

Notice of Decision

DECISION DATE: August 15, 2016

APPLICATIONS: Project No. PRJ14-00023
File No. AAS16-00005

PROJECT NAME: Riva Townhomes Administrative Adjustment of Circulation
Facilities Standards

STAFF CONTACT: Amy Tarce, Senior Planner
Development Services Department. 425-837-3097
amyt@issaquahwa.gov

APPLICANT: Stacia Bloom
Core Design
14711 NE 29th Place, Suite 101
Bellevue, WA 98007

OWNER: Gateway-Smallwood LLC
911 East Pike Street, STE 3114824 NE 95th St.
Redmond, WA 98052

REQUEST: Application for an Administrative Adjustment of Standards (AAS)
to substitute the 10-foot wide Primary Through Block Passage
walkway with two 5-foot wide walkways and to reduce the width of
the second walkway from 10 feet to 6 feet

LOCATION: 1900 Block of Newport Way, (See Attachment 1, Vicinity Map)

SUBAREA: Central Issaquah

**COMPREHENSIVE
PLAN DESIGNATION:** Multi-family Residential

PARCEL NUMBER: 2024069115

SITE AREA: 365,394 s.f. or 8.39 Acres

ZONING: VR, Village Residential

DECISION MADE: Development Services Department approves the Administrative Adjustment of Circulation Standards for Primary Through Bock Passages associated with the Riva Townhomes Site Development Permit (File No. SDP15-00004) based on the application and materials submitted on January 26, 2016 and Revised Site Plan, dated March 8, 2016.

ATTACHMENTS:

1. Vicinity Map
2. Project Narrative
3. Site Plan

STAFF ANALYSIS:

1. According to CIDDS 1.1.E.1, The purpose of the Administrative Adjustment of Standards is to provide for flexibility in modifying the Development and Design Standards while maintaining consistency with the vision, goals and policies of the Central Issaquah Plan. The vision, goals, and policies within the Central Issaquah Plan are fixed, methods to implement can be flexible.
2. According to CIDDS 1.1.E.2, *Scope*, the Development Services Department (DSD) Director has the authority to make the final decision regarding Administrative Adjustment of Standards for all levels of review. The Director/Manager shall consider the application information regarding the approval criteria which has been provided by the applicant and any public comment which has been received within the comment period. The Director/Manager may request input from the Chair of the Development Commission during the comment period; however, this is not required. The Planning Director/Manager's decision on the Administrative Adjustment of Standards is final unless appealed. Appeals to a Level 2 Review Administrative Adjustment of Standards decision are made to the Hearing Examiner (further appeals to King County Superior Court).
3. According to CIDDS 1.1.E.3, *Process*, Administrative Adjustments shall be processed through the Level 0 process, except through a Level 2 process for setback reductions (from property lines), parking reductions, landscape reductions adjacent to residential neighbors and other elements determined by the Director. The AAS may be consolidated with companion permits or as a stand-alone decision. The Applicant has requested that this AAS be processed and reviewed as a stand-alone permit.
4. According to CIDDS 3.8, *Development Review Process and Public Notice*, a Level 0 Administrative Adjustment of Standards does not require public notice. However, since this AAS is associated with the Site Development Permit for the Riva Townhomes Site Development Permit, SDP15-00004, the public and the Development Commission was

invited to provide comments at the public hearing for the SDP review on March 9, 2016. No comments were received for the proposed adjustment to the Circulation Standards pertaining to the Primary Through Block Passages.

5. This request for an Administrative Adjustment of Standards of CIDDS 6.4.C involves the reduction in width of the walkways and the configuration of the two Through Block Passages proposed for the interior of the project.

