

Larkin Subdivision Neighborhood Meeting

#	Questions/ Comments from Meeting Attendees	City Response						
1	How long will the process take?	<p>It depends on if the resubmitted documents are code compliant. This could be a circular process, and the application will not be approved until all components of the project are code compliant.</p> <p>If the project can be approved by the Technical Committee, it will then be required to go the public hearing with the Hearing Examiner. These meetings are typically scheduled out about 2 months from the Technical Committee decision. Ten business days after, the Hearing Examiner should have a decision made.</p>						
2	How will traffic be mitigated?	<p>The project is a 14-unit lot subdivision and is going to generate 14 PM peak hour trips to the road system. This project is not required to provide a traffic study per the City's traffic study guideline. The intersection at NE 100<sup>th</sup> St/132<sup>nd</sup> Avenue NE does not meet the signal warrant per the latest signal warrant analysis provided by the Rose Hill West in January 2018. Criteria and engineering practice need to be met before installation of a signal per Manual of Uniform Control Devices published by Federal Highway Administration. The project will be required to pay transportation impact fee to mitigate the traffic impacts on the street system.</p>						
3	How will storm water be handled?	<p>An 80' X 50' underground storm water vault has been proposed. This will collect storm water runoff and slowly drain it into the system.</p>						
4	When are construction hours?	<p>Per <a href="#">RMC 3.36</a></p> <table border="1" data-bbox="758 1287 1495 1456"> <tr> <td>Monday through Friday:</td> <td>7:00 a.m. to 7:00 p.m.</td> </tr> <tr> <td>Saturdays:</td> <td>9:00 a.m. to 6:00 p.m.</td> </tr> <tr> <td>Sunday or Legal Holiday:</td> <td>Prohibited</td> </tr> </table>	Monday through Friday:	7:00 a.m. to 7:00 p.m.	Saturdays:	9:00 a.m. to 6:00 p.m.	Sunday or Legal Holiday:	Prohibited
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5	Fences	<p>The maximum height, per City Code, is 6 feet.</p>						

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		<p>Fences are planned to be installed by the Terrene Homes around the perimeter of the entire site. Lot-by-lot fencing can be decided on by the home buyer.</p> <p>Please contact the applicant, Mike Walsh from Terrene Homes for more concerns with fencing.</p>
6	How long will the construction of the homes last?	Terrene Homes has stated that it takes about 7 months per home and the construction of the homes will overlap. Estimated 18 months in total.
7	Some homes in the area are currently on septic tank and the proposed project is required to connect to sewer. Will those currently on septic tanks be forced to hook up to sewer?	<p>If development on that property is not being proposed, no, you will not be forced to hook up to sewer.</p> <p>If in the future, development, additions, or renovations are proposed, it is likely that you will be required to connect to sewer. All properties along 132<sup>nd</sup> NE will follow the City of Redmond General Sewer plan, in case they propose to develop their properties.</p>
8	How are saved trees decided on?	<p>Per City Code, 35% of significant trees (healthy, 6" in diameter at breast height) are required to be saved.</p> <p>It is up to the developer to decide which trees are to be saved. It was mentioned that the developer tries to save the trees located at the perimeter of the property.</p>
9	How will open space requirements be satisfied?	<p>Per City Code, the project will require 20% to be open space.</p> <p>The project proposes to provide open space on a lot-by-lot basis. This means each proposed lot will have 20% open space.</p>
10	What will street lighting look like?	The streetlights will look similar to City of Redmond Standard Detail 430. <a href="http://www.redmond.gov/common/pages/UserFile.aspx?fileId=206862">http://www.redmond.gov/common/pages/UserFile.aspx?fileId=206862</a>

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11	Where will street parking be allowed?	The pavement width of the proposed public street will have 28 feet and this is enough for one-side parking.
12	What is the driveway length?	The driveway length will be required to be 18 feet from the garage door to the nearest edge of the sidewalk.
13	Will sidewalks be installed?	Sidewalk will be installed on both sides of the proposed street.