

# Garbarino Preliminary Plat & Alteration of a Geologic Hazard Areas – Type III Consolidated Review

Public Hearing October 5, 2020

LAND-2015-02248 & LAND-2020-00502

SEPA-2019-01225

# Vicinity Map

<b>Zone</b>	RIN (Residential Innovative Single-Family Urban Residential)
<b>Neighborhood</b>	Willows - Rose Hill



# Project Description

- Subdivide 2.60 acres into 14 lots
- 14 detached single-family homes
- Base density allows for 12 units
- One (1) affordable housing unit – Lot six (6)
- One duplex on lots seven (7) and eight (8)
- Demolition of two (2) existing single-family residences: 570 and 3,390 sf.
- There are no critical areas on-site, except for the landslide hazard area located on the eastern portion of the site.
- Applicant is proposing 36.3% tree retention
- Decision by Hearing Examiner (Type III)

# Important Dates

- Application Date: June 9, 2020
- Notice of application: June 16, 2020
- Neighborhood meetings: April 17, 2016 & July 14, 2020
- Notice of Public Hearing: September 10, 2020
- Public Hearing: October 5, 2020

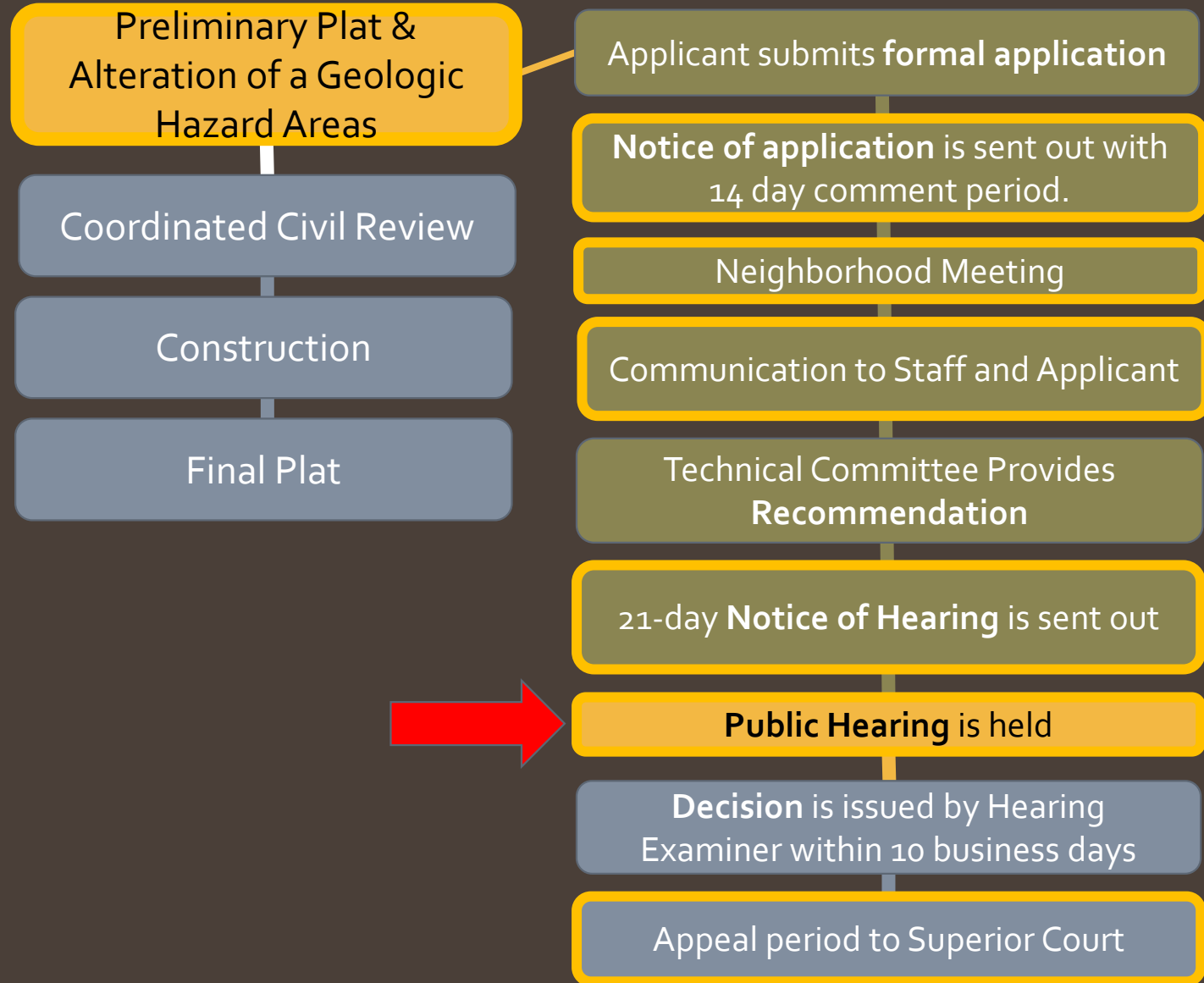
# Type III Process Flow Chart

Completed

In Process

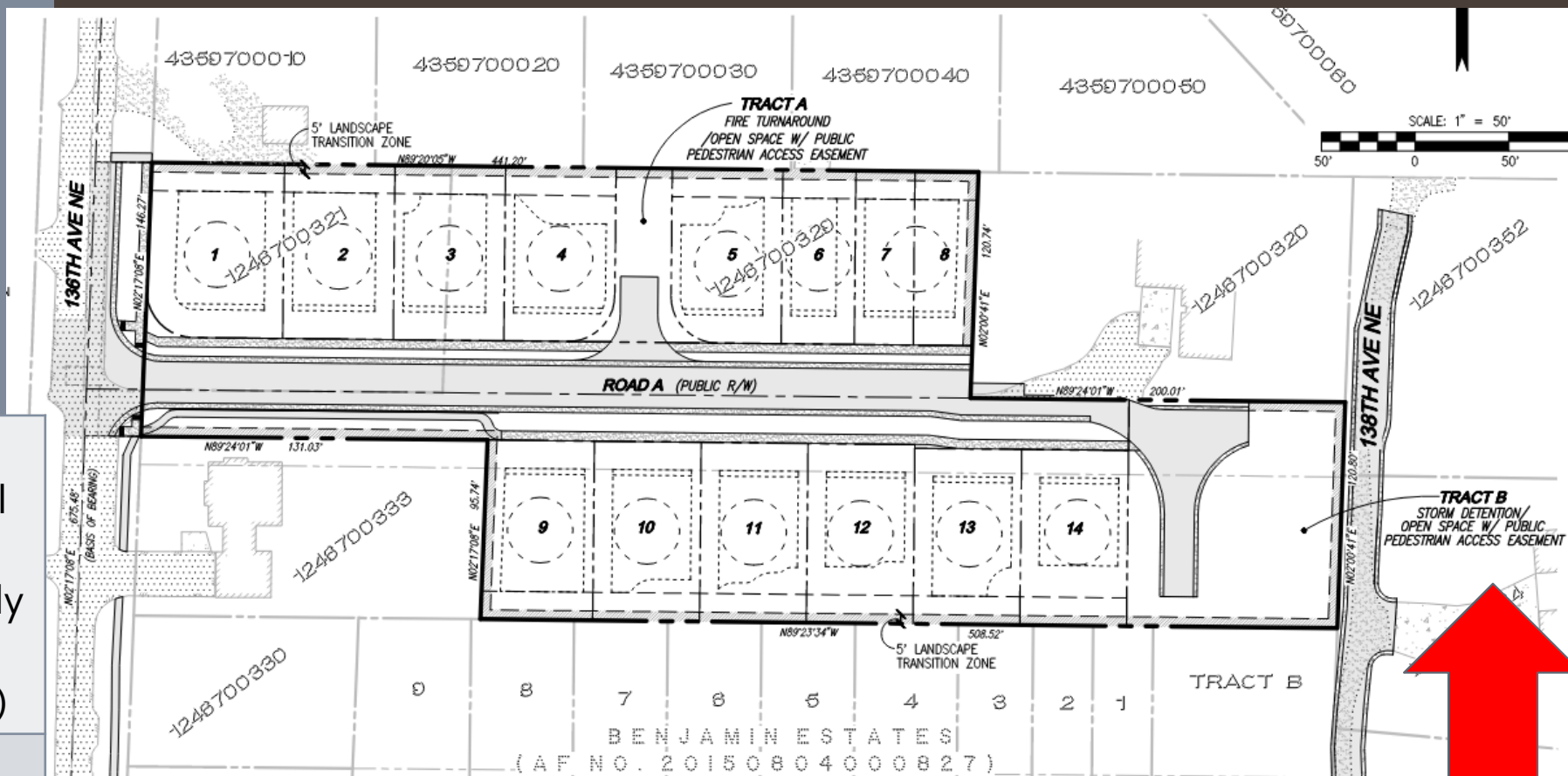
Public  
Participation

Future Step



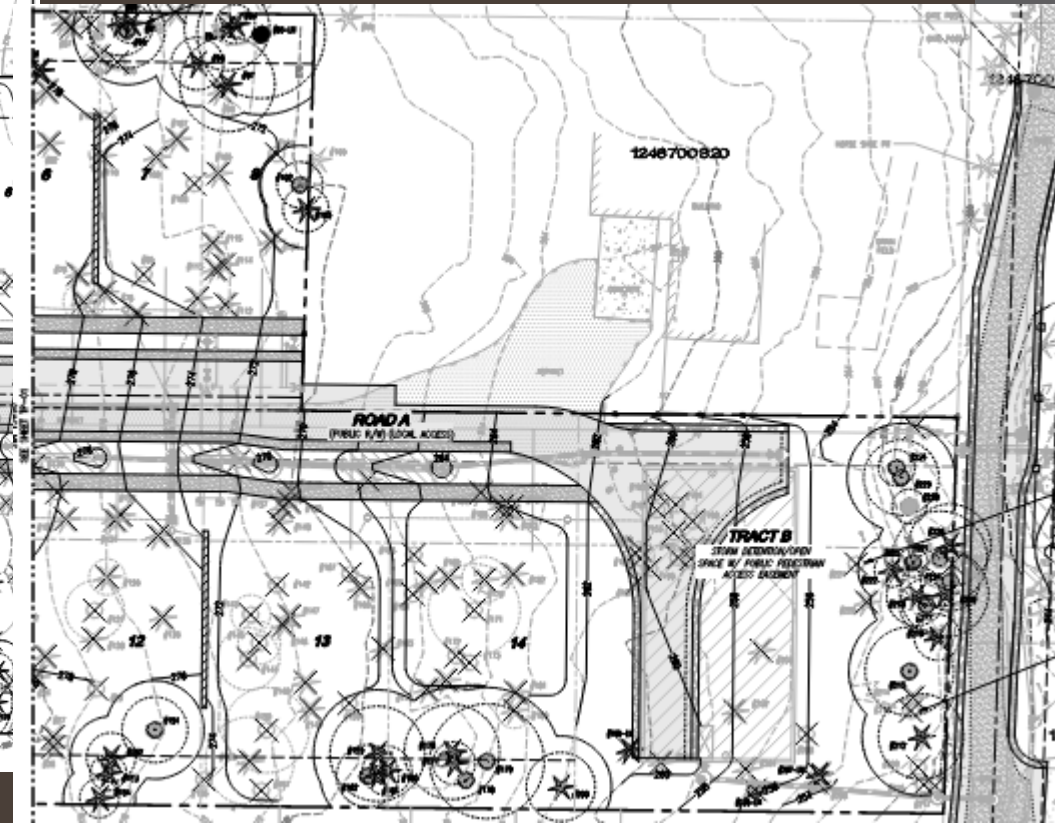
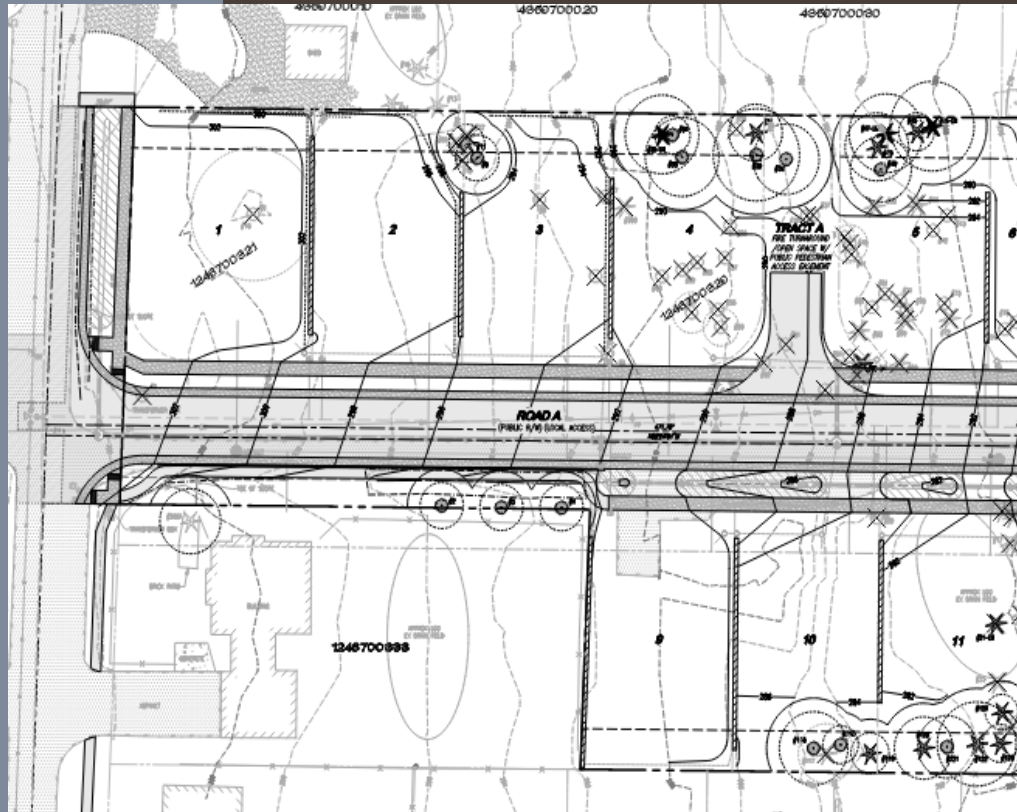
# Overall Site Plan

