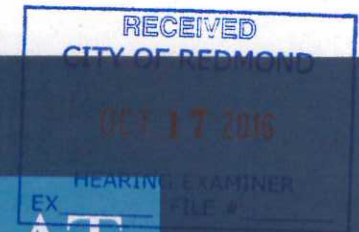


Exhibit 2



ROSE HILL PRELIMINARY PLAT  
HEARING EXAMINER  
LAND-2016-00146 Preliminary Plat  
& LAND-2016-00837 Alteration of  
Geologic Hazard Areas

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PUBLIC HEARING – HEARING EXAMINER  
OCTOBER 17, 2016



# Vicinity Map





# Proposal

- 13.1 ACRE SITE – APN(S): 0325059103 & 0325059071
- R-1 (SINGLE FAMILY CONSTRAINED) & RIN (Residential Innovative Single-Family Urban Residential) Zone within the Willows/Rosehill Neighborhood
- 29 LOTS INCLUDES ONE DUPLEX, The required number of affordable units is required at 10 percent of the units or three (3) for this site. The applicant is providing two (2) affordable units. One (1) unit will be low-cost affordable and one (1) unit will be affordable. The low-cost affordable unit counts as two affordable units. Therefore, the applicant has complied with the affordable housing requirement.
- CRITICAL AREAS: CLASS IV STREAM, CLASS III WETLAND AND STEEP SLOPES
- TREE RETENTION AT 61.6% WHEREAS 35% MINIMUM REQUIREMENT
- SEPA: DNS - DETERMINATION OF NON-SIGNIFICANCE WITH COMMENT PERIOD



# Background

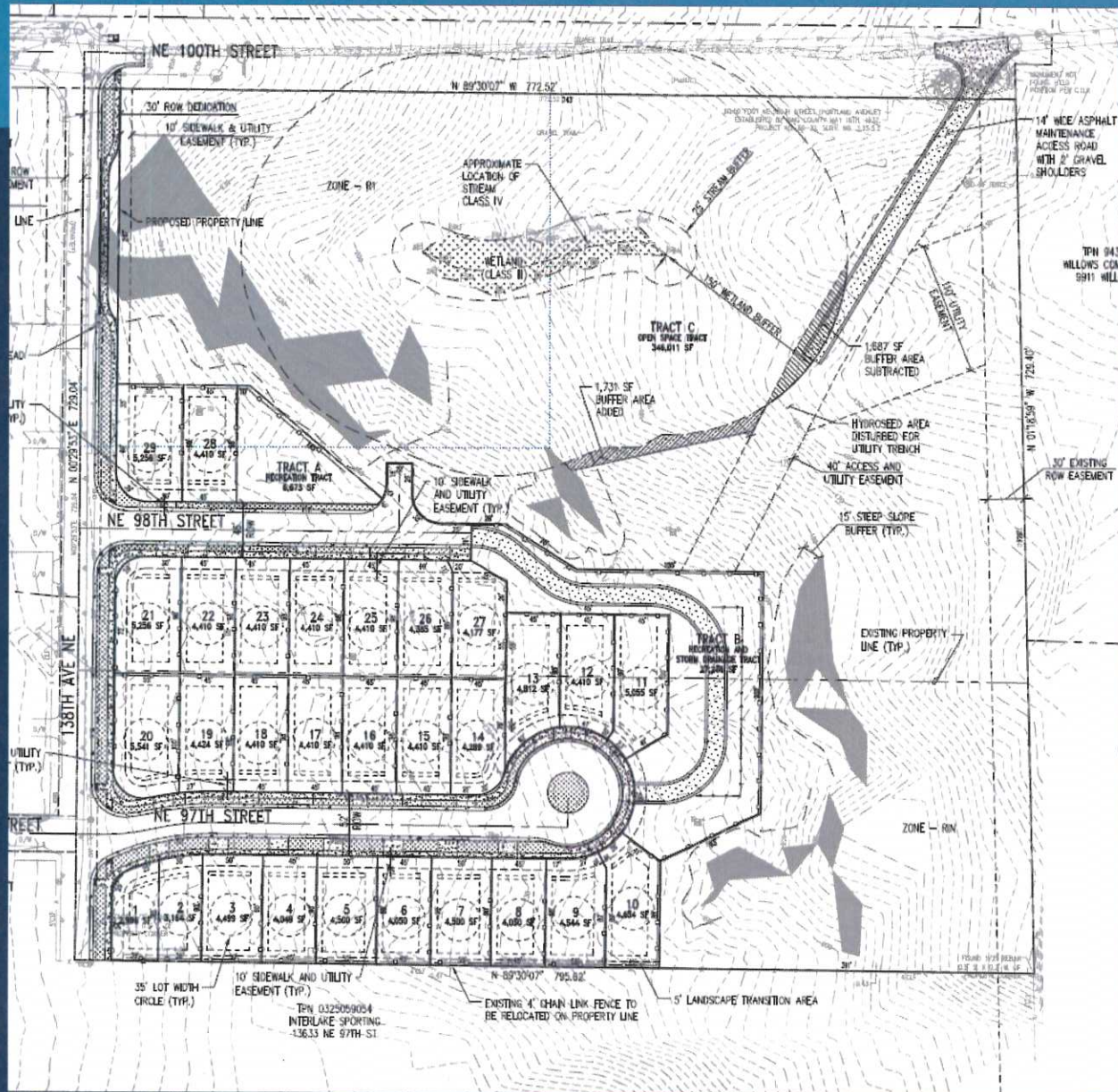
- APPLICATION COMPLETENESS: 8/11/2016
- NOTICE OF APPLICATION: 8/11/2016
- NEIGHBORHOOD MEETING: 4/13/2016
- SEPA DETERMINATION ISSUED: 9/8/2016
- SEPA APPEAL DEADLINE: 10/06/2016

