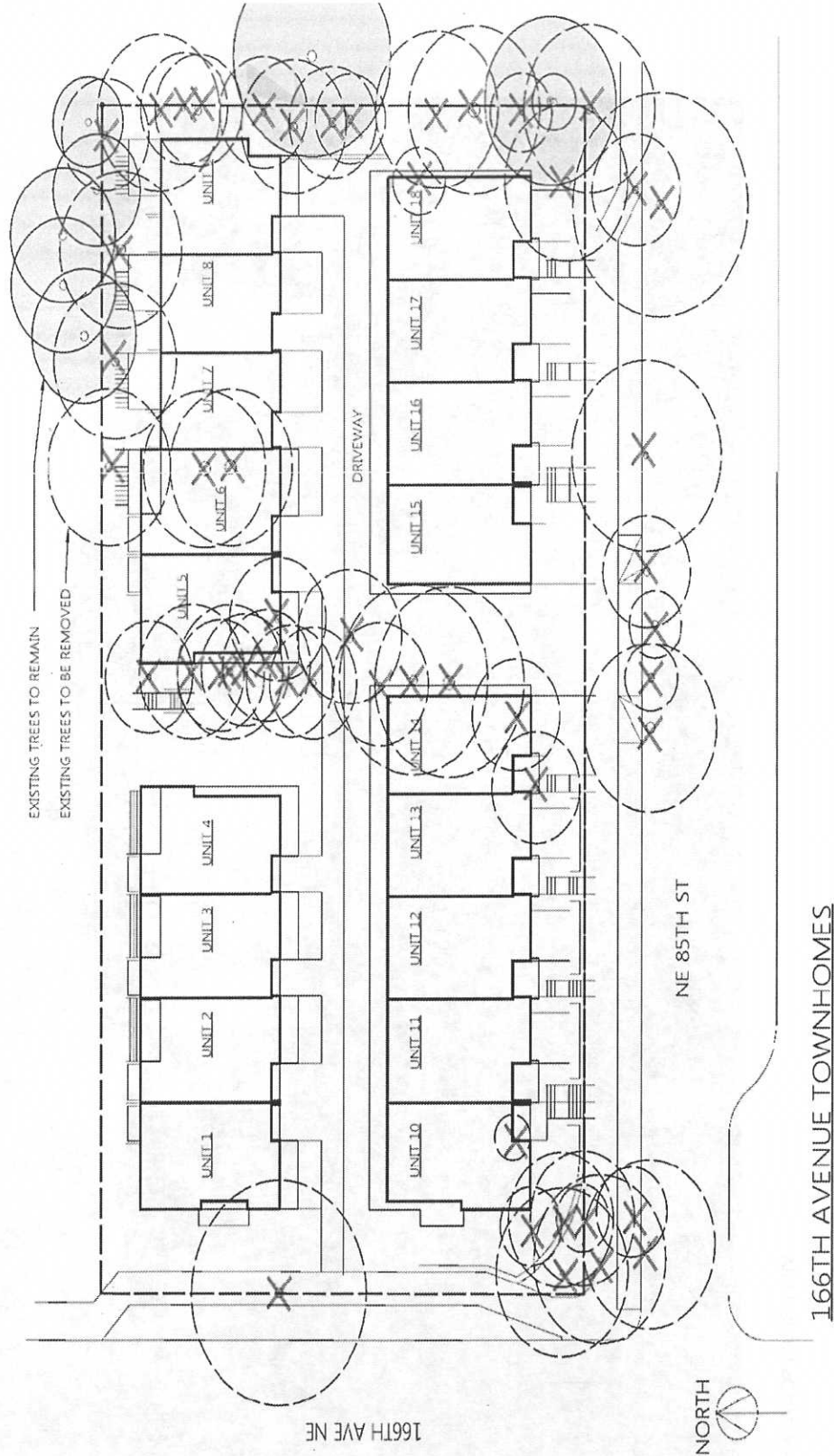
SITE ENTITLEMENT

Elevation/Rendering

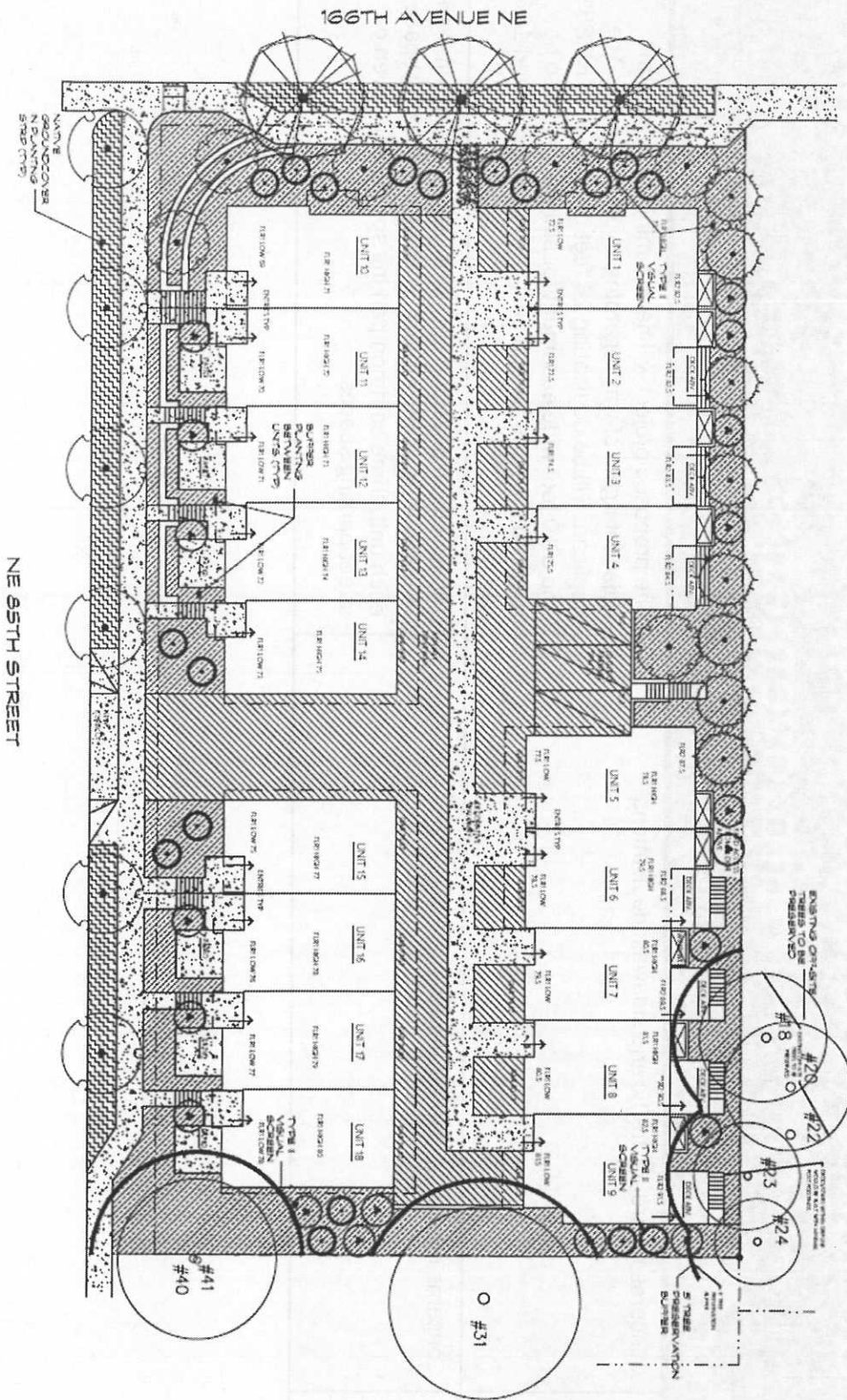


VIEW FROM SOUTHWEST

Tree Retention Plan



Landscape Plan



Neighborhood Comments

Neighborhood Meeting held on 9/29/2015 Comments related to traffic and right-of-way improvements

NOTICE OF APPLICATION COMMENTS:

1.	Concerns regarding traffic and sidewalk dedications	The proposed project will have a minimal impact on adjacent rights-of-way regarding levels of service. The applicant will be dedicating 24 feet of land along NE 85 th St and a 10-foot wide easement for sidewalk will also be required for sidewalk and utility along both 85 th and 166 th Ave NE.
2.	Concerns regarding parking impacts	The proposed development complies with minimum parking requirements as the project provides one parking space for each unit, three common parking spaces and seven off street parking spaces.