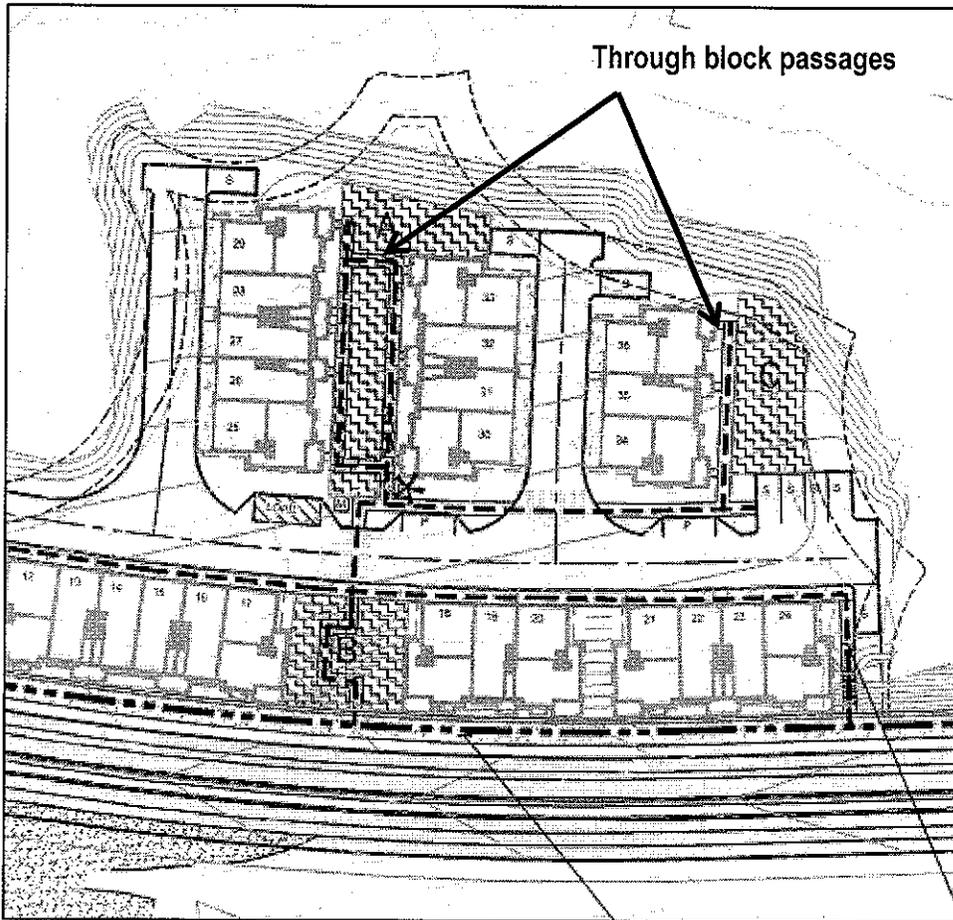


Fig. 1. Detail of Through Block Passages serving interior units.

The Primary Through Block Passages are required to serve residential units 25 to 36 that do not have direct access to the main Circulation Facility, Newport Way. CIDDS 14.4.A.5 requires primary building entrances to be accessible and visible from Circulation Facilities. A related standard in Sec. 11.3.M, Residential Front Door Orientation, specifically requires the principal façade to be oriented to a street or a street-facing courtyard. Units 25 to 33 have their principal façades oriented to a courtyard (A).

As shown in Fig. 2 below, the CIDDS standard requires a 10-foot wide walkway with 5-foot landscaping on both sides, for a total of 20 feet minimum width for a Through Block Passage.

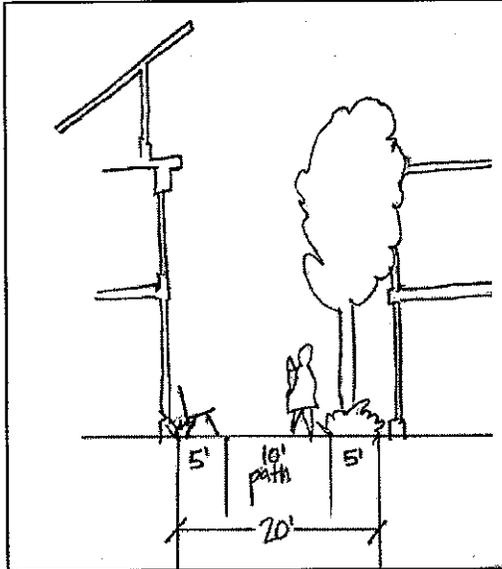


Fig. 2. CIDDS 6.4.C Primary Through Block Passage

To comply with Sec. 14.4.A.5, a modified Primary Through Block Passage is provided. Instead of a 10-foot wide paved walkway, two 5-foot wide walkways are provided. The walkways converge into a 10-foot wide walkway that connects to the 10-foot wide sidewalk of Newport Way (see dashed lines in Fig. 1, above, for pedestrian path.) The total width of the Primary Through Block Passage at open space A is 25 feet from building face to building face.

