

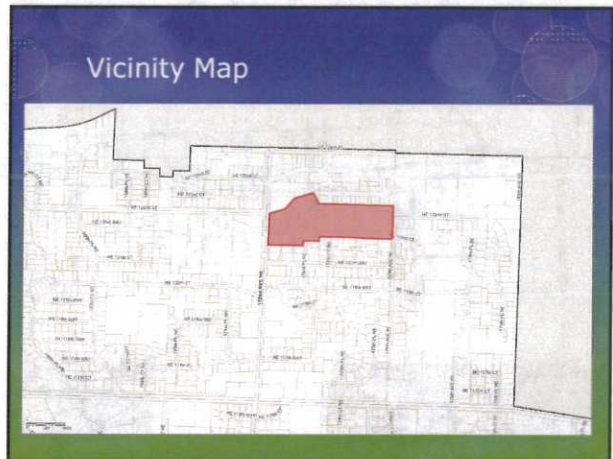
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CITY OF REDMOND
AUG 03 2015
HEARING EX 4 FILE LAND

2014-02117

Edgewood West Preliminary Plat
LAND 2014-02117 &
SEPA - 2015-01039

Hearing Examiner

PUBLIC HEARING -
August 3rd, 2015

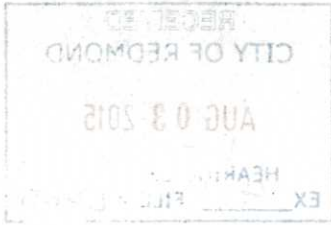


Property Description

- Property zoned R-4
- North Redmond Neighborhood
- Critical Areas:
 - Category IV wetland

Project Description

- Subdivide an 11 acre site into 50 lots, 48 single detached homes and one duplex
- Preliminary Plat - Type III Process
- Open Space - approx. 30% with the inclusion of the protected tract.
- Affordable Housing - 1 affordable detached housing unit and 2 low-cost affordable duplex units.
- Project utilizes the Green Building and Green Infrastructure Incentive program to reduce the minimum required lot size from 7,000 square feet by 15%, which would allow an average lot size of 5,950.



Procedural Summary

- **Completeness**
 - 06/08/2015 - 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 06/08/2015
- Project vested on 06/08/2015
- Edgewood West also required to comply with North Redmond Neighborhood Regulations

Neighborhood Comments

- ▶ Neighborhood meeting held on **June 3rd, 2015**
 - ▶ Comments and concerns related to location of affordable housing and traffic congestion.
- ▶ Notice of Application comments:
 - 3 comments received during comment period
 1. Concern that the affordable housing which is proposed to be placed on the perimeter lots of the site will devalue adjacent homes and/or slow appreciation.
 2. Potential traffic congestion created by the new street connections and the 50 new homes.
 3. Environmental concerns for the trees. Public comment submitted discusses distress for the older trees proposed for removal and the overall lack in retention of mature trees and vegetation.

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 46 units
 - Density bonus for affordable housing is five units
 - Proposed density is 50 dwelling units
- **Submittal requirements**
 - Meets the submittal requirements on file and deemed complete on 06/08/2015
- **Providing housing types that effectively serve the affordable housing needs of the community.**
 - Project meets this criteria – 10% or equal to five affordable units are provided (one affordable and two low-cost)
- **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 and planter strips to be provided along all new frontage
 - Sidewalks to connect to all 6 connections

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 approx. 30% in open space with common open space areas, protected green 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
 - Wetland will remain undisturbed in protected tract

North Redmond Neighborhood Regulations

Neighborhood: North Redmond			
Code Citation	RZC 21.08.180	Complies	Applies at Building Permit
Arterial Setbacks			N/A
Building Height			X
Low Impact Development			X
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: Proposal includes two; unit attached dwelling units.		X	
Density		X	
Minimum lot size and lot division		X	
Design		X	
Affordable housing exception		X	X
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.