

PENNY LANE II

LAND-2019-00399 & 00400

Site Plan Entitlement & Subdivision

5/20/2020

Presentation Summary

- Project Description
- Review Authority and Procedure
- Project Dates
- Site Requirements
- Tree Exception
- Public Comments
- SEPA
- Compliance with Development Regulations
- Decision Criteria
- Design Review – Administrative Design Flexibility
- Recommendation

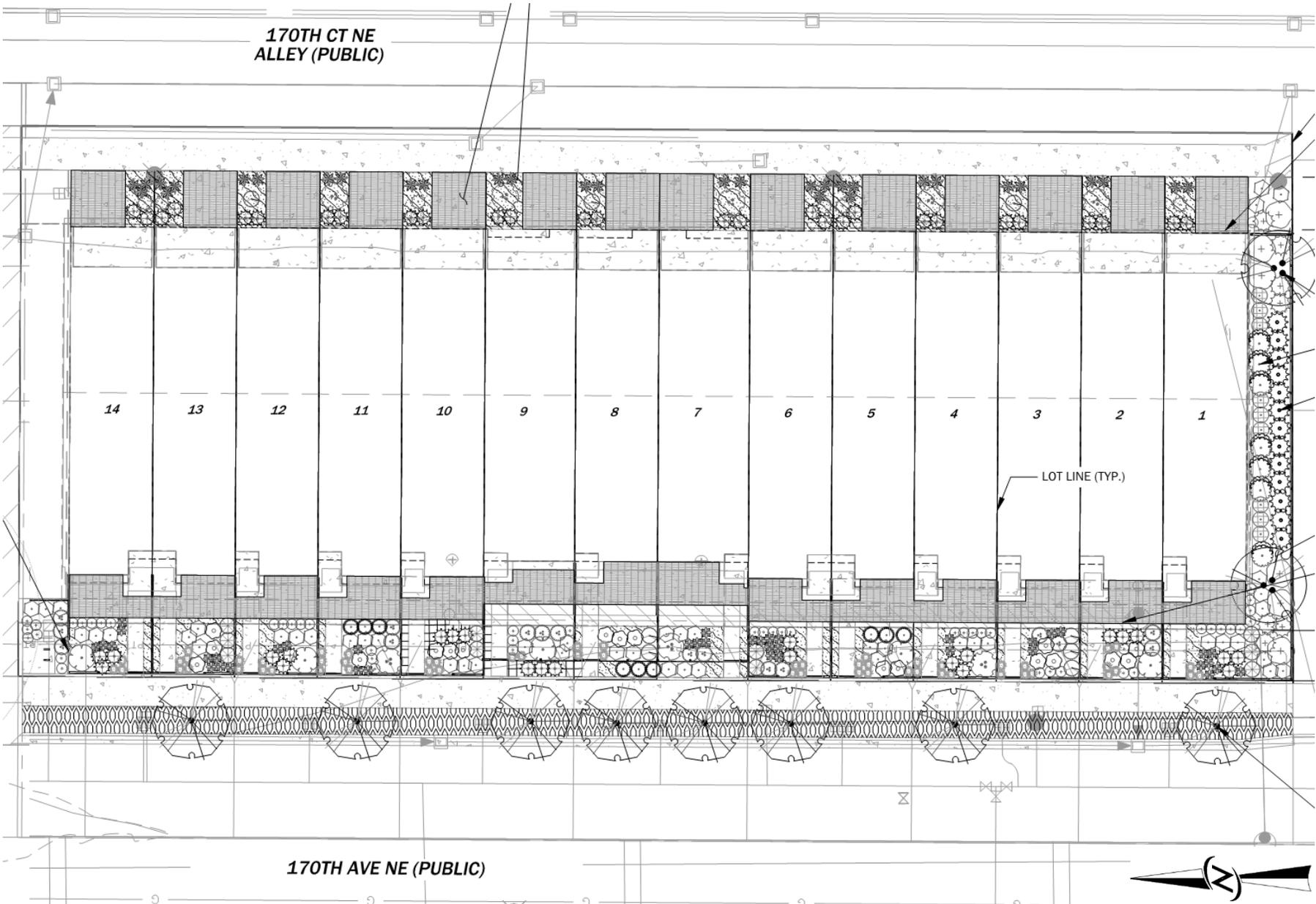
Project Description – Penny Lane II

14 unit-lot Townhome Subdivision & Site Plan Entitlement
(Type III to Hearing Examiner)

- 28 parking stalls (2 tandem stalls per unit)
- Vehicle access from alley
- Frontage improvements



Site Plan Penny Lane II



Project Review Authority and Procedure

- Site Plan Entitlement (Type II Land Use Permit)
- Subdivision (Type III Land Use Permit)
- Consolidated Review – RZC 21.76.050.E
- The review shall be conducted using the highest numbered process type
- Each land use application shall only be subject to the relevant decision criteria applicable to that particular development application
- The applications shall be consolidated in a single, consolidated open record public hearing and shall be subject to no more than one consolidated closed record appeal.