The other Primary Through Block Passage serves units 34 to 36 and a small open space (C). The walkway proposed is only 6 feet wide.

Approval Criteria for Administrative Adjustment of Standards (CIDDS 6.3):

The Primary Through Block Passages may be configured differently than shown in the Classification Descriptions in CIDDS 6.4.C at the discretion of the Director, consistent with the intent of CIDDS. The Director has determined that the adjustments of the Primary Through Block Passage standards meet the criteria for an AAS, as follows:

For the Primary Through Block Passage serving units 25 to 33 and open space A

- a. **Vision:** The proposed 6-foot walkways' location is superior in achieving the intent of the Primary Through Block Passage as a gathering space. Flanked by two residential buildings, the walkway would need to be conveniently accessed from the entrances of both buildings. By splitting the walkway into two 6-foot wide walkways within 10 feet of the building entrances, a substantial open space is created between the two buildings, while also providing the shortest walk route for the residents to get to the building entries. If the Primary Through Block Passage standard was followed, the courtyard space would have been cut into two, making the space less useful for recreation.
- b. **Access:** The modified Primary Through Block Passage will not create any significant adverse impacts to abutting properties or rights-of-way.
- c. **Compatibility:** Locating two 6-foot wide walkways within 10 feet of the building entrances is consistent with the residential character of the streetscape throughout the project.
- d. **Sufficient Reason:** The proposed orientation of units 25 -33 was a result of balancing multiple CIDDS design standards applied to the overall site design, including a pedestrian-friendly public realm, the provision of an efficient and intuitive grid circulation system, orienting building facades to major circulation routes, and creating useable open spaces.

- e. Safety: The proposed deviation from the standards will not negatively impact public safety and operation. The landscaping proposed will ensure clear sight lines from Newport Way through the Through Block Passage to the informal play area in open space A, which provides additional informal surveillance of the area. The 6-foot width is a standard width typically used for sidewalks.
- f. Services and Maintenance: The location of the walkways close to the building entrances facilitates quick and direct access for firefighters and emergency service providers.
- g. Priorities: The priorities listed in Sec.6.2.C were not applied to this evaluation because the criteria only apply to auto-inclusive circulation facilities.

For the Primary Through Block Passage serving units 34 to 36 and open space C

- a. Vision: The proposed 6-foot walkway is superior in achieving the intent of the Primary Through Block Passage as a gathering space. The walkway serves 3 residential units on one side and a small open space C on the other side. Fig. 3 below shows the difference in character of the open space with a 6-foot wide walkway and if a 10-foot wide walkway, as prescribed by the CIDDS, is provided.

The 6-foot wide walkway allows for more useable open space and less impervious area encroachment into the wetland buffer building setback line (shown as the outer dashed line in Fig. 3 below). The east boundary of the open space is constrained by the wetland buffer, so reducing the width of the walkway creates a larger lawn area by expanding the west boundary of the open space.