NO APPEALS WERE RECEIVED

- NOTICE OF PUBLIC HEARING: 9/26/2016
- PUBLIC HEARING DATE: 10/17/2016

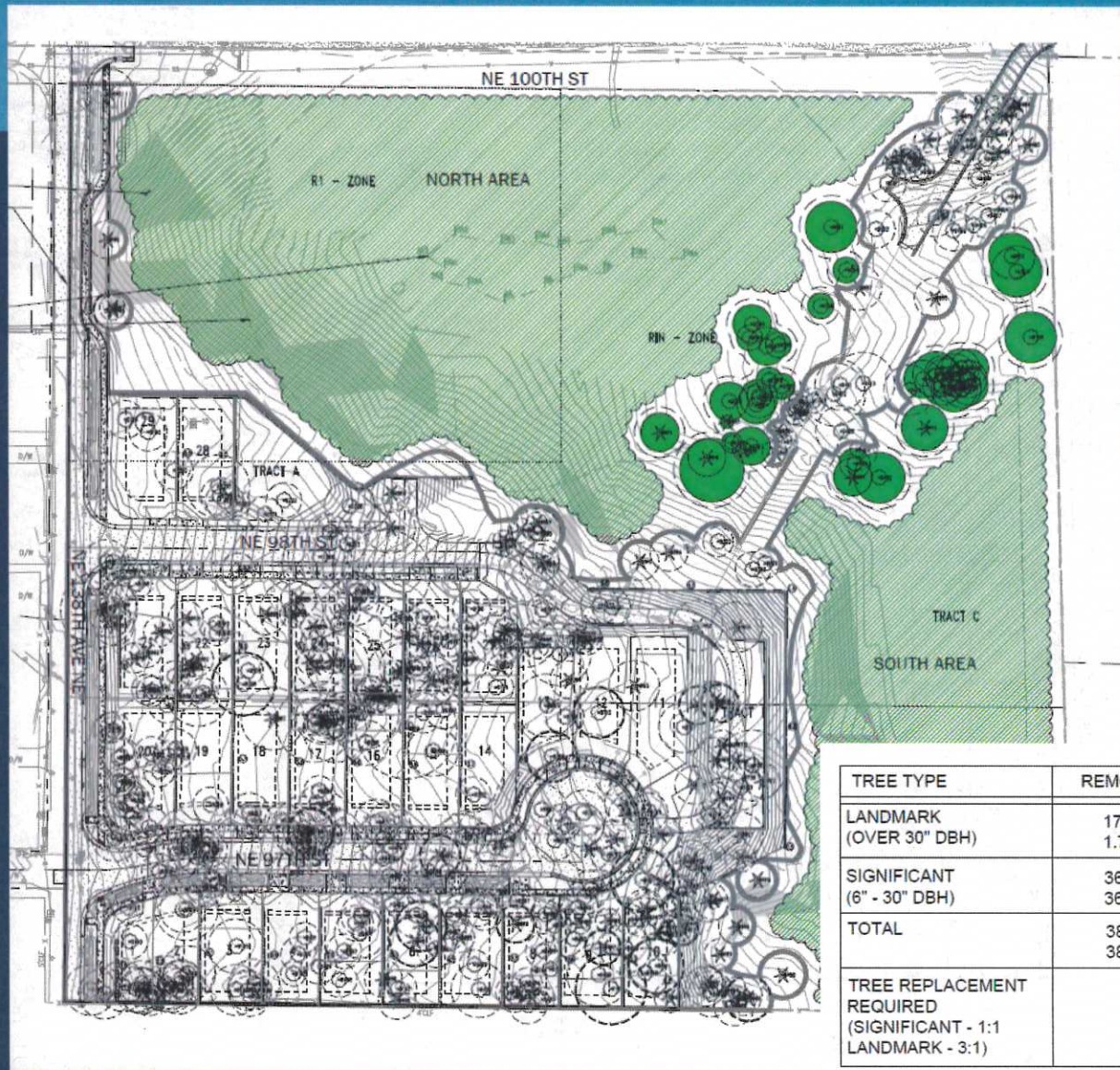


# Site Plan



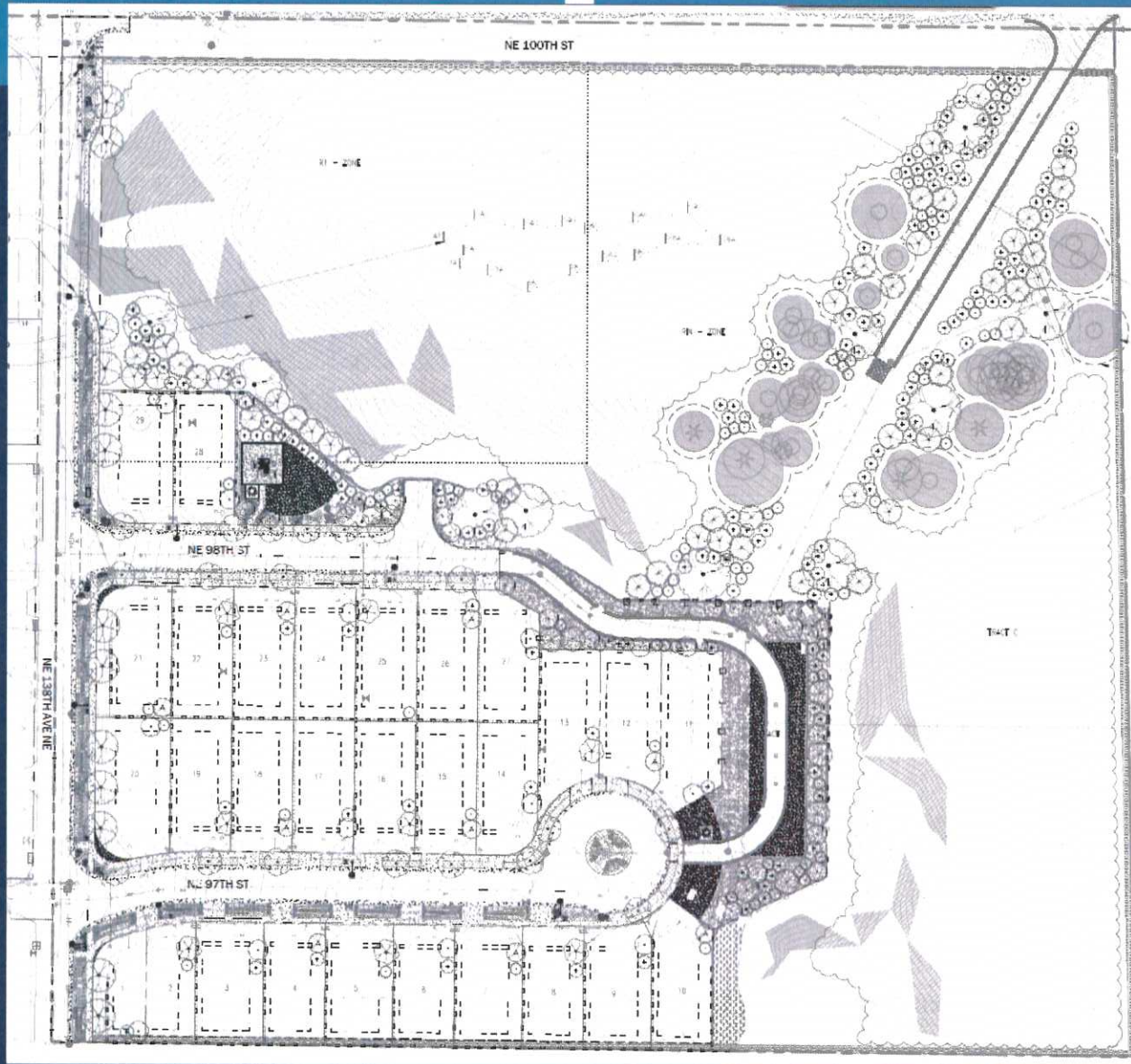


# Tree Retention Plan





# 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 related to tree retention of significant and landmark trees	Redmond Zoning Code [RZC 21.72.060(A)(1)] requires a minimum of 35 percent tree retention. The applicant is providing 61.7% tree retention. Additionally, the code requires tree replacement of 1:1 for significant trees and 3:1 on landmark trees. The applicant will provide 363 replacement significant trees and 51 replacement landmark trees.
2.	Concerns related to existing neighbors who live on 138 <sup>th</sup> Avenue NE	The existing neighbors could expect limited impacts due to construction activity related to the plat and the required half street improvements.
3.	Concerns related to disclosure of the "Interlake Sporting Association"	Applicant indicated that they will disclose the location of the "Interlake Sporting Association" in the purchase and sales agreement to all potential homebuyers.
4.	Concerns related to increased traffic from the proposed Rose Hill subdivision	The City indicated that the Rose Hill plat will have a minimal impact on the level of service in the neighborhood.



# Plat Decision Criteria

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

