

# Croquet Club Cottages Neighborhood Meeting Notes

September 26, 2019

Question/ Comment	Response
What are the parking requirements for the cottage development?	A minimum of 1.5 parking space per cottage, a maximum of 2 parking spaces per cottage. 50 parking spaces are required, 51 parking spaces are proposed.
Will off street parking be available?	There is limited capacity for on-street parking along 136 <sup>th</sup> Ave NE, but the project includes guest parking interior to the development.
What is the location of the street lights?	Street lights are meant to illuminate both the street and the sidewalks. The location of the lights has not yet been determined since the project is still early in the design phase. Exact placement of the lightening will be determined prior to construction and will be required to meet specific illumination standards. Recent developments adjacent to the proposed project have installed lightening similar to what can be expected the frontage of this development.
What other traffic mitigation requirements are required?	The project has provided a Phase 1 traffic study with trips generation. A Phase 2 traffic study including the signal warrant analysis at 100 <sup>th</sup> /132 <sup>nd</sup> and 104 <sup>th</sup> /132 <sup>nd</sup> is required for this project. Staff will review and coordinate the Phase 2 traffic study with the City of Kirkland to determine if any traffic mitigations will be required based on the study results.  City staff is aware of the traffic concerns on 132 <sup>nd</sup> Ave NE. The City will be including 132nd in a north-south corridor study that is being completed.
How much traffic will the project generate?	Typically, a single-family dwelling unit will generate 10 trips a day. With 33 cottage homes being proposed, the project will generate 330 trips a day, and 33 trips at peak PM hours.
Safety concerns with corner of NE 104 <sup>th</sup> Street and 136 <sup>th</sup> Ave NE.	The improved corner will be required to have a 30-foot radius and must comply with sight distance triangle requirements to ensure safety requirements regarding visibility are met.
Concerns with safe walk routes to school and maintenance of the adjacent landscaping.	The state law and Redmond Zoning Code only requires for subdivision developments to provide safe walk routes to the nearby school within 1-mile walking distance. This project is not a subdivision development and therefore the City is not able to require a sidewalk route be constructed. The applicant will be constructing new frontage improvements which include sidewalks and landscaping.
Where will the sewer be placed?	Along the frontage of the project site (NE 104 <sup>th</sup> ST and 136 <sup>th</sup> Ave NE) the sewer will run down 136 <sup>th</sup> Ave NE

With sewer being extended are neighbors required to hook up the extension?	Neighbors have the option to hook up to the sewer, however it is not a requirement. If your septic tank is failing, then it will be a requirement to hook up to sewer.
Will bioswales be required for this project?	A drainage swale is proposed along the frontage as part of the frontage improvements. Refer to <a href="#">Stormwater Technical Notebook 8 Section 8.7.4.6</a> for drainage requirements.
Where will the stormwater drain to?	Stormwater leaves the site at the south eastern boundary and flows south on 136 <sup>th</sup> Ave till NE 100 <sup>th</sup> St. and flows easterly.
Where is the vault located?	The vault is proposed at the south east corner of the project site
Will the bioswales limit the width of the streets?	No, the swales will be built on the project site and will not reduce current right-of-way. The ultimate pavement widths on NE 104th ST and 136th Ave NE are 30' and 28' respectively.
Mailboxes are located at 136 <sup>th</sup> Ave NE. What will happen to the existing mailboxes during and after construction?	At the Coordinated Civil Review Process, that follows the entitlement review currently underway, Toll Brothers will work with the neighbors and the post office to determine the ideal location.
Where will fences be installed?	Typically, a 6-foot-tall cedar fence is installed on the project site at the boundaries adjacent to existing neighbors.
Who maintains the landscaping?	It will be the HOA's responsibility.
Why are cottages homes being proposed rather than single-family homes?	The applicant had chosen cottages from the permitted uses options for the zone to meet a gap in housing supply and to provide a different type of housing option.
Will short-term rentals be allowed?	Toll Brothers typically provides language in the covenant that prohibits short term rentals and will likely be used for this project.