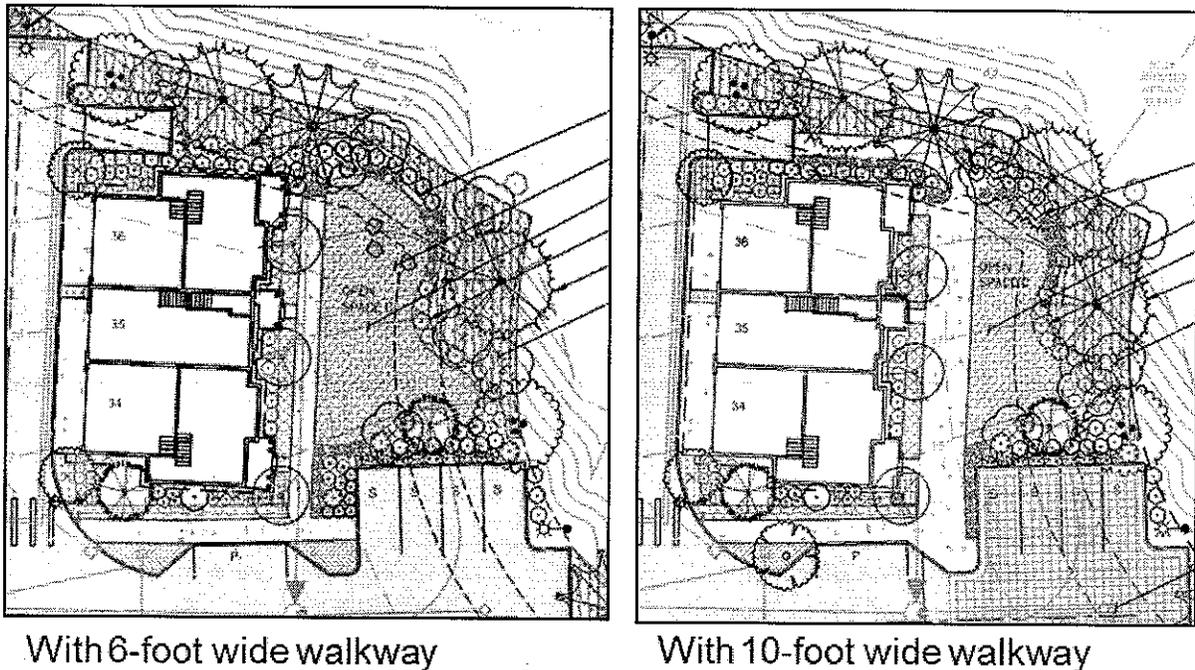


Fig. 3. Comparison of 6-foot wide and 10-foot wide walkway serving units 34 to 36

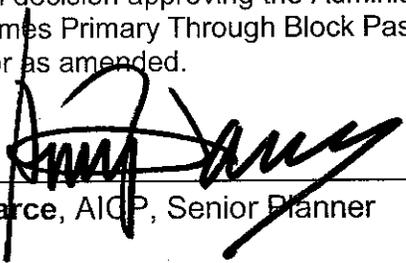
- b. Access: The modified Primary Through Block Passage will not create any significant adverse impacts to abutting properties or rights-of-way.
- c. Compatibility: The narrower walkway is compatible in scale to the low volume of foot traffic expected with only 3 units being served by this walkway. Furthermore, the 10-foot wide walkway is more appropriate as a circulation spine to a major public open space, which is not provided on the Riva property.
- d. Sufficient Reason: The proposed Through Block Passage was a result of balancing multiple CIDDS design standards applied to the overall site design, including a pedestrian-friendly public realm, highest and best use of land, parking efficiency, protecting critical areas while increasing access through useable open spaces.
- e. Safety: The proposed deviation from the standards will not negatively impact public safety and operation. The orientation of the walkway does not change, and the 6-foot width is a standard width typically used for sidewalks.
- f. Services and Maintenance: The location of the walkways close to the building entrances facilitates quick and direct access for firefighters and emergency service providers.
- g. Priorities: The priorities listed in Sec.6.2.C were not applied to this evaluation because the criteria only apply to auto-inclusive circulation facilities.

APPEAL OF DECISION

This decision can be appealed. Appeals of this decision shall follow the procedures set forth in IMC 18.04.250 (Administrative appeals) of the Land Use Code (as stated by Chapter 3.14 of the Central Issaquah Development and Design Standards), and shall be heard by the City's Hearing Examiner. A letter of appeal shall include the reason for the appeal and a filing fee, which is required of appeals. All appeals shall be filed with the Development Services Department by 5:00 PM on September 29, 2016.