Zone	RIN (Residential Innovative Single-Family Urban Residential)
Neighborhood	Willows - Rose Hill





# Tree Preservation Plan

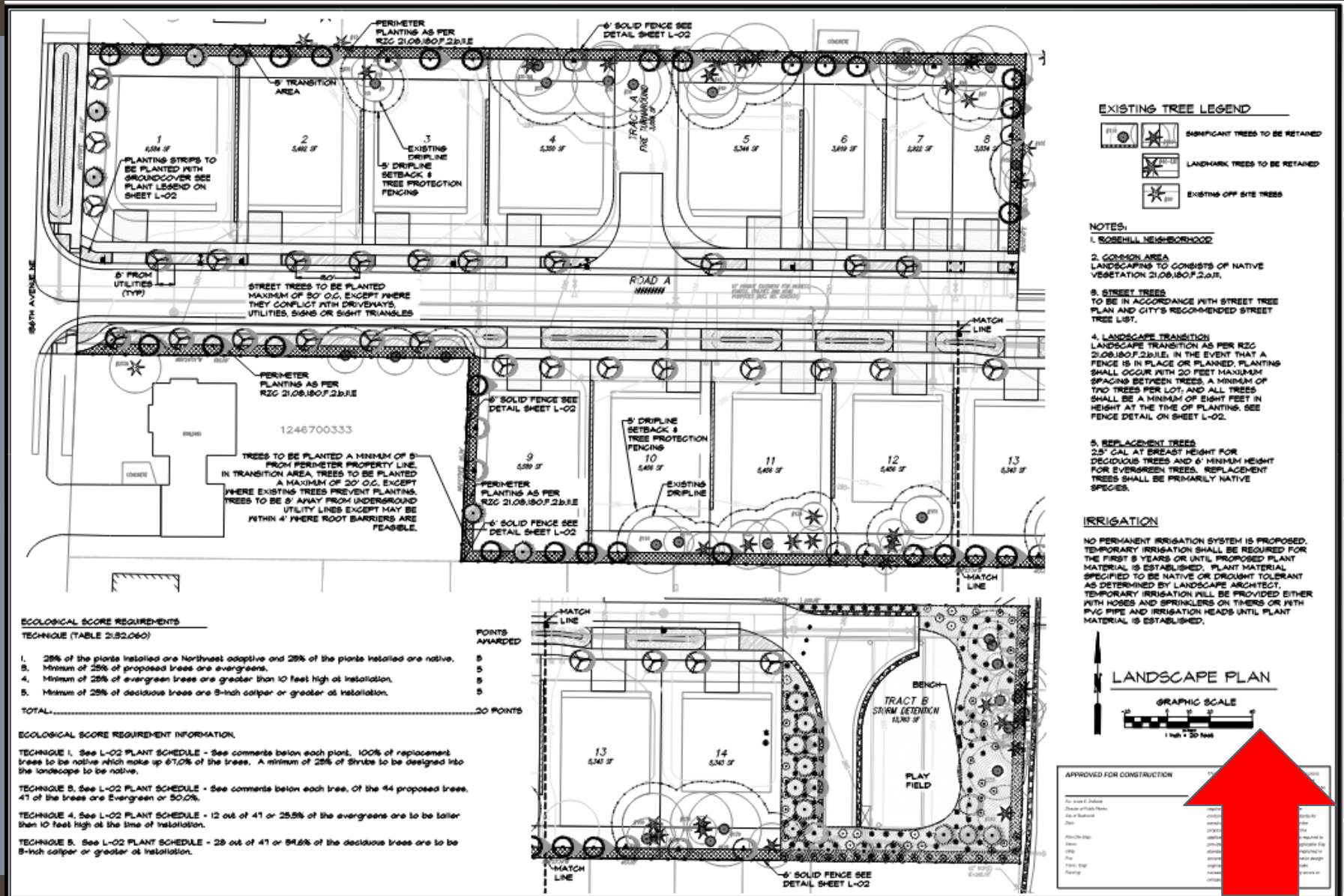


TREE INVENTORY—PROPOSED ACTION AND BRIEF DEFINITION			
TYPE OF TREE (DSH)	REMOVAL	RETAINED	TOTAL
LANDMARK (>30")	6 = 3.8%	4 = 2.6%	10 = 6.4%
SIGNIFICANT (6"–30")	94 = 59.9%	53 = 33.7%	147 = 93.6%
TOTALS	100 = 63.7%	57 = 36.3%	157 = 100%

- Tree Preservation Plan exceeds minimum tree retention requirements by 1.3% under RZC 21.72.060.A.1



# Landscape Plan



= Landscape/ Street Tree areas



# Public and Neighborhood Meeting Comments

- During the comment period the City received 10 written comments. These comments and City staff responses have been included as "Attachment 3" for the Hearing Examiner. Instead of reading each of the comments and staff responses the comments and responses have been consolidated below:
- **Tree Preservation:** Six comments were related to tree preservation: Planning staff shared the arborist report and tree preservation plans with each of the residents. Staff also shared that the project complies with Redmond Zoning Code requirements by providing 36.3 percent tree retention where 35 percent is the minimum required by Code. Also the applicant and his arborist Bob Layton met with neighbors on-site on both December 18, 2019 and July 10, 2020.
- **Fire Truck Access:** One comment was related to adequate width needed to accommodate fire truck access to avoid driving in the resident's driveway (Ms. Dorroh). Staff shared that the Fire Department would need a minimum of 20 feet of driving surface just immediately west of the driveway to lot 13 which would prevent a fire truck from accessing her property to turn around. Fire trucks will not be using Ms. Dorroh's driveway to turnaround.
- **Storm/Sewer Concerns:** One comment was related to stormwater and sewer connections. Stormwater review staff shared that the City would not allow the installation of the utilities within the pond embankment, as it is not sound engineering practice.
- **Process Question:** One comment was related to process and concerns about plans and information being misrepresented at key decision points and plans being uploaded through the project page. Planning staff shared that projects are never intended to be finalized during deviations or neighborhood meetings but are "touchpoints." Also, the "final" plans were uploaded to the project page after all review disciplines deemed them Code compliant.

# Plat Decision Criteria:

The proposal conforms to the goals, policies and plans set forth in Redmond Comprehensive Plan (RZC 21.74.030(B))

**Response:** The Garbarino Preliminary Plat is located within the Willows – Rose Hill 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

