

Lot 1 at The District
Neighborhood Meeting

Tuesday, April 30, 2024

Neighborhood Meeting started at 5:00 pm via Teams

Attendees:

Melissa Parker (Public)

Scott Wammack (Applicant)

Randy Devoir (Applicant Team)

Amy Rusko (City)

Ameresia Lawlis (City)

City staff started the meeting with introductions and a short presentation showing an overview of the project.

Summary of the Parker's Comments and Discussion:

- Concerns with the greenbelt area shown on the map and to make sure that would not be developed in the future. The city responded stating that the entire area shown on the north to northeast portion of the site plan was a protected wetland area and that the development was converting that area into a Native Growth Protection Area (NGPA). There would be no development in the area except for a trail that would go along the border of the NGPA as shown on the site plan map.
- The City discussed parks and open space with the greenbelt area. Each of the townhome lots will have private open space but will not be installing other parks or open space improvements. These are part of the overall binding site plan and will be built out in phases.
- Concerns with the intersection at the entrance of their existing subdivision (172nd Street and 85th Avenue). The city responded stating that the original plan when the Binding Site Plan was approved was to have the developers of the commercial lots install a traffic signal. After further discussions with WSDOT and the City that a round-about would be a better fit. The City is still in discussions with the developer and WSDOT about this topic. There will also be a neighborhood round-about installed at the south entrance to the development on 85th Avenue. The townhouse development is not required to install these improvements. The future multi-family/mixed-use buildings will install the neighborhood round-about and the commercial development will install the improvements at the 172nd Street and 85th Avenue intersection.
- The City discussed how the developer chose to construct townhouse units along 85th Avenue to provide a buffer between the existing single-family residential subdivision on the west side of 85th Avenue. This would allow for a step up approach going from the existing single-family residents to townhouses to multi-family apartments and mixed-use buildings. It was also discussed that the binding site plan lots are proposed to be amended and that one of the multi-family apartment buildings would be removed and one of the mixed-use buildings would be removed from the site. This creates less density on the overall site.

The Neighborhood Meeting concluded at 5:17 pm.

LOT 1 AT THE DISTRICT
PRELIMINARY UNIT LOT SUBDIVISION
CONDITONAL USE PERMIT

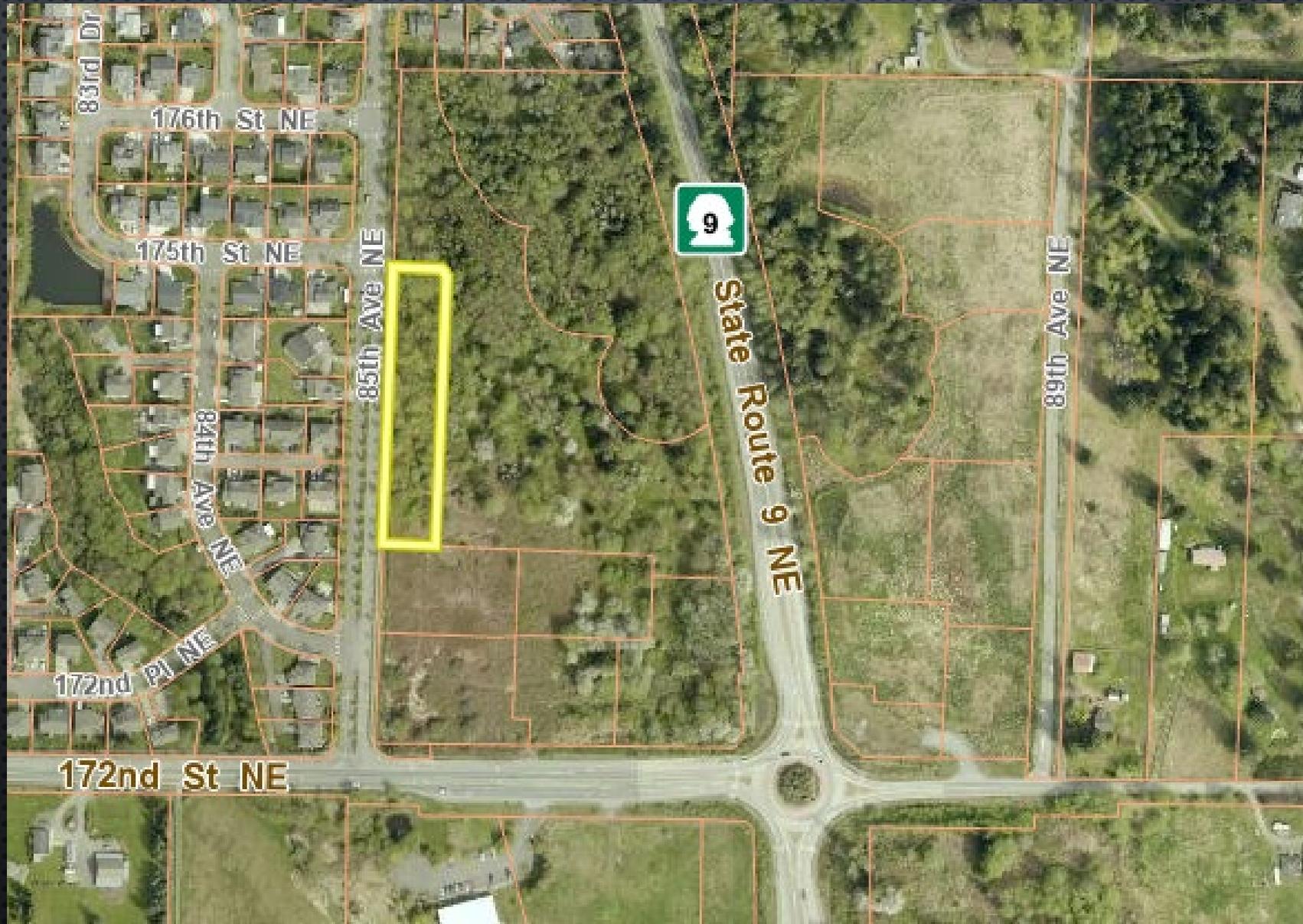
NEIGHBORHOOD MEETING

APRIL 30, 2024

PROJECT INFORMATION

- Project is proposed on Lot 1 of the Zahradnik Binding Site Plan.
- Proposal is a Preliminary Unit Lot Subdivision that is processed as a Condition Use Permit and includes Design Review.
- Project consists of 23 townhouse lots.
- Each individual lot proposes private open space.
- The project is part of a larger development and includes trails, parks, and open space.

VICINITY MAP



PRELIMINARY ELEVATIONS

3-UNIT STRUCTURE



3-Fls West Elevation
1/4" = 1'-0"



3-Fls East Elevation
1/4" = 1'-0"

PRELIMINARY ELEVATIONS 4-UNIT STRUCTURE



4-Fluo West Elevation
1/4" = 1'-0"



4-Fluo East Elevation
1/4" = 1'-0"



**PRELIMINARY
ELEVATIONS**

LOT 1 AT THE DISTRICT REVIEW PROCESS

- Preliminary Unit Lot Subdivision
 - Staff Review
 - Hearing Examiner Public Hearing
 - Notice of Hearing Examiner Decision
- Civil Permit Application and Review
 - Grading, Tree Removal, Utilities, Stormwater Drainage, Roadways, and Frontage Improvements
- Final Unit Lot Subdivision
 - Staff Review
 - Notice of Decision
 - Record Final Unit Lot Subdivision
- Building Permit Application and Review