Important Dates

- Application Date: 1/15/2020
- Notice of Application: 1/29/2020
- DRB Recommended Approval: 2/20/2020
- Neighborhood Meetings: 2/24/2020
- SEPA DNS: 2/28/2020
- Notice of Public Hearing 4/29/2020
- Public Hearing Date: 5/20/2020

Site Requirements – East Hill Zone RZC

21.10.100

Standard	Requirement	Proposed
Front Setback (Residential):	Type III Pedestrian System: 25' landscaped walkway from back of curb with a 5' parkway for street trees, a 6' sidewalk and a 14' landscaped yard area RZC 21.10.150	25' landscaped walkway from back of curb with a 5' parkway for street trees, a 6' sidewalk and a 14' landscaped yard area
Side Setback (Residential):	8 feet, Interior townhouses are exempt from this requirement RZC 21.10.130.D	8 feet
Rear Setback (Residential):	10 feet	10 feet
Maximum Building Height	4 stories	3 stories

Site Requirements – Downtown Residential RZC 21.10.130

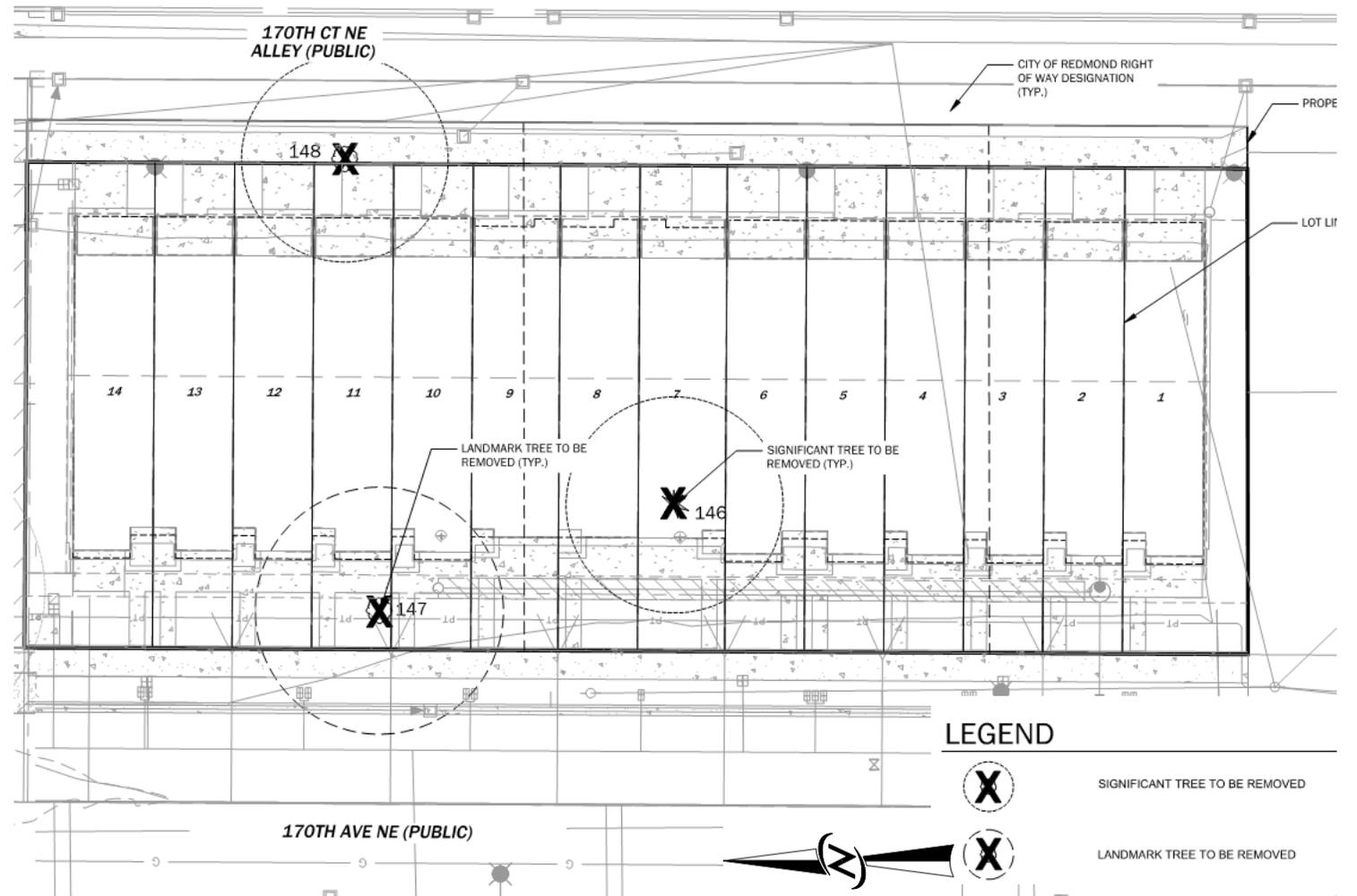
Standard	Requirement	Proposed
Allowed Residential Density:	Density on lots over 12,000 sf with a frontage of over 120 ft <u>shall not be regulated by a maximum number of dwelling units per acre</u> , but by the application of bulk, height, parking and other development standards RZC 21.10.130.B	14 units
Maximum Allowable Lot Coverage:	Lots over 12,000 sf with a frontage of over 120 ft do not have a maximum allowable lot coverage	55%
Residential Common Usable Open Space:	Units with at least 200 square feet of private usable open space (like townhomes), where the smallest dimension is no less than 10 feet, may be excluded from the count of units that need to contribute to the common usable open space requirement. RZC 21.10.130.E	Exempt, 200 sf private open space in the form of patios and yards provided per unit.
Open Space Size and Dimensions:	Patio length: 8 ft Patio width: 8 ft Patio area: 80 sf	Patio length: 10 ft Patio Width: 8 ft Patio Area: 80 sf Additional open space is in the form of yards