<b>HO-2 Promote a mix of new residential units and use other strategies that are designed to at a minimum meet the targets called for in the King County Countywide Planning Policies for creating residences that are affordable to low and moderate-income households</b>	<b>Complies with Housing Element two (2) as the project includes a total of 14 dwelling units of which, one is an affordable housing unit, to be located on lot six. The project will also provide a duplex unit, which will be located on lots seven and eight within the plat. The remainder of the lots will include single-family detached homes. Thereby promoting a mix of new housing units and a new affordable housing unit.</b>
<b>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.</b>	<b>Complies with Housing Element (15) as the applicant’s proposal meets all applicable zoning Code requirements including, but not limited to the following: site standards, infrastructure standards, affordable housing and environmental policies as outlined within the report.</b>
<b>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.</b>	<b>Complies with Land Use Element six (6) as the proposed project is located on a site that contains two existing homes: one at 570 s.f. and one at 3,390 s.f. that are both planned to be demolished. The proposed project will adhere to RIN (Residential Innovative) Single-Family Urban Residential zoning regulations. Additionally, the project is adjacent to residential zones on the north, west and south sides, which are RIN (Residential Innovative) Single-Family Urban Residential zones and R-1 (Single-Family Constrained Residential) zones. The applicant will continue to demonstrate compliance with height and design throughout the building permit process.</b>
<b>N-WR-A-3 Ensure that new residential development blends with and helps maintain the existing character in each existing neighborhood subarea, including sense of community, variety in lot sizes and house styles, small to moderately sized homes, abundance of trees and other greenery, nearness to open space and wildlife, and feeling of spaciousness</b>	<b>Complies with Willows Rose Hill Neighborhood Plan three (3) as the proposed project will maintain the existing character of the Willows – Rose Hill neighborhood by providing 14 new homes including one affordable home and one new duplex. These homes are consistent with other new developments in the neighborhood by providing variety in lot sizes and housing styles. The site will exceed minimum tree retention requirements by providing 36.3% retained trees and will provide 5,515 s.f. more open space than is required by Code. Also, one park and one trail (Willows Creek Park and Redmond Central Connector) are both located within approximately a half-mile of the subject site.</b>
<b>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.</b>	<b>Complies with Land Use Element (28) as the Residential Development and Architectural, Site and Landscaping Design Regulations outlined in RZC 21.08.180, as well as both the RIN (Residential Innovative) Single-Family Urban Residential zones and R-1 (Single-Family Constrained Residential) zones and the Willows – Rose Hill Neighborhood regulations stipulate the design criteria in the City of Redmond. The Garbarino plat proposal will incorporate moderate density with a range of housing sizes.</b>

# Plat Decision Criteria

The proposal complies with the general criteria applicable to all land use permits set forth in RZC 21.76.070.B, Criteria Applicable to All Land Use Permits

- Response: The proposed Garbarino subdivision is located within the Willow – Rose Hill Neighborhood, as identified in the Redmond Comprehensive Plan Map. Refer to the Section nine of the staff report for analysis of the project’s compliance with Criteria Applicable to All Land Use Permits.

## Plat Decision Criteria

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

**Response:** The Garbarino Plat has been developed in accordance with Redmond Zoning Code – RIN (Residential Innovative) Single-Family Urban Residential zone and the Willows – Rose Hill Neighborhood. Refer to the analysis in Section III of this staff report for findings related to the proposal’s conformance with the Site Requirements for Residential Zones. Therefore, the proposal conforms to the site requirements set forth in RZC 21.08.170.B.

3. The proposal conforms to the requirements of chapter RZC 21.74

**Response:** The proposal conforms to the applicable subdivision regulations and procedures (RZC 21.74.030.B & 21.76.050). RZC 21.74 details lot division standards, decision criteria and process for subdivisions with which this project complies as demonstrated in Sections III, IV, V, VI and VII of this report as well as (Attachment 1, Plan Set).



## Plat Decision Criteria

The proposed preliminary subdivision makes adequate provision for streets, roads, alleys, other public ways, and transit stops as required by this chapter; and the proposed street system conforms to the City of Redmond Transportation Master Plan and Neighborhood Street Plan, 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 site will take access from a single access point from 136<sup>th</sup> Avenue. The street layout including their locations and widths provide safe and orderly traffic circulation. The proposed development is anticipated to generate approximately 132 new total daily vehicle trips, 10 new trips generated during the AM peak hours and 14 new trips generated during the PM peak hours. (Attachment 7, SEPA Checklist, page 25) This information was also confirmed by City staff, Min Luo, Senior Transportation Engineer who reviewed and approved the proposal.

# Plat Decision Criteria

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 within (Attachment 1, Plan Set).

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 City approved parks, recreation, playgrounds and open space. The proposal sets aside 28,156 square feet of open space whereas 22,641 square feet are required. Additionally, one park and one trail (Willows Creek Park and Redmond Central Connector) are both located within approximately a half-mile of the subject site, thereby demonstrating compliance with minimum open space standards and proximity to local parks and trails (Attachment 1, Plan Set). In addition to the above, the proposed preliminary subdivision will be conditioned to pay park impact fees in effect at building permit issuance.

## Plat Decision Criteria

The proposed preliminary subdivision will be adequately served with City approved schools and school grounds.

Response: The proposed preliminary subdivision will be adequately served with City approved schools and school grounds.