**Response: The Rose Hill Preliminary Plat is located within the Willows/Rosehill 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 in the Housing and Land Use Elements**

**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.

The project proposes 29 single-family residences including one duplex unit. One unit will be low-cost affordable and one unit will be affordable. The low-cost affordable unit counts as two affordable units. Therefore, the applicant has complied with the affordable housing requirement by providing two affordable units.

**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.

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.

**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

The proposed project is located on a 13.1 acre site that is currently undeveloped. The proposed project will adhere to all Rose Hill/Willows zoning regulations.

**LU-3** Allow new development only where adequate public facilities and services can be provided.

The proposed project has access to all necessary public facilities and will be constructing a storm retention vault on-site.

**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.

The applicant has proposed a residential housing development that will adhere to all applicable zoning code policies and make available affordable housing to the community.



# Plat Decision Criteria

2. The proposal conforms to the site requirements set forth in RZC 21.08 Residential Regulations

**Response: The proposal conforms to the site requirements set forth in RZC 21.08.070(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 August 11, 2016 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 Willows/Rose Hill Neighborhood Plan within the Comprehensive Plan. The project site is served by 138<sup>th</sup> Avenue NE to the west. The project will create two access points from 138<sup>th</sup> Avenue NE.

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.

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. The sidewalk improvements, which are located on NE 100th 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 Twain Elementary (0.90 miles away), Rose Hill Middle School (1.8 miles away) and Lake Washington High School (2.9 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 limitations to the development. The subject site is located in Wellhead Protection Zone. The subject site contains both a Class 3 Wetland and a Class 4 Stream. Development is located outside of the 150-foot wetland buffer and the 25-foot stream buffer. However, development will occur within 200 feet of the wetland. Buffer averaging for the 150-foot wetland buffer will be utilized for an area of approximately 1,500 square feet in order to accommodate a utility and access easement. Additionally, there is documentation of geologic conditions and appropriateness of development, peer review of slope stability analysis and City approval of the grading plan.