Site Requirements Pedestrian System – RZC 21.10.150

Street	Requirement	Proposed
170th Ave NE	Type III: A 25-foot landscaped walkway with a 5-foot parkway for street trees, a 6-foot sidewalk, and a 14-foot landscaped yard area	Type III provided including street trees, sidewalk, and landscaped yard area
170 th Ct NE	Type VII: A 30-foot wide shared street	8.2' ROW dedication to expand existing 15.93' ROW to 24.13' ROW

Tree Exception

- Tree Exception Submitted RZC 21.72.090
- Planning Director Authority
- No trees retained (3 removed)
- Replacement at a 3:1 ratio required (9 trees required)
- 15 trees proposed



Public Comments – Notice of Application

- Construction Impacts
 - Compliance with code including noise and parking
- Pedestrian Infrastructure and Parking Impacts
 - Sidewalk improvements including on street parking and garage parking for residents
- Request for Elevations
 - Link to DRB materials sent

Public Comments – Neighborhood Meeting

- Concerns over tree removal
 - All trees are to be removed and replaced at a 3:1 ratio
- Concerns over lack of native landscaping
 - Ecological score achieved by providing native landscaping
- Opposition to gentrification of Redmond, housing should be for low income households
 - Definition of affordable is 80% AMI

Public Comments – Hearing Notice

- More, smaller, 30% AMI affordable units should be built near transit
 - City code requires 10% affordable at 80% AMI and no increase in number of affordable units or lower rates due to transit proximity
- Are grills/bbqs allowed on the balconies of attached dwelling units?
 - Yes. Neither Washington State nor Redmond adopted IFC 308.1.4
- Did additional correspondence occur after the neighborhood meeting with other attendees?
 - General discussion about Redmond, no specific questions asked or answered
- Build community amenities instead
 - Property is private, impact fees for parks, schools and infrastructure improvements
- There is enough construction in Redmond
 - Growth Management Act and Comprehensive Plan direct development to urban areas

State Environmental Policy Act (SEPA)

- Not SEPA Exempt – Critical Aquifer Recharge Area
- SEPA Checklist Reviewed
- Environmental Documents Reviewed
- Technical Committee is SEPA Official
- City Codes Adequate to Mitigate Environmental Impacts
- DNS Issued 2/28/2020