TIME LIMIT OF DECISION:

The final decision approving the Administrative Adjustment of Standards for the Riva Townhomes Primary Through Block Passages is valid for five (5) years as specified by CIDDS 3.11.A or as amended.



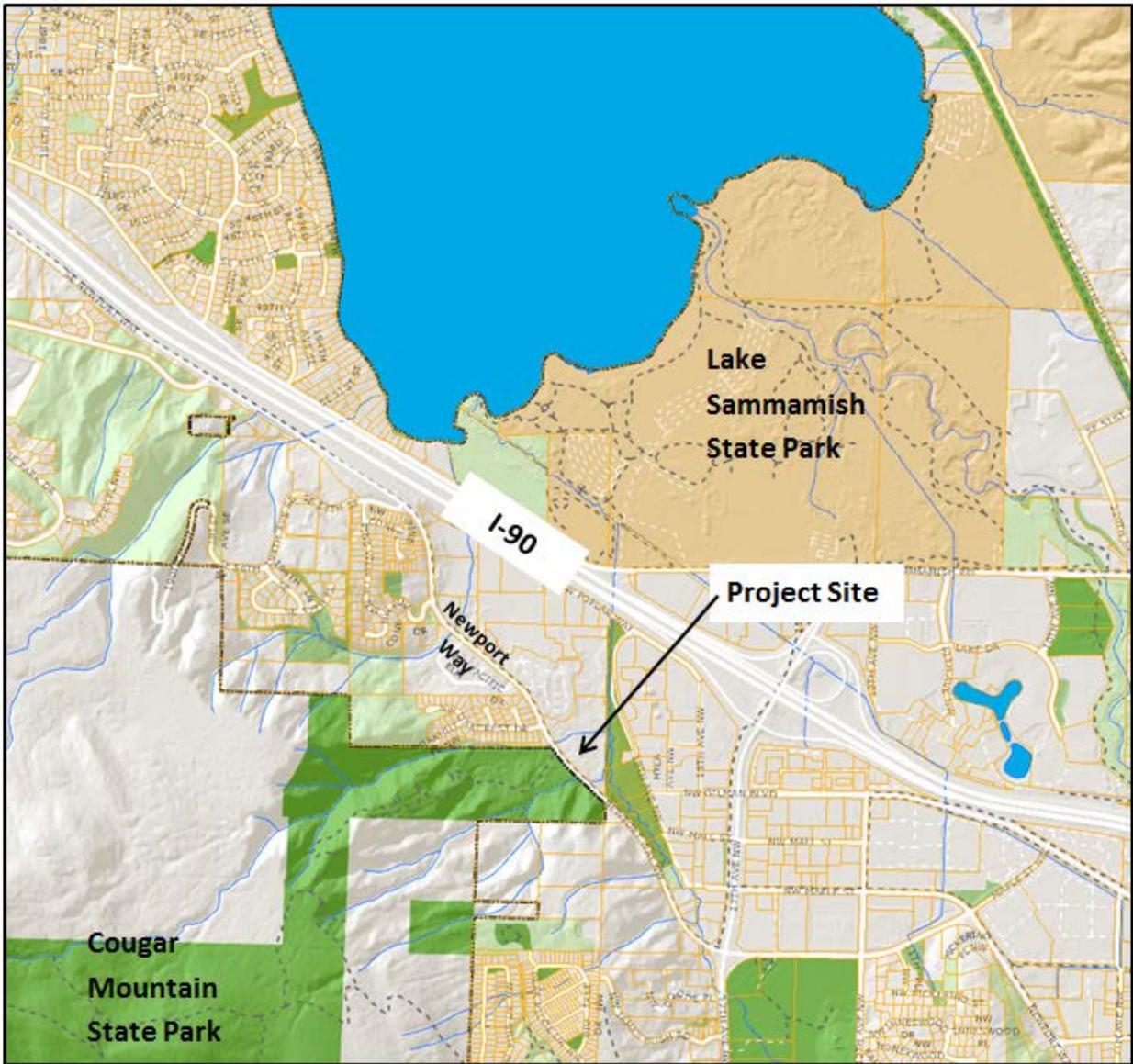
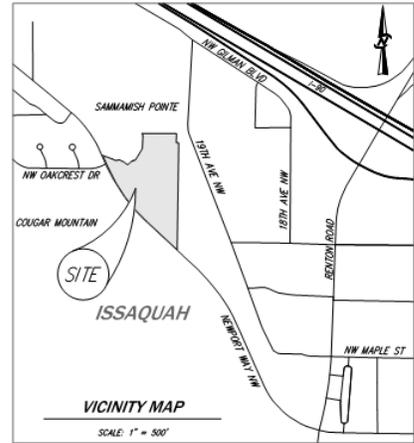
Amy Tarce, AICP, Senior Planner

