



ROSEWOOD COURT

PRELIMINARY PLAT (SUBDIVISION)

January 9, 2020

Neighborhood Meeting

LAND-2019-01105

Agenda

- Welcome & Introduction
- Proposal and Project Overview
- Subdivision Permit Outline & Type III Decision Process
- Transportation & Utility Concerns
- Question & Answers

Welcome and Introductions

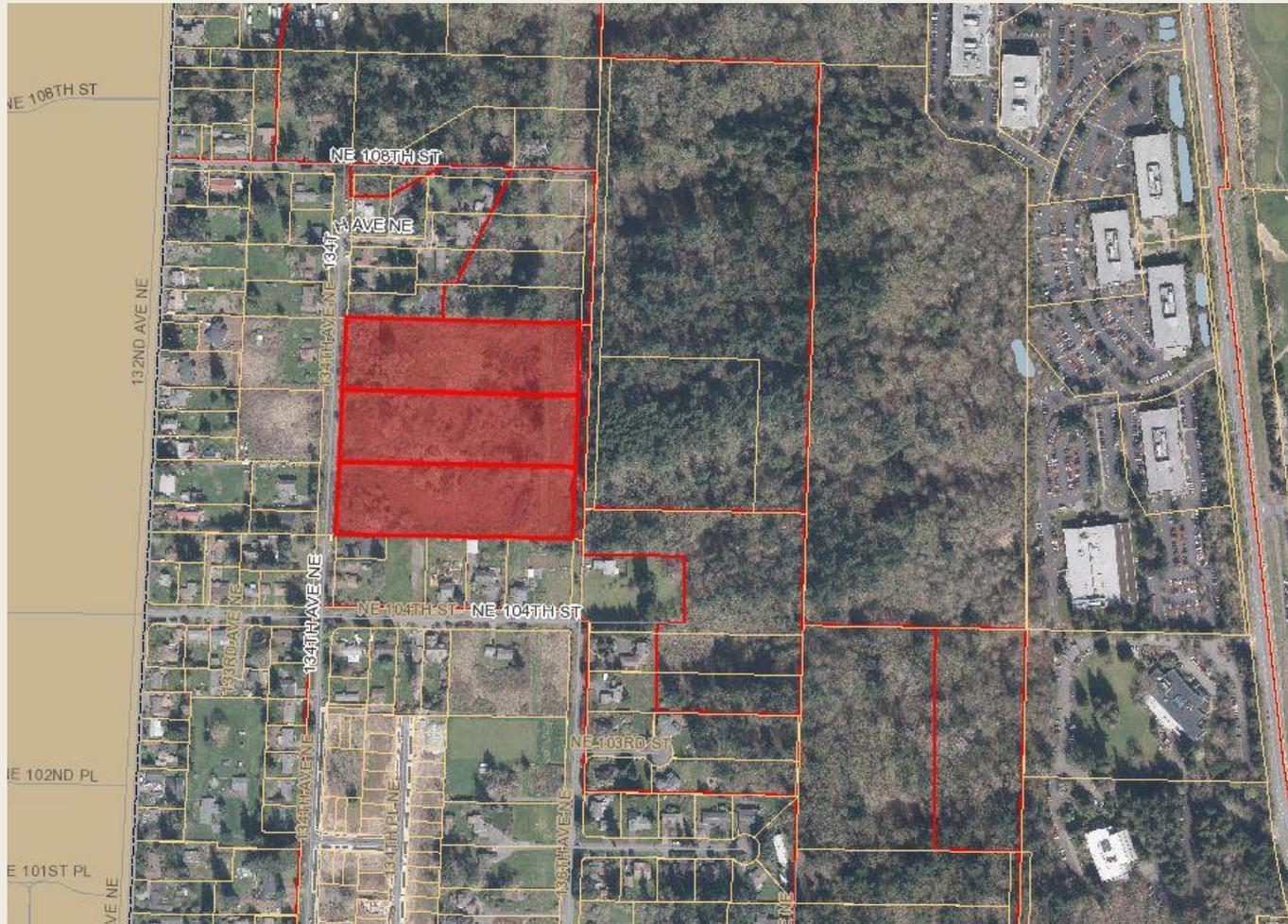
Applicant

Tom Abbott	Applicant & Project Manager
Mark Villwock	Applicant
Isaac Anzlovar	Applicant

