

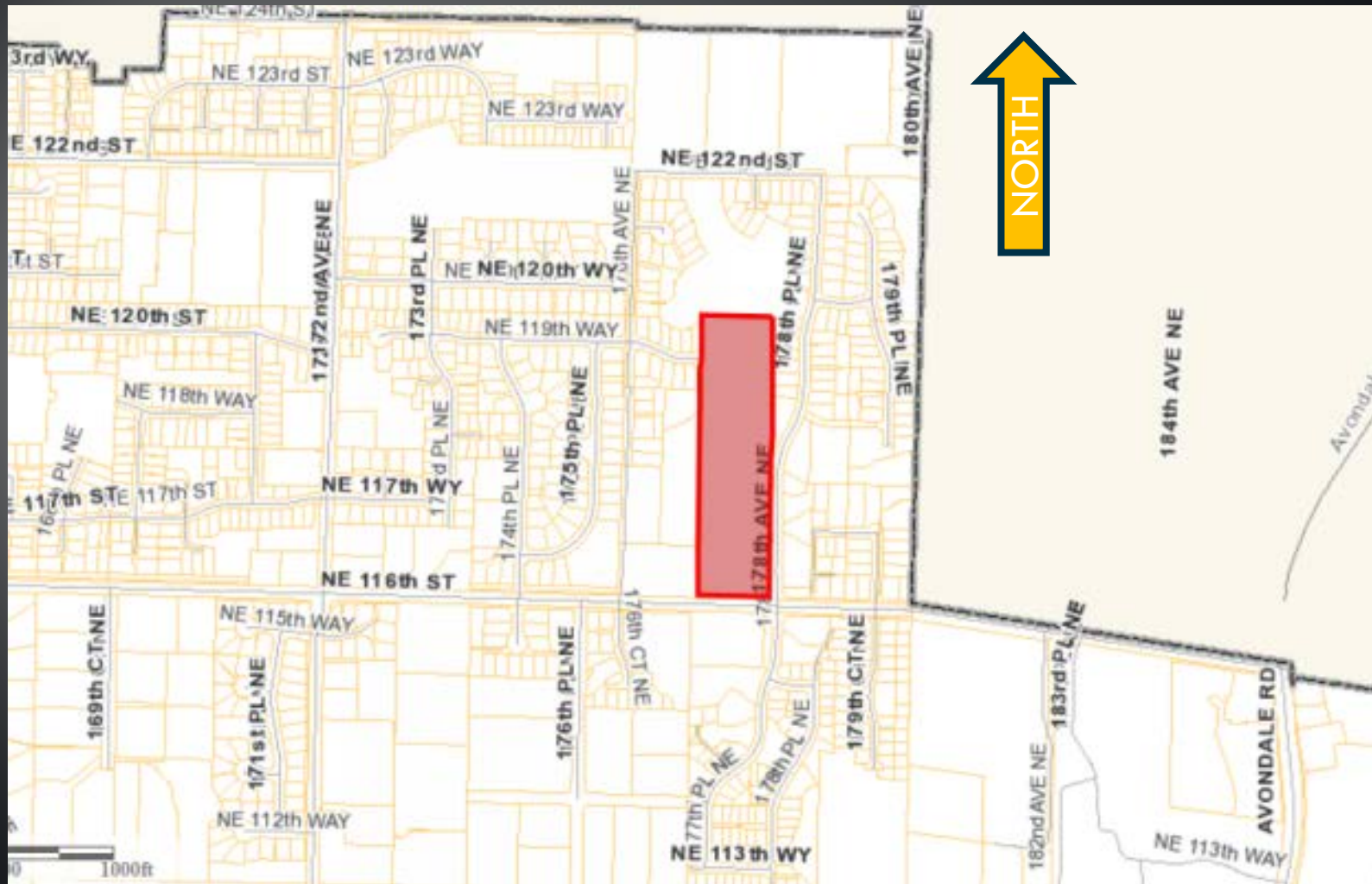
Hawks Glen Preliminary Plat

LAND-2015-01452

Project Description

- Subdivide a 9.76 acres into 27 lots
- 25 detached single family homes
- One duplex
- Base density allows for 39 units
- Affordable housing bonus allows for three additional units for a total of a maximum of 41 units.
- Minimum density allows for 12 units
- Critical Areas On-Site: two wetlands and one stream