# Alteration Decision Criteria

- Pursuant to the Redmond Zoning Code, Alteration of Geologic Hazard Areas [RZC 21.64.060(D)] 1. The City shall approve, condition, or deny proposals in a geologically hazardous area as appropriate based upon the effective mitigation of risks posed to property, health, and safety. The objective of mitigation measures shall be to render a site containing a geologically hazardous site as safe as one not containing such hazard. Conditions may include limitations of proposed uses, modification of density, alteration of site layout, and other appropriate changes to the proposal. Where potential impacts cannot be effectively mitigated, or where the risk to public health, safety and welfare, public or private property, or important natural resources is significant notwithstanding mitigation, the proposal shall be denied.



# Alteration Decision Criteria

- 1. Landslide Hazard Areas. Development shall be prohibited in landslide hazard areas except as noted below:
  - Pin pilings or footings for decks are permitted provided that they do not impact the stability of the slope, as demonstrated by geotechnical studies; and
  - The installation and construction of streets and/or utilities, subject to the criteria and process set forth in RZC 21.76.070.E, Alteration of Geologic Hazard Areas.



# Alteration Decision Criteria

Pursuant to Redmond Zoning Code, Alteration of Geologic Hazard Areas applications must demonstrate the following:

## A. Reasonable Alternatives

- There must be no reasonable alternative to locating in a Landslide Hazard Area. Alternative locations which would avoid impact to the Landslide Hazard Area must be shown to be economically or functionally infeasible.



# Alteration Decision Criteria

## Response

- Half street improvements are proposed on the east side of 138<sup>th</sup> Ave NE, per Redmond's development requirements. Upon coordination with City staff, it was determined that a 15-foot pavement width would be acceptable for the half street improvement along the project frontage on 138th Avenue NE. Due to this requirement, it is functionally infeasible to avoid disturbing the steep slope area. However, the impact is being minimized



# Alteration Decision Criteria

## B. Geotechnical Evaluation

- A geotechnical evaluation must be conducted to identify the risks of damage from the proposal, both on-site and off-site, and to identify measures to eliminate or reduce risks. The proposal must not increase the occurrence of the potential geologic hazard.

### **Response**

- **A geotechnical analysis was conducted as part of the project scope, and was included with the 90% PREP submittal. The civil plans were prepared in accordance with the recommendations of the geotechnical report, and a memo stating such is included on page two of the report.**



# Alteration Decision Criteria

## C. Minimize Impacts

Impacts shall be minimized by limiting the magnitude of the proposed construction to the extent possible; any impacts must be eliminated or mitigated by repairing, rehabilitating, restoring, replacing or providing substitute resources consistent with the mitigation and performance standards set forth in RZC 21.64.010.L and 21.64.010.M

### **Response**

**In order to minimize the impacts on the adjacent steep slopes, a modified road section is proposed adjacent to the steep slope area. 138th Ave NE follows Redmond's rustic road standard, which require a three-foot concrete ribbon, ten-foot landscape swale and five-foot sidewalk. In order to limit the disturbance, a modified road section consisting of a standard vertical curb and gutter, six-foot sidewalk and no planter swale was coordinated with City staff. This revised section is proposed for the extent of the steep slope's extension in 138th Ave NE, before converting back to the rustic road standard before the intersection of 138th Ave NE and NE 100th Street.**



