





### Procedural Summary

- Completeness
  - 06/02/2015 - Letter of completeness issued and vested date
- The Notice of Application
  - 06/16/2015 - Comment period begins
  - 07/07/2015 - Comment period ends
- SEPA - Optional DNS
- The Notice of Public Hearing
  - 07/13/2015 - Issued

### Vesting

- Project submitted on 06/02/2015
- Project vested on 06/02/2015
- Edgewood East also required to comply with North Redmond Neighborhood Regulations

## Neighborhood Comments

- ▶ Neighborhood meeting held on **January 15<sup>th</sup>, 2015**
- ▶ Comments and concerns related to schools being over capacity and traffic congestion.
- ▶ Notice of Application comments:
  - 18 comments received during comment period
  - Comments expressed concern that the affordable housing being placed on a perimeter lot of the site, will devalue adjacent homes and/or slow appreciation. All persons whom submitted public comment requested that the affordable housing units be required to be placed on the interior or rear portion of the proposed development.

## 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 28 units
  - Proposed density is 25 dwelling units
- Submittal requirements
  - Meets the submittal requirements on file and deemed complete on 06/02/2015
- Providing housing types that effectively serve the affordable housing needs of the community.
  - Project meets this criteria – 10% or 2 affordable units are provided
  - Streets and Sidewalks. The proposed street system conforms to the City of Redmond's 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 street 178<sup>th</sup> PINE.
  - Sidewalks to connect to NE 122<sup>nd</sup> Street
  - Duplex will be only units to gain direct access from 122<sup>nd</sup> St

## 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 26%
  - Proposal provides approx. 42% in open space with common open space areas, protected growth tract, individual lot open space and recreational amenities
- 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 permits 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 is currently a safe walk route provided to schools within a one mile radius from the proposed preliminary subdivision.

## 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 the least disruption of the site, topography and vegetation will result from development of the lots.
  - Development has been designed to take into account topography and vegetation and consider least disruption of the site
- 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
  - Stream will remain undisturbed in protected tract

## North Redmond Neighborhood Regulations

Neighborhood: Willows Rose Hill				
Code Citation	RZC 21.08.180	Complies	Complies as conditioned	Applies at Building Permit
Arterial Setbacks		N/A		
Building Height		X		
Low Impact Development		N/A		
Tree Preservation		X		
Vegetation for Common Areas		X		
Street Trees		X		
Vegetated Treatments		X		
Access to Wedge Subarea		N/A		
Multiplex Housing		N/A		
Applicability		N/A		
Density		X		
Minimum lot size and lot division		X		
Design		X		
Affordable housing exception		N/A		
Location Criteria		X		

## Conditions of Approval

Staff recommends approval subject to conditions of approval contained in the Technical Committee Report with modifications as outlined in memo to the Hearing Examiner.