Compliance with Development Regulations

- Tree Protection – Exception Granted for 0% retention
- Critical Areas – CARA & Seismic Hazard
- Open Space – 200sf per unit
- Affordable Housing – 10% (1 unit at 80% AMI)
- Stormwater – City-wide Capital Facilities Charge
- Utilities – Sewer Main Replacement, 14 Water Main Connections
- Transportation – Frontage Improvements (parking, sidewalk)
- Cultural Resources – Assessment Provided
- Separate Coordinated Civil Review from Penny Lane III Required

Decision Criteria

- Criteria Applicable to All Land Use Permits RZC 21.76.070.B.3
 - Comprehensive Plan
- Subdivision Criteria RZC 21.74.030.B
- Site Plan Entitlement Criteria RZC 21.76.070.Y.3

Criteria Applicable to All Land Use Permits

RZC 21.76.070.B.3

Consistency with	Staff Response
Type of Land Use	Meets
Level of Development (Density)	Meets
Availability of Infrastructure	Meets
Character of Development (Development Standards)	Meets
Comprehensive Plan	LU-6; HO-11; HO-15; UC-4
RZC	Meets
RMC	Meets
SEPA	DNS Issued 2/28/2020

Comprehensive Plan

Goal/Policy	Staff Response
LU-6 Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that height, bulk and design of infill and redevelopment projects are compatible with their surroundings	<i>Development of three parcels with existing single-family structures to 14 townhomes with building height, and design which is compatible with its surroundings of both single-family homes and recently redeveloped multi-family structures.</i>
HO-11 Encourage the development of a variety of housing types, sizes and densities throughout the city to accommodate the diverse needs of Redmond residents through changes in age, family size, and various life changes.	<i>Development of salable properties in the Downtown neighborhood in proximity to commercial uses, educational institutions and transit systems advances this policy.</i>

Comprehensive Plan

Goal/Policy	Staff Response
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.	<i>The development helps achieve Redmond's goal of developing more housing options in Downtown and is compliant with design and landscaping standards of the Downtown Neighborhood.</i>
UC-4 Support the urban centers as Redmond's primary locations for added residential development to help create economically vibrant and healthy neighborhoods in the morning, daytime and evening.	<i>The proposal adds salable units in Downtown in a development that is in scale with surrounding developments in a primarily residential part of Downtown.</i>

Subdivision Criteria RZC 21.74.030.B

Criteria	Staff Response
Complies with the general criteria applicable to all land use permits	Meets
Conforms to the site requirements for the zoning district	Meets
Conforms to the requirements of this chapter	Meets
Adequate provisions for streets, roads, public ways laid out in a safe, orderly, efficient manner	Meets
Adequately served by utilities	Meets
Adequate provisions for parks and schools	Meets
Safe routes to schools	Meets
Serves public interest	Meets
Geotechnical considerations	Meets

Site Plan Entitlement Criteria RZC 21.76.070.Y.3

Criteria	Staff Response
Technical Committee Reviews with SEPA and RZC	Meets
Landmarks and Heritage Commission Review	N/A

Design Review Board Determinations on Type III Reviews RZC 21.76.060.G

- The Design Review Board shall consider the application at an open public meeting of the Board (2/20/2020)
- The Board's determination shall be given the effect of a recommendation to the Hearing Examiner on a Type III application.

Design Images Penny Lane II



WEST FACADE FROM ADAIR ROAD

Design Images Penny Lane II



EAST FACADE FROM THE ALLEY

Administrative Design Flexibility

Residential Modulation Dimension RZC 21.62.020.F.6.c & d

- Facades facing interior property lines that are visible from the street shall be modulated approximately every 40 feet with a minimum depth of four feet and minimum width of five feet
- Due to the narrowness of the units, the applicant is requesting flexibility from the modulation standard. The buildings do not meet these minimum dimensions on all facades visible from the street but are frequently modulated.
- DRB recommended approval

Administrative Design Flexibility

Additional Required Landscaping in Downtown RZC 21.62.020.F.8.b

- One additional tree for each 125 square feet of required yard area including front yards, side yards, and rear yards
- Penny Lane II yard area would require 52 additional trees
- Conflicts with utility easements and overall site development
- DRB recommended approval with fee-in-lieu

Recommendation

- Planning: Approve with Conditions
- Utilities: Approve with Conditions
- Transportation: Approve with Conditions
- Storm: Approve with Conditions
- Fire: Approve with Conditions
- Building: Approve with Conditions
- Natural Resources: Approve with Conditions
- Design Review Board: Approve with Conditions

Penny Lane II – Forward
Recommendation of Approval
with Conditions to Hearing
Examiner