The proposed preliminary subdivision makes adequate provisions for sidewalks and other planning features that meet the requirements of this chapter and that provide 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 School, which is approximately 0.67 miles southwest of the site. The project is proposing a connector trail from the sidewalk on-site, south to the existing path at the intersection of 136th Avenue NE and NE 100th Street. Students will use this connector trail to access the walking path that they will follow west along NE 100th Street to 132nd Avenue NE. From there, students will continue west along NE 100th Street on a fully improved sidewalk to 128th Avenue NE. Students will then turn south on 128th Ave NE and continue to the destination at Twain Elementary. Rose Hill Middle School is located approximately 1.9 miles south of the site. Finally, Lake Washington High School is located approximately 2.1 miles southwest of the site. Bus transportation is provided to all schools at bus stops between 0.2 and 0.69 miles from the development. A safe walk route is available to schools within one mile of the project. Twain Elementary as well as all other public schools (Rose Hill Middle & Lake Washington High School) serving the proposed subdivision will have bus pickup.

# Plat Decision Criteria

- The proposed preliminary subdivision makes adequate provisions to serve the public interest and makes appropriate provisions for the public health, safety and welfare.
- Response: The proposed preliminary subdivision has been reviewed by transportation, utility, stormwater, fire and planning staff to ensure that the public interest is served in its overall design and has been conditioned accordingly to make appropriate provisions for the public health, safety and welfare as shown on in (Attachment 1, Plan Set).



## Plat Decision Criteria

Geotechnical Considerations have been identified, and all hazards and limitations to development have been considered in the design of the streets and lot layout to assure streets and building sites are on geologically stable soil, considering stress and loads to which the soil may be subjected.

Response: A Geotechnical Report (Attachment 11, Geotechnical Report) was submitted, reviewed and deemed appropriate by the City's Development Review Engineering division and the City's third party reviewer (Golder) to ensure that geotechnical considerations were identified and all hazards and limitations were considered in the overall design to ensure that all building and structures will be constructed on geologically stable soil within the proposed preliminary subdivision and associated Alteration of a Geologic Hazard Areas application.

# Alteration of Geologic Hazard Areas Decision Criteria

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

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

Response: Alternatives were evaluated to shift improvements to the west away from the steep slope area and/or reduce the width of maintenance access; however, due to the limited space available for improvements and not having a maintenance vehicle turnaround, including the additional slope constraints to the west; there were no other options that were functionally reasonable or feasible.

# Alteration of Geologic Hazard Areas Decision Criteria

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: An evaluation from the geotechnical engineer was prepared by Rick Wang, Principal Engineer at the Riley Group (Attachment 11, Geotechnical Report). This addendum concludes that there is no increased risk to the area in question. However, a guardrail will be installed with a wider access road where the current gravel road exists. The existing wall and current condition are extremely narrow, and no guardrail currently exists.

# Alteration of Geologic Hazard Areas Decision Criteria

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:** Disturbance of the steep slope area will be minimized to the extent possible and consistent with the geotechnical recommendation. The retaining wall is proposed to be placed as close to the new access road as allowed by City regulations in-order to minimize the disturbance and wall height. The wall will provide stability and any disturbed areas will be stabilized. In addition, the retaining wall foundation will be stepped if possible, to further reduce alterations.

The project has located public utilities in the only feasible location for the proposed plat. The public utilities require a public maintenance road and due to the steep slopes, a retaining wall will be constructed to support that road. The retaining wall has been located in an area that will minimize impacts to the steep slope.



# Alteration of a Geologic Hazard Areas (AGHA)

Due to the existing topography of the site, all gravity utilities flow from east to west.