# Alteration Decision Criteria

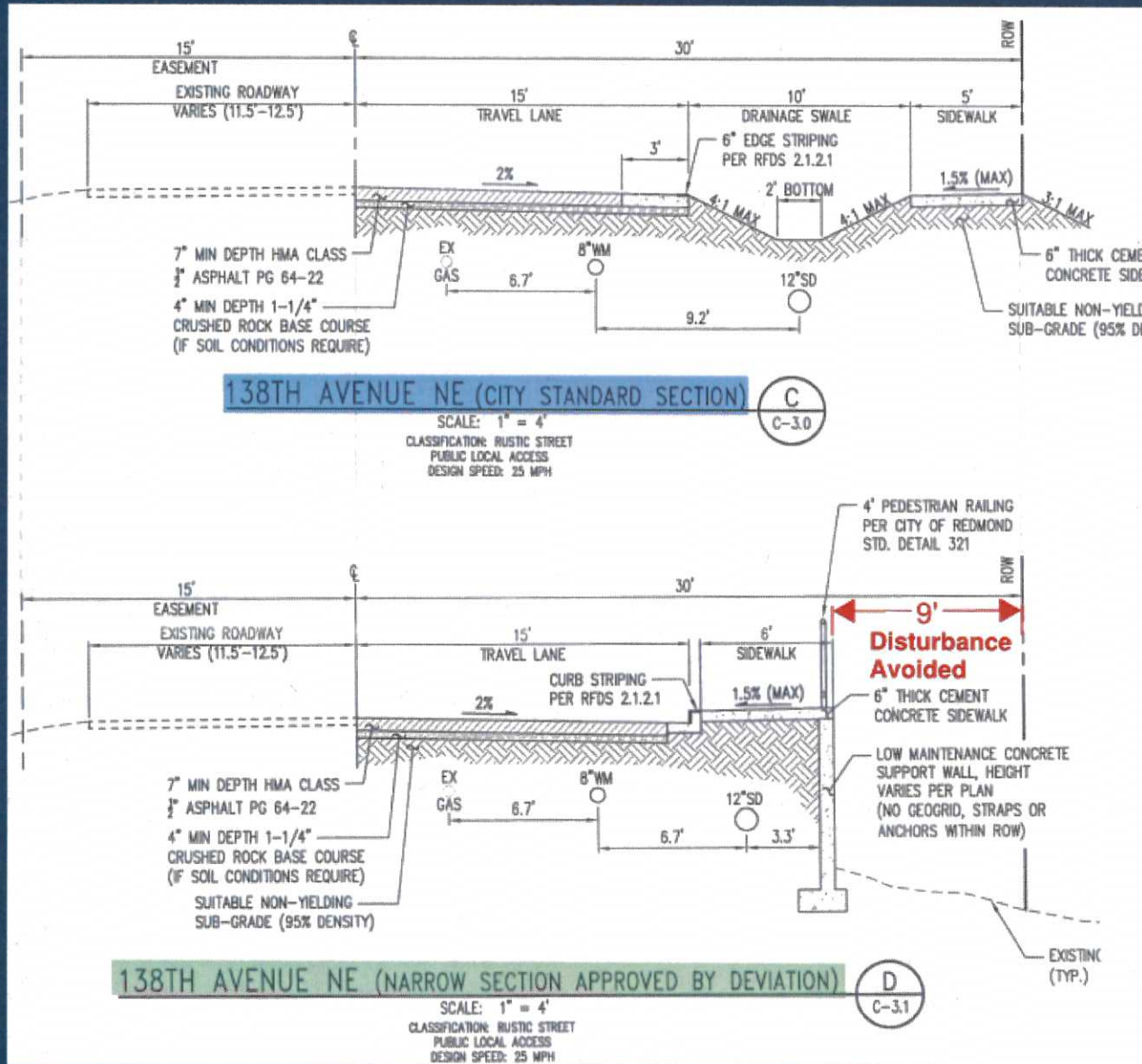
- **Finding:** The half street improvement section adjacent to the steep slope area has been modified and narrowed down by nine feet compared to the required standard road cross section in order to minimize alteration of the adjacent steep slopes. The narrowed half street improvement section will provide a 15-foot travel lane, a vertical curb and a 6-foot sidewalk without a drainage swale, but the required half street cross section would require a 15-foot travel lane, a 10-foot drainage swale and a 5-foot sidewalk. The proposed alignment of NE 138<sup>TH</sup> is consistent with the City's adopted Transportation Master Plan, Street System Plan.