8/15/16

Date

ATTACHMENT 1 VICINITY MAP

AAS16-00005 Riva Townhomes

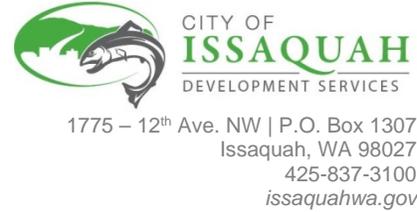


ATTACHMENT 2

AAS16-00005 Riva Townhomes

LAND USE

PERMIT APPLICATION



This Section For Staff Use Only	
Permit Number: _____ Staff Contact: _____	Date Received: _____

Type of Application: Administrative Adjustment of Standards

PROJECT INFORMATION

Name of Project (if applicable): Riva Townhomes

Project Site Address: Smallwood - Lying NE'ly of R/W of SE Newport Way

Parcel Number: 202406-9115

OWNER

Name: Gateway-Smallwood LLC

Address: 14824 NE 95th St, Redmond, WA 98052

Phone: 425-646-4426 Email: _____

APPLICANT

Name: CHG SF, LLC, Aron Golden

Address: 12600 SE 38th, Suite 250, Bellevue, WA 98006

Phone: 425-646-4426 Email: AronG@ConnerHomes.com

CONTACT

Name: Core Design, Kevin Vanderzanden

Address: 14711 NE 29th Place, Suite 101, Bellevue, WA 98007

Phone: 425-885-7877 Email: KJV@CoreDesignInc.com

PROPOSED PROJECT DESCRIPTION

Please provide a brief description of the project. (Use an additional sheet of paper, if necessary.)

**AAS request to reconfigure the primary walkway from a 10' wide walkway to (2) two - 5' walkways.
Please see the attached narrative for more information.**

I certify (or declare) under penalty of perjury under the laws of the State of Washington that all application information, including plans and reports, are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature: _____ Date: _____

PROJECT SITE INFORMATION

Legal Description: (Use an additional sheet of paper, if necessary.)

POR OF SE 1/4 OF SW 1/4 LY NELY OF NEWPORT ISSAQUAH RD (STATE RD #2) LESS E 22 FT OF N 80 FT THOF & LESS BEG NXN N LN SD SE 1/4 & NELY MGN SD RD TH S89-37-09E 447.5 FT ALG SD N LN TH S 46-26-13 E .72 FT TAP OF CRV TO R RAD 25 FT ARC DIST 21.45 FT TH S 2-43-47 W 112.51 FT TH S 31-02-31 W 108.48 FT TAP OF CRV TO R RAD 25 FT ARC DIST 23.15 FT TH S84-06-02W 5.92 FT TAP OF CRV TO L RAD 25 FT ARC DIST 16.12 FT TH S 47-09-48 W 41.03 FT TH N 65-04-18W 20.09 FT TH N 43-13-31 W 17.69 FT TH N 65-56-14 W 53.34 FT TH S 68-41-42 W 25.92 FT TH N 64-02-28 W 33

Zoning Designation: VR Village Residential

Land Use Designation: Multifamily Residential

Subarea Designation: Newport

Shoreline Designation, if applicable: _____

Existing Land Use: The site is currently undeveloped

Adjacent Land Uses North: Multifamily
 South: Undeveloped
 East: Cougar Mountain Park
 West: Commercial Development

Area in square feet: 365,394 SFT =
 8.39 ACRES

Does the site contain any of the following environmentally critical areas? Check all that apply.