City Staff

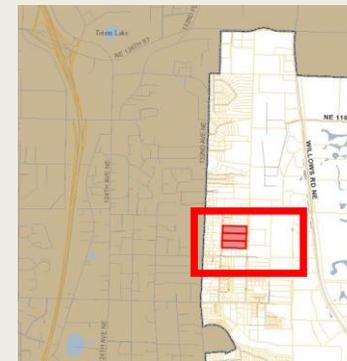
Scott Reynolds	Planner & PM
Min Luo	Transportation Engineer
Rohini Nair	Stormwater Engineer
Heba Awad	Utility Engineer

Proposals and Project Overview



- **Current:** 3 individual lots
- **Location:** Willows/Rose Hill Neighborhood
- **Zone District:** Residential Innovative (RIN)
- **Description:** Approximately 47 lot subdivision
- **Area Size:** 6.17 AC

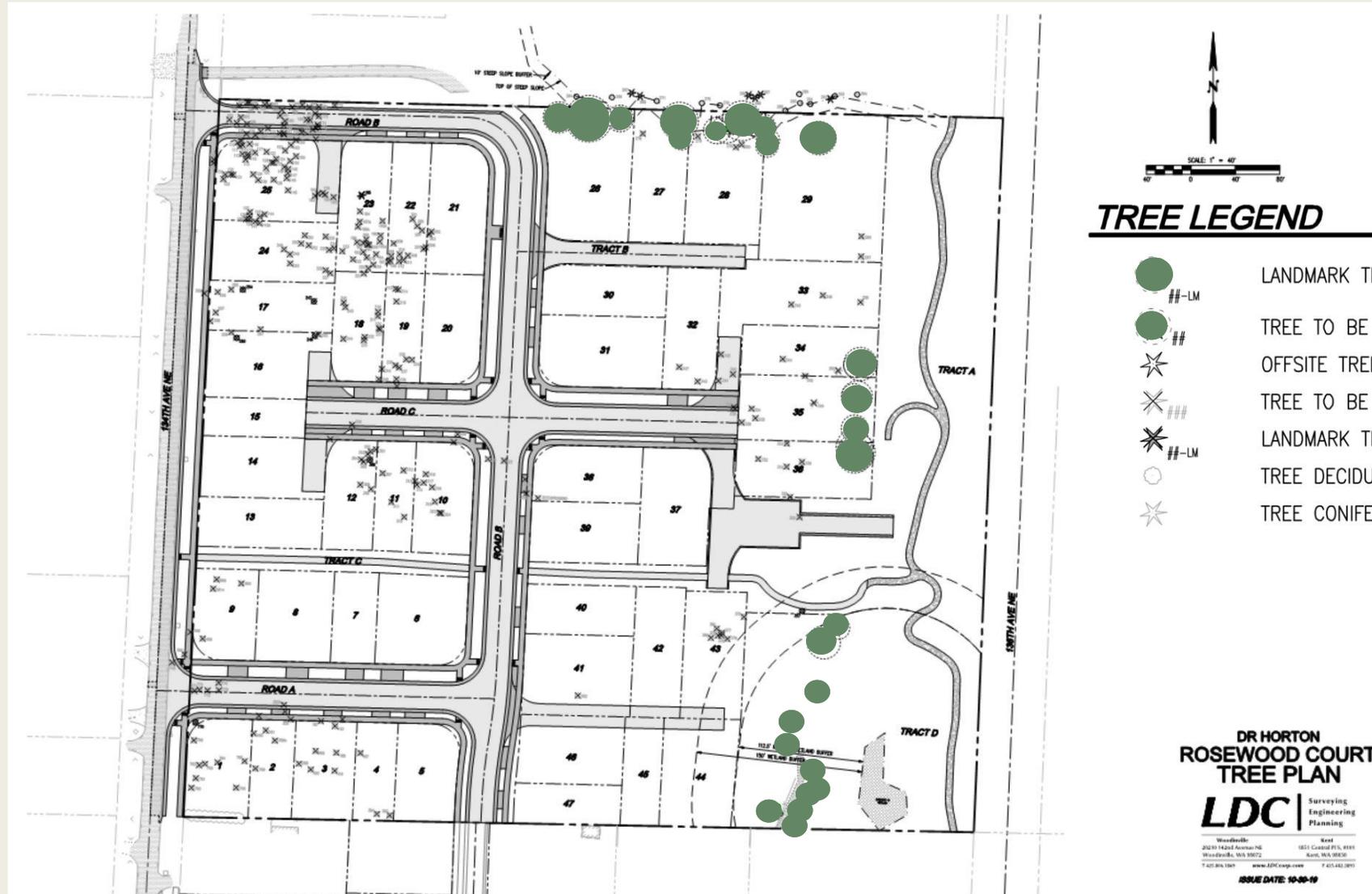
VICINITY MAP



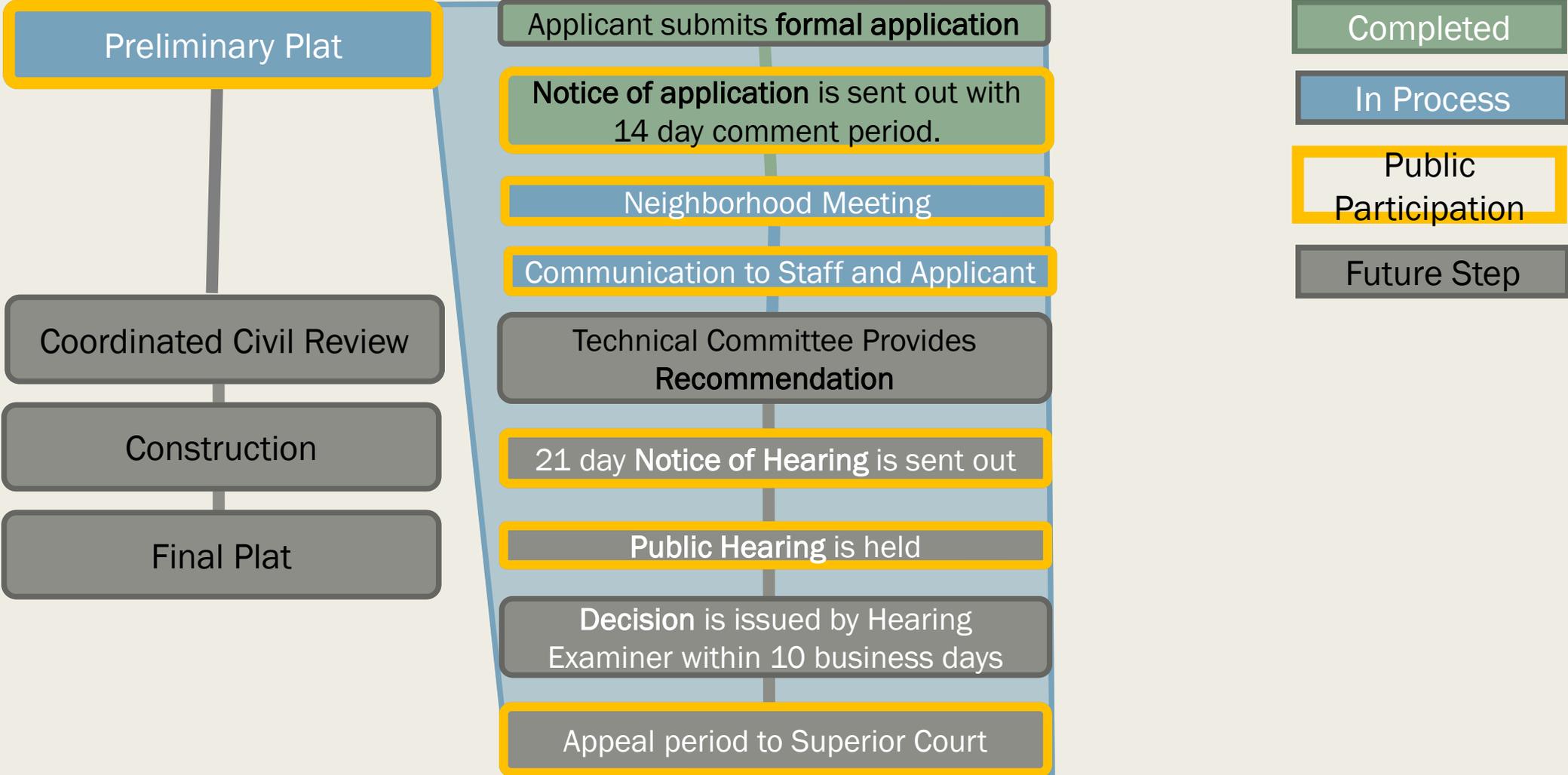
Project Details: Site Plan Area



Project Details: Tree Retention



Type III Process Flow Chart



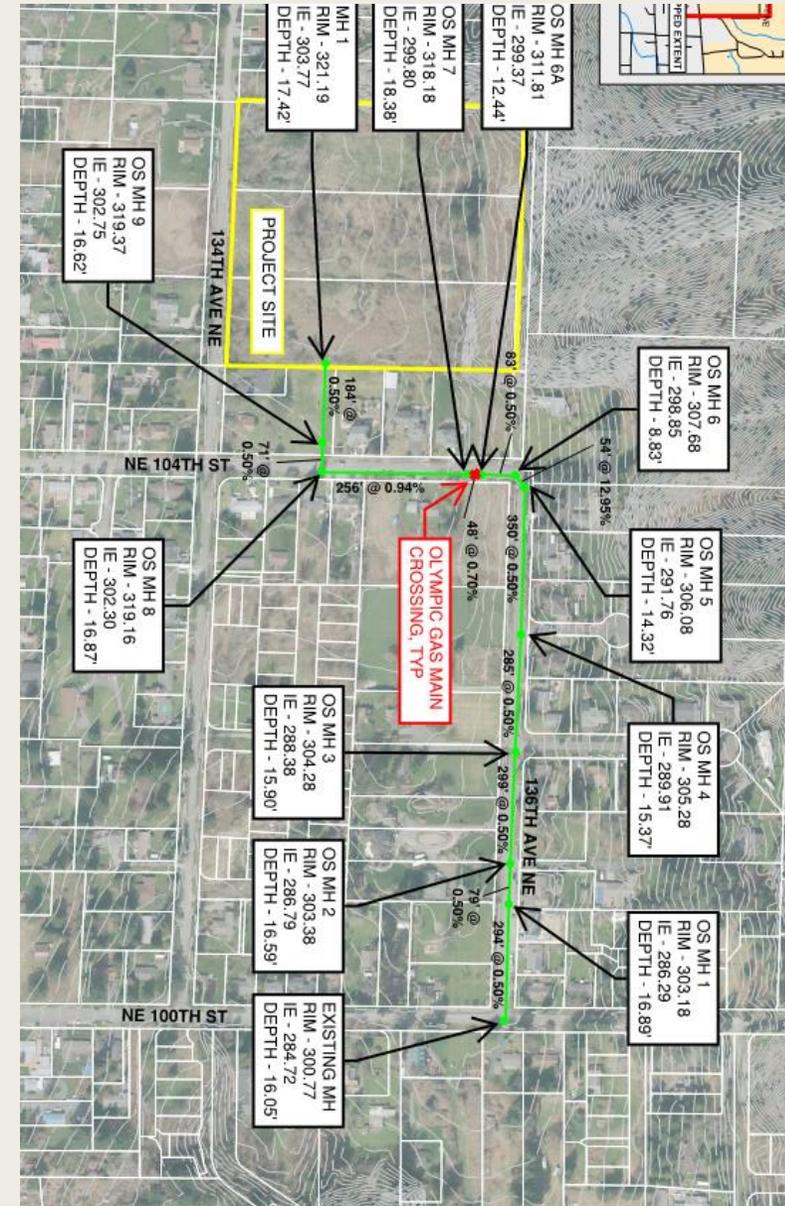
Concerns at NE 100th St/132nd Ave NE