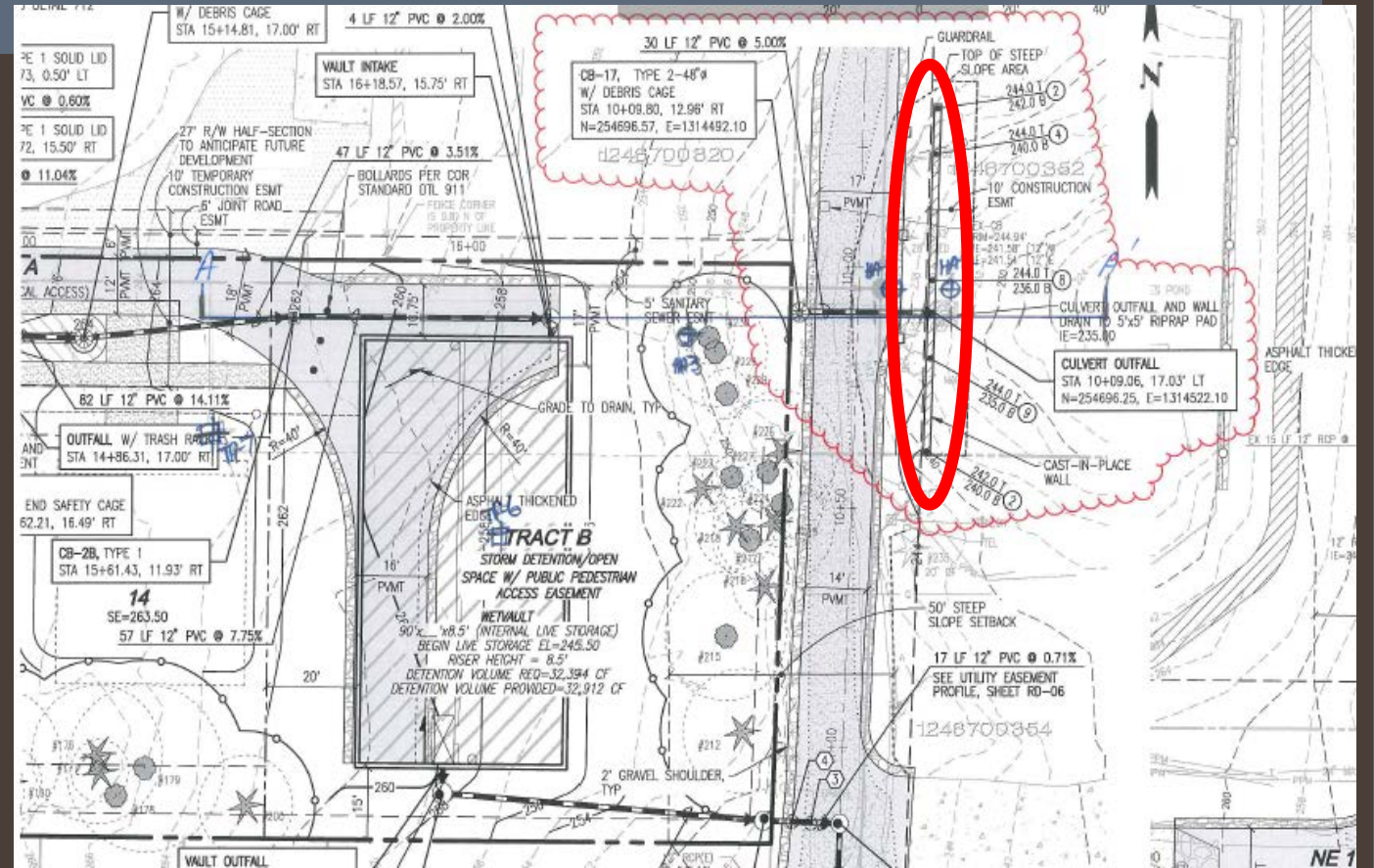
Since there are no existing public utilities directly accessible from the eastern portion of the development, a connection was required that all storm drainage and sanitary sewer discharge through a 30-foot easement acquired along the private drive, 138<sup>th</sup> Avenue NE.

A new wall is proposed just east of the 30-foot easement line, which is located in a landslide hazard area (steep slopes that exceed 40%).

Development is prohibited in landslide areas except for the installation of streets and or utilities – RZC 21.64.060.D.b

The AGHA exemption was granted because it is necessary for the construction of a retaining wall that supports the utility maintenance access road.

The applicant provided the required Geotechnical studies, which were reviewed and approved by the City's third party reviewer (Golder).



# Vesting

- Project submitted complete application on June 9, 2020
- Project vested on June 9, 2020
- The Garbarino subdivision is required to comply with all Willows – Rose Hill Neighborhood Regulations

# Willows- Rose Hill Neighborhood Regulations

- Projects have to comply with RZC 21.08.180, Residential Development and Architectural, Site, and Landscape Design Regulations.
- An 80 square-foot, front yard transition area is required for all lots
- 35% maximum lot coverage
- 15-foot building separation
- Front yard landscaping is required

## Recommendation

- The Technical Committee recommends approval of the Garbarino Preliminary Plat & Alteration of Geologic Hazard Areas to the Hearing Examiner as the project complies with the 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.



Questions /  
Comments?



Planning

Ben Sticka, Senior Planner - [bsticka@redmond.gov](mailto:bsticka@redmond.gov)