- | | |
|---|--|
| <input checked="" type="checkbox"/> Flood Hazard Area | <input type="checkbox"/> Landslide Hazard Area |
| <input checked="" type="checkbox"/> Streams | <input checked="" type="checkbox"/> Wetlands |
| <input type="checkbox"/> Steep Slope Hazard Area | <input type="checkbox"/> Coal Mine Hazard Area |

PROPOSED DEVELOPMENT STATISTICS

Proposed Land Use: Multi-Family

Density (multifamily only): .76 (.75 Min.)

Impervious Surface Ratio: .166

Pervious/Landscaping/Open Space Provided (in square feet): 304,789

Maximum Proposed Building or Structure Height: 42 ft

Total Proposed Building Square Footage (Gross Area): 72,072

Proposed Setbacks Front: 0'
 15' Bldg
 setback from
 Rear: critical areas
 Side: 0'

Parking Spaces Provided: 87

February 4, 2016

Riva Townhomes: Administrative Adjustment to Standards (AAS): Primary Walkways

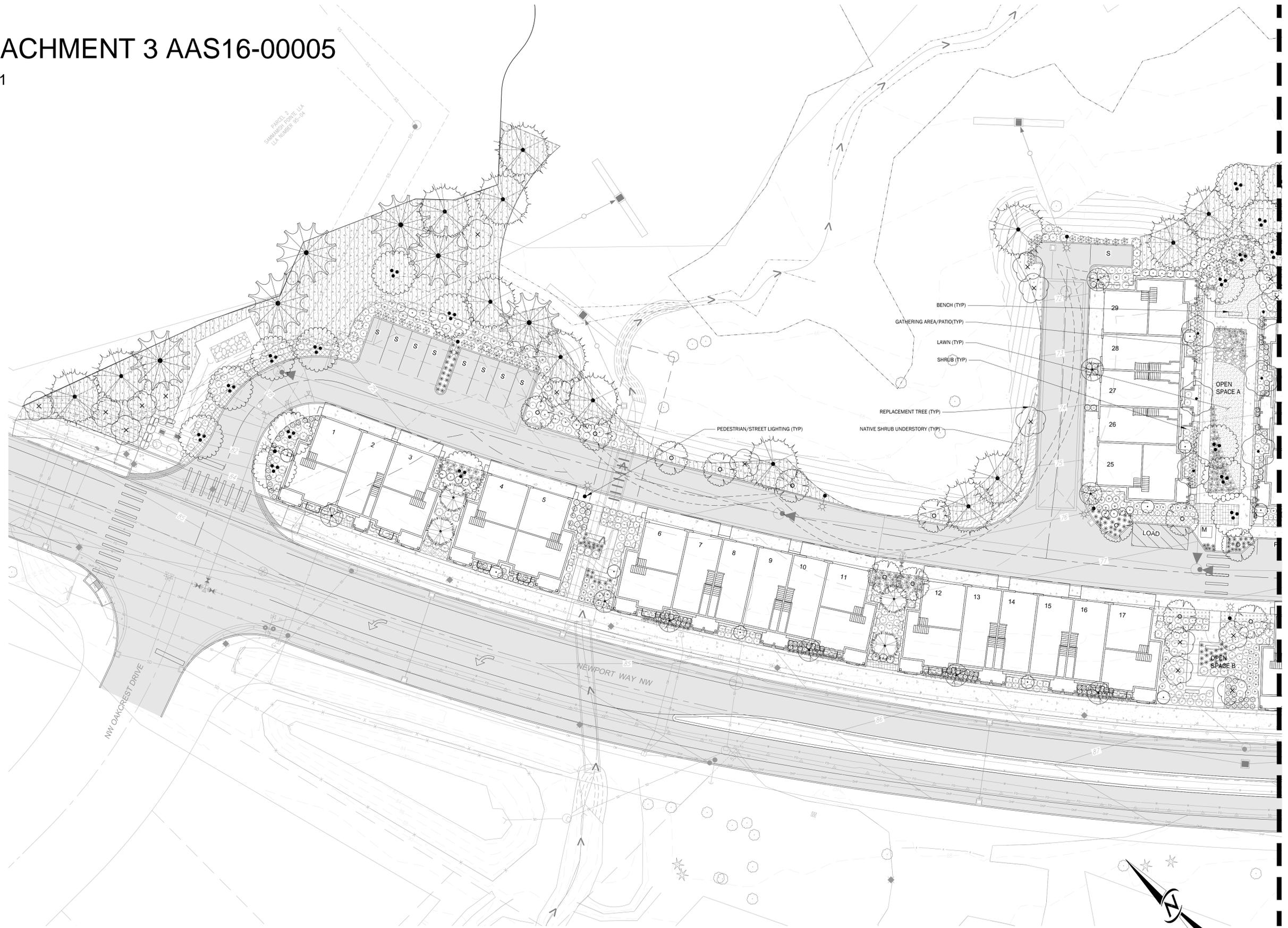
The Riva Townhome project is proposed to include 36 townhome units which includes a variety of circulation options including vehicular and pedestrian routes. An AAS is requested to modify the layout of the Nonmotorized Facility Standards: Primary Through Block passage near units 25 – 33. The applicant proposes to split the 10' wide primary required path into two 5' paths to create the opportunity for a courtyard/central green space to serve these units and the rest of the development. Allowing for the modification of the 10' standard creates a design that better meets the needs of the townhome-community while providing adequate circulation facilities to serve the residents.