# Alteration Decision Criteria





# Vesting

- Applicant submitted a complete application on 8/11/16
- Project vested on 8/11/16
- Rose Hill Preliminary Plat is required to comply with all Willows/Rose Hill Neighborhood Regulations

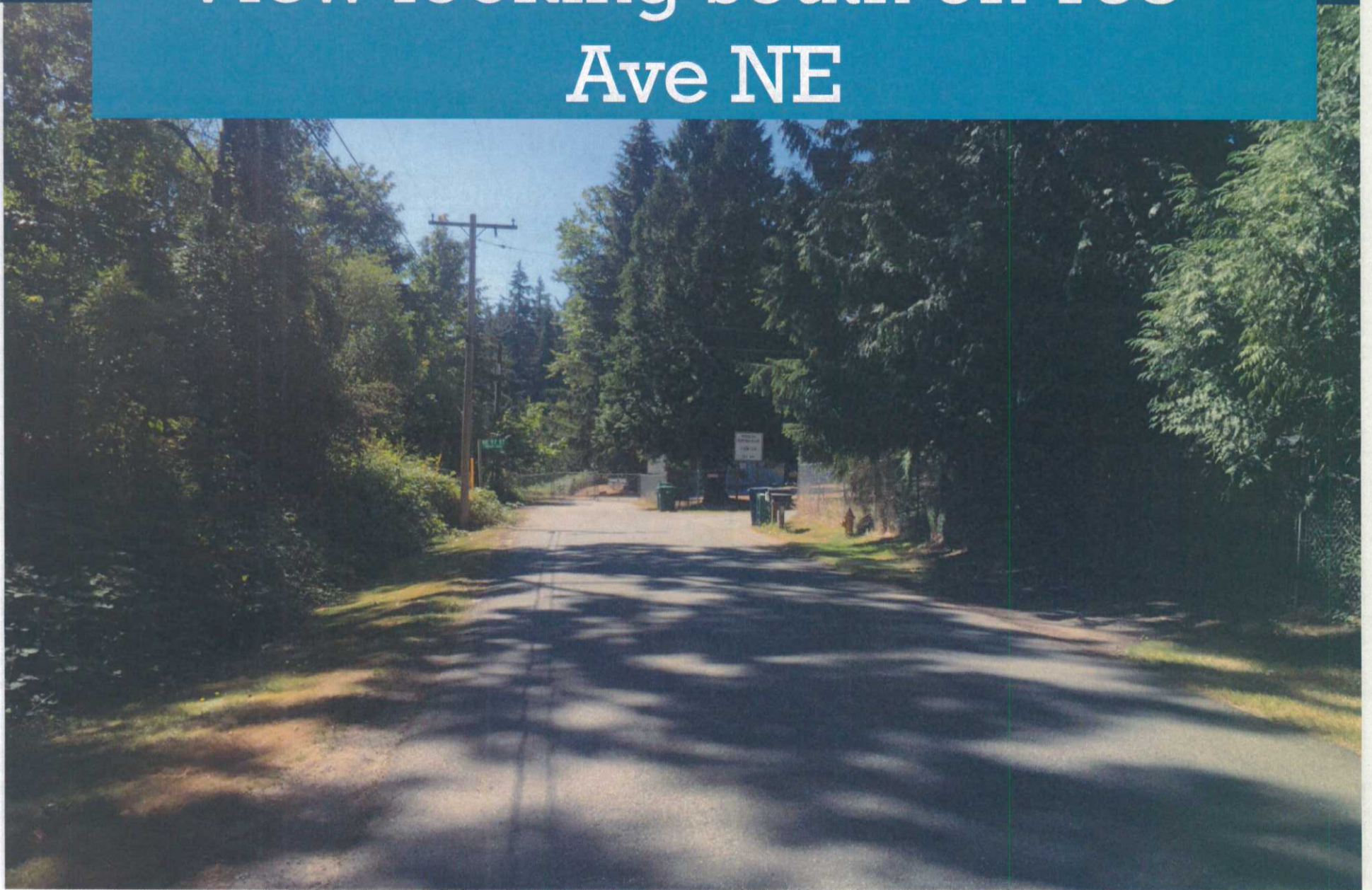


# Recommendation

- Staff recommends approval of the Preliminary Plat and Alteration of Geologic Hazard Areas to the Hearing Examiner.
- 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.