- The City of Kirkland is ultimately responsible for transportation improvements along the 132nd Avenue NE corridor, and it has been studying the traffic issues at NE 100th Street for some time. They complete traffic counts every two years and recently completed a signal warrant analysis. The results indicated it did not meet warrants.
- Both cities agree that the intersection was trending in the direction of signalization due to peak hour delay, and we should start preparing for a joint project. The City of Redmond is requiring the relatively large development to prepare a signal warrant analysis at this intersection and also working on pro-rata share fees for new developments to provide funding for needed future improvements.
- The City of Redmond is working to form a policy committee to discuss the timing of a possible traffic signal and have the jurisdictions work together to best address the agreement, commitment, and funding mechanism. The City of Redmond is prepared to work with the City of Kirkland to address the needed transportation improvements. We will be sure to follow up with updated information.



Concerns Regarding Utility

- Sewer main routed to 135th Ave NE , NE 104th ST, 136th Ave NE all the way to NE 100th St.
- Future side sewers off properties along NE 104th ST and 136th Ave NE.
- Please contact Heba Awad for interested properties to be connected to the future sewer main.



Questions

Applicant	
Tom Abbott	
Phone #	425-806-1869
Email	tabbott@ldccorp.com

City Staff	
Scott Reynolds	
Phone #	425-556-2409
Email	sreynolds@redmond.gov
City Website	www.redmond.gov

Utility List	
Heba Awad	
Email	hawad@redmond.gov