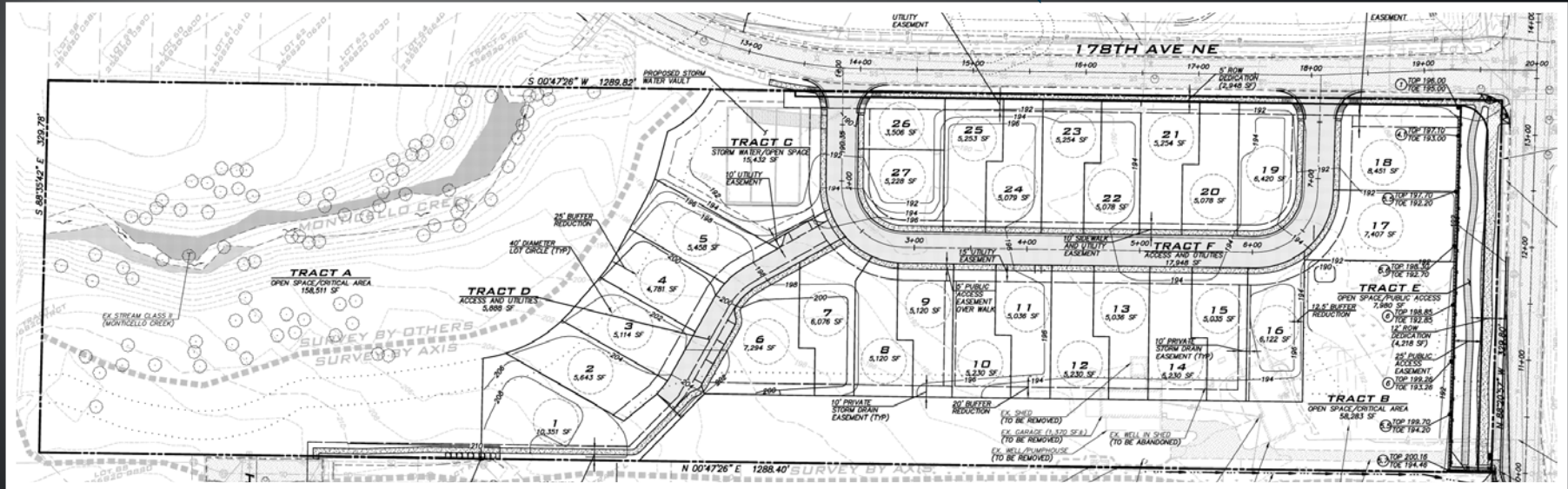
Vicinity Map



Procedural Summary

- Preliminary Plat
 - Completeness: 06/29/2016
 - Notice of Application: 07/14/2016
 - SEPA: DNS issued 08/05/2016
 - Notice of Public Hearing: 09/05/2016

Overall Site Plan



Tree Preservation Plan



Total Tree Count	129
Removed	10
Required Retention	45
Proposed Retention	119
Required Replacement	11
Proposed Tree Plantings	200+
Retention	92%



Neighborhood Comments

- **Neighborhood Meeting held on: 01/12/2016**
 - Comments and concerns primarily related to construction timeline and safety during construction.
- **Notice of Application Comments:**

Concern or Question:	Staff Response:
Deforestation caused by development*	The project proposes to retain 92% of the trees, the majority of which will be kept in a Native Growth Protection area and will not be subjected to future development.
Displacement of wildlife *	75% of the current site is an open lawn. The area currently inhabited by any wildlife will remain protected and undeveloped.
Increase in traffic*	Transportation has confirmed the project's traffic study does not trigger any additional traffic mitigation.
Inadequate infrastructure for population growth*	Engineering has confirmed that all infrastructure related to the project is adequate to meet the needs of the proposed development without impacting current residents.
The proposed duplex will lower land values*	Duplexes are allowed in the R-4 zone as adopted by the Redmond Zoning Code. The City does not have authority to prohibit the proposed duplex as part of the project.
School cannot handle increased demand*	Lake Washington School District operates independently from the City and regularly monitors the development activity within Redmond. LWSD updates their school boundary assignments every two years to account changes in local population; additionally, the district imposes an impact fee on each new home constructed at building permit issuance.
Request to know when construction will start	The developer does not have an estimated date at this time.
Request to know how many trees will be removed	The project proposes to remove 9 of the 129 trees.

Plat Decision Criteria

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

Response: The Hawks Glen Subdivision is located within the North Redmond 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.

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.	Hawks Glen Subdivision will provide 27 new dwelling units with one Affordable and one Low Cost Affordable Units which is consistent with 21.20 and 21.78. The development utilized the Green Building and Green Infrastructure Incentives, to allow a reduction in the allowable lot area.
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.	Hawks Glen Subdivision has been developed in accordance with RZC R-4 and North Redmond Neighborhood regulations related to the following: <ol style="list-style-type: none"> 1. Lot Coverage (35%). 2. Impervious (60%). 3. Building Separation (15'). 4. Setbacks (F: 15'). (S: 5'). (2-S: 15') (R-10'). 5. Lot Circles (40'). 6. Open Space (20% of total lot area). 7. Tree Preservation (91 trees to be retained within Tract A and 92% retention within the developable area). 8. Landscaping Transitions have been provided where required. 9. 30% of existing vegetation will remain within Tract A. 10. One Affordable and one Low Cost Affordable Unit will be provided. 11. An 80 SF transition area (required for North Redmond) in the front yard oriented toward the street will also be provided at building permit.
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 subject site is 9.77acre parcel currently developed with one single family residence and a number of outbuildings. The surrounding parcels are developed with residential subdivisions and single family homes which is consistent with the Hawks Glen Subdivision.
LU-3 Allow new development only where adequate public facilities and services can be provided.	The site will be serviced by public sewer and water. The water connection will be made to the existing 8" water line located in 178 th Avenue NE and will extend throughout the subject site. The sewer connections will also be made to an 8" sewer main located in 178 th Avenue NE and will extend onto the subject site. The storm drainage will be collected and treated in an onsite storm water facility with outfall to the east side of 178 th Avenue NE
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.	Residential Development and Architectural, Site and Landscape Design Regulations outlined in 21.08.180, as well as the R-4 and North Redmond regulation stipulate the design criteria in City of Redmond. Hawks Glen proposal will incorporate all the necessary regulations as required by code.