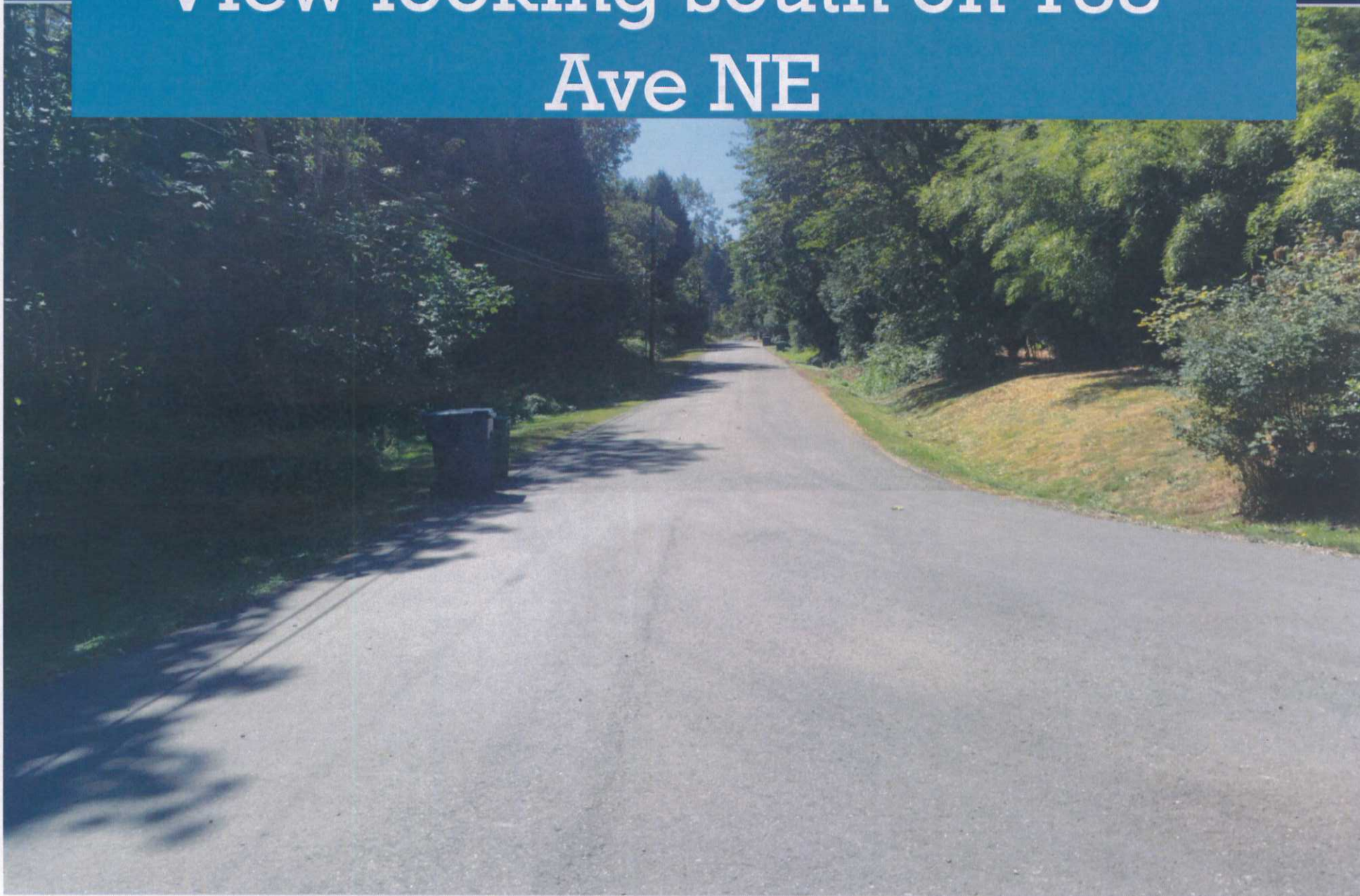


# View looking south on 138<sup>th</sup> Ave NE





View looking south on 138<sup>th</sup>  
Ave NE





# View looking east on 100<sup>th</sup> Street





# Right-of-Way and Easement

