

Neighborhood Meeting Edgewood West Preliminary Plat

To: Interested Parties, Residents and Property Owners

From: Quadrant Homes / Matt Perkins

Subject: Neighborhood Meeting - Edgewood West Preliminary Plat
City of Redmond File No.: LAND-2014-02117

Location of

Proposal: The site is located at the intersection of 172nd Avenue NE @ NE 122nd Street (west site boundary) AND at the intersection of 176th Avenue NE (east site boundary) within the North Redmond Neighborhood of Redmond, Washington.

Date: June 3, 2015

Time: 6:00 – 7:00 PM

Location: Council Conference Room
Redmond City Hall - Lobby
15670 NE 85th Street
Redmond, WA 98052

Re: Subdivide one existing tax parcel, approximately 11.5 acres in size, zoned R-4 (Single Family Urban Residential) into 50 residential lots including 47 single-family lots and 5 required affordable housing units (two 50% market rate duplexes and one cottage unit) on three lots. The Project site has one Category IV Wetland (50 foot buffer) to be retained in a sensitive area tract. No direct wetland impact is proposed. See the attached site plan and Public Notice Tree Preservation plan.

Date of PREP

Application: November 25, 2014

Anticipated Permits: City of Redmond: SEPA Determination, Critical Areas Determination, PREP Process, Preliminary and Final Plat, Clear and Grade, Road and Storm, Building Permits, ROW Use Permit, Road Deviation or Variances (if applicable):
Washington State Dept. of Ecology: NPDES coverage

Existing Environmental

Documents: SEPA Environmental Checklist, Wetland Report, Prel. Geotechnical Report, Critical Aquifer Recharge Area Report, Phase I Environmental Assessment, Pre-Development Hydrologic Modeling Plan, Prel. Stormwater Report.

Quadrant Homes is holding this meeting which will serve as an opportunity for interested parties and nearby property owners to review, comment, and ask questions of the applicant regarding their proposal. This meeting will be held prior to the City of Redmond Technical Committee taking final action on this project. The public may review documents at the City of Redmond and may request/receive notice of and/or attend any public hearings; request a copy of decision once made; and appeal per City of Redmond code/process requirements.

Please contact Quadrant Homes / Matt Perkins at 425.452.0345 if you have any questions.

Neighborhood Meeting Agenda
Edgewood West Preliminary Plat
June 3, 2015 6:00 – 7:00 PM
City of Redmond Council Conference Room

- I. Sign In
 - A sign in sheet is available at the door

- II. Introductions
 - Applicant's Representative – Matt Perkins, Quadrant Homes
 - Engineer – Erik Enstrom, Goldsmith
 - City representative – Sarah Vangas, Project Planner
 - Other Project Consultants - TBD

- III. Description of Proposal
 - Project Overview – location / site plan overview (required roadway connections, lot sizes, Green-Building Incentives, etc.).
 - Single Family detached housing with two duplex units at 50% Market Rate and one cottage unit proposed to meet Affordable Housing requirements.
 - North Redmond Neighborhood requirements – Perimeter landscape buffer, etc.
 - Open space - Development Wide and On- Lot.
 - Stormwater – Vault with StormFilter water quality - connect to City System.
 - Water and Sanitary Sewer – connection to City Systems (public).
 - Class III Wetland – retained in separate sensitive area tract. No impacts to wetland. Buffer reduction and buffer averaging (425 square feet) proposed.
 - Tree Preservation – 35% Significant Tree Retention as required by City Code.
 - Visuals including an aerial, proposed site and tree retention plan and vicinity map.

- IV. Questions and Answers Period

- V. Meeting Conclusion and Information on next steps in the Preliminary Plat process