Plat Decision Criteria

1. The proposal conforms to the goals, policies and plans set forth in the Redmond Comprehensive Plan.

Response: The 166th Townhomes Subdivision is located within the Downtown Neighborhood, as identified in the Redmond Comprehensive Plan, Map NP-1. The applicable City-wide and Neighborhood specific Comprehensive Plan policies are met by this proposal.

<p>HO-37 Provide incentives and bonuses intended to minimize or eliminate any additional costs to the developer/builder associated with providing housing that is affordable to low- and moderate- income households.</p>	<p>The project proposes a total of 18 townhome units of which two are affordable, therefore complying with affordable housing requirements of 10% of the units to be affordable, or 2 of the 18 units.</p>
<p>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.</p>	<p>The proposal meets all applicable zoning requirements including but not limited to; landscaping, site standards, affordable housing and environmental policies as outlined within the report.</p>
<p>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</p>	<p>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 regulation.</p>
<p>LU-3 Allow new development only where adequate public facilities and services can be provided.</p>	<p>The proposed project has access to all necessary public facilities and public services will be provided as conditioned. Stormwater will be collected and conveyed in a system of catch basins and pipes to the City's existing drainage conveyance system.</p>
<p>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.</p>	<p>The applicant has proposed a townhome development that will adhere to all applicable zoning code policies and make available affordable housing to the community.</p>

Plat Decision Criteria

2. The proposal conforms to the site requirements set forth in RZC 21.10 Downtown Regulations

Response: The proposal conforms to the site requirements set forth in RZC 21.10.100(B). Please see Section III of the subject report.

3. 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, 2015 and fulfilled all applicable submittal requirements on file with Planning Department at the time of the submittal.

Plat Decision Criteria

4. 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 Neighborhood Plan within the Comprehensive Plan. The site will be accessed from NE 85th Street.

5. The proposed preliminary subdivision will be adequately served with City approved water and sewer, and other utilities appropriate to the nature of the subdivision.

Response: The proposed preliminary subdivision will be adequately served with City approved water and sewer facilities, and other appropriate utilities as demonstrated on the approved plan set.

Plat Decision Criteria

6. The proposed preliminary subdivision will be adequately served with parks, recreation and playgrounds appropriate to the nature of the subdivision.

Response: The proposed preliminary subdivision will be adequately served with open space as demonstrated on the approved plan set. The proposal provides a minimum of 200 square feet of open space per unit.

7. The proposed preliminary subdivision will be adequately served with City approved schools and school grounds appropriate to the nature of the subdivision.

Response: 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 subdivision. The sidewalk improvements will provide a safe walking route from the development for students who walk to and from school. The proposed preliminary subdivision will be conditioned to pay school impact fees prior to building permit issues.

Plat Decision Criteria

8. 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 subdivision.

Response: The proposed subdivision will be served by Redmond Elementary (0.4 miles away), Redmond Middle School (0.9 miles away) and Redmond High School (1.6 miles away). Bus transportation is provided to all schools at bus stops between 0.01 and 0.30 miles from the development. A safe walk route is required by the state to schools within one mile of all new developments.

9. The layout of the lots, and their size and dimensions take into account topography and vegetation on-site in order that buildings may be reasonably sited, and that the least disruption of the site, topography and vegetation will result from the development of the lots.

Response: The layout of the lots, and their size and dimensions take into account the topography and vegetation.

Plat Decision Criteria

10. 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.

Response: The Environmental Checklist and the Critical Areas Report provided information related to the hazards and limitation to the development. The subject site is located in Wellhead Protection Zone 1. No other critical areas are associated with the proposed development.

Vesting

- Project submitted complete application on 09/2/15
- Project vested on 9/2/15
- 166th Avenue Townhomes required to comply with all Downtown Neighborhood Regulations

Recommendation

- Staff recommends approval of the Preliminary Plat to the Hearing Examiner as the project complies with requirements of the Redmond Zoning Code, Redmond Comprehensive Plan, Redmond Municipal Code and State Environmental Policy Act subject to the conditions of approval contained in the Technical Committee report.