Plat Decision Criteria

2. The proposal conforms to the site requirements set forth in RZC 21.08.170(B) (Residential Zone Summaries).

- **Response:** The proposal conforms to the site requirements set forth in RZC 21.08.170(B). *The subject site is comprised of 9.77 acres and 5.51 acres is in open space and sensitive area tracts. The site has a minimum density of 12 lots and maximum density of 39 lots. The proposal includes 27 lots; 25 single family detached dwelling units with one Affordable and one Low Cost Affordable Unit within the duplex (Lots 26 and 27).*
- *Hawks Glen proposal has been developed in accordance with RZC R-4 and North Redmond Neighborhood regulations please see section V.H of 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 June 29th, 2016 and fulfilled all applicable submittal requirements on file with the Planning Department at the time of 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 North Redmond Neighborhood Plan within the Comprehensive Plan. The site is served by 178th Avenue NE and NE 116th Street. Access will be provided through a 28' private access tract with two connection points from 178th Avenue NE (Tract F) and will benefit from a 10' Sidewalk and Utility Easement on the east and 15' Utility Easement on the west. No parking signs will be located on the east side of the tract road. Site Visual Triangles (SVT) have been provided as shown on SV-01

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 site will be serviced by public sewer and water. The water connection will be made to the existing 8" water line located in 178th Avenue NE and will extend throughout the subject site. The sewer connections will also be made to an 8" sewer main located in 178th Avenue NE and will extend onto the subject site.

The storm drainage will be collected and treated in an onsite storm water facility with outfall to the north side of 178th Avenue NE.

Electricity and gas will be supplied by PSE. Cable and internet will be provided by a number of providers to be selected by the future homeowners.

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 subject site will provide 5.51 acres in open space, a trail connection to the southwest, a soft surface path along NE 116th Street as well as a play structure, picnic table and park bench to be located within Tract C. NE Redmond Area Neighborhood Park is also located within 700' of the Hawks Glen subdivision.

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

Response: With 27 new dwelling units proposed school attendance in the area will likely increase. Lake Washington School District is currently providing public schooling to the subject site. City of Redmond will require the development to comply with School Impact Fee as determined by Lake Washington School District.

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 subject site is currently assigned to Einstein Elementary School, Redmond Middle School and Redmond High School. Students will walk 0.30 mile via sidewalk to Einstein Elementary School. Students will bus to Redmond Middle School; sidewalks are available along the walking path to bus stop which is a 0.13-mile walk. Students will bus to Redmond High School; sidewalks are available along the walking path to bus stop which is a 0.13-mile walk. See Safe walk Narrative for details.

9. 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.

Response: The layout of the lots, and their size and dimensions take into account the topography and vegetation. Tract A is located along the northern portion of Hawks Glen and encompasses Monticello Creek with a 150' buffer in addition to Wetland C and D which are both Category III. Wetland A is a Category IV (Tract B) is located along the southern portion with a 50' buffer. Wetland B is a Category III and is located offsite to the west and the 80' buffer extends onto the subject site (Tract B). The parcel is 329' in width by 1289' in length. 91 trees will be retained within Tract A and 92% retention within the developable area. Access will be provided through a 28' private access tract with two connection points from 178th Avenue NE (Tract F). The development is concentrated to the center of the site due to the location of access, critical areas and tree retention.

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 developed portion of the site is on gentle slopes changing 10' over the total 1296' length of the site. Onsite soils were evaluated by Terra Associates, Inc. (Geotechnical Engineer) and found to be suitable for the proposed development

Vesting

- Project submitted complete application on June 29th, 2016
- Project vested on June 29th, 2016
- Hawks Glen required to comply to all North Redmond Neighborhood Regulations.

North Redmond Neighborhood Regulations

- 80 square foot front yard transition area is required for all lots
- 35% maximum lot coverage
- 15' building separation
- Density bonus permitted for tree retention beyond requirements
- Front yard landscaping required

Highlighted Conditions of Approval

- 5 YEAR MITIGATION AND MONITORING FOR THE SITE AREA THAT IS IMPACTED BY THE REMOVAL OF THE CURRENT DEWELLING UNIT AND ACCESS ROAD.