The proposal to modify the 10' walkway standard in the vicinity of units 25 – 33 meets the administrative adjustment to standards criteria as follows:

1. Vision: The proposed two 5' wide walkway circulation routes near units 25 – 33 is superior in achieving the intent of the Primary Through Block Passage by allowing for the creation of a gathering space. Flanked by 9 townhomes with a northerly opening towards the existing wetlands, the area is well-suited to creating a gathering space which otherwise would be bisected by a 10' walkway. By splitting the 10' width into two 5' walkways, the space is framed by the circulation routes creating better opportunities for gathering and efficient circulation appropriate to the scale of the development.
2. Access: The modified Primary Through Block Passage will not create significant adverse impacts to abutting properties of rights-of-way.
3. Compatibility: The proposed two 5' wide walkways will be located within 10' of the building entrances and is consistent with the character of the streetscape throughout the project.
4. Sufficient Reason: The proposed orientation of buildings 25 – 33 was a result of balancing the CIDDs design standards, site constraints as a result of significant existing sensitive areas, pedestrian-friendly public realm, the provision of efficient and intuitive grid circulation system, orienting building facades towards circulation routes and creating useable open spaces. The 5' walkways are proposed to be located within 10' of the entrances of the townhomes and connection the sidewalk of the rest of the neighborhood provides the most efficient route to reach the rest of the neighborhood. Splitting the 10' requirement into two 5' circulation routes also creates a useable community space.
5. Safety: The proposed deviation from the standards will not negatively impact public safety and operation.
6. Services and Maintenance: The location of the walkways close to the building entrances facilitates a quick and direct access for firefighters and emergency service providers.
7. Priorities: The priorities listed in Sec.6.2.C were not applied to this evaluation because the criteria only applies to auto-inclusive circulation facilities.

ATTACHMENT 3 AAS16-00005

PAGE 1



TOWNHOME DEVELOPMENT - NORTH

SCALE 1: 20'

FURNISHING AND LIGHTING LEGEND

FEATURE	NOTES
 BENCH	SEATING (MODEL TYPE T.B.D.)
 INTERIOR STREET LUMINAIRE	12 - 16' HT. (MODEL TYPE T.B.D.)

SCALE: 1" = 20'



MATCH LINE - L2.06

NO.	REVISIONS	DATE
1	PRE - APPLICATION SUBMITTAL	7/8/15
2	SITE DEVELOPMENT PERMIT SUBMITTAL	10/16/15



STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Joshua P. Beard
JOSHUA PENNINGTON BEARD
CERTIFICATE NO. 938

14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax: 425.885.7963



ENGINEERING • PLANNING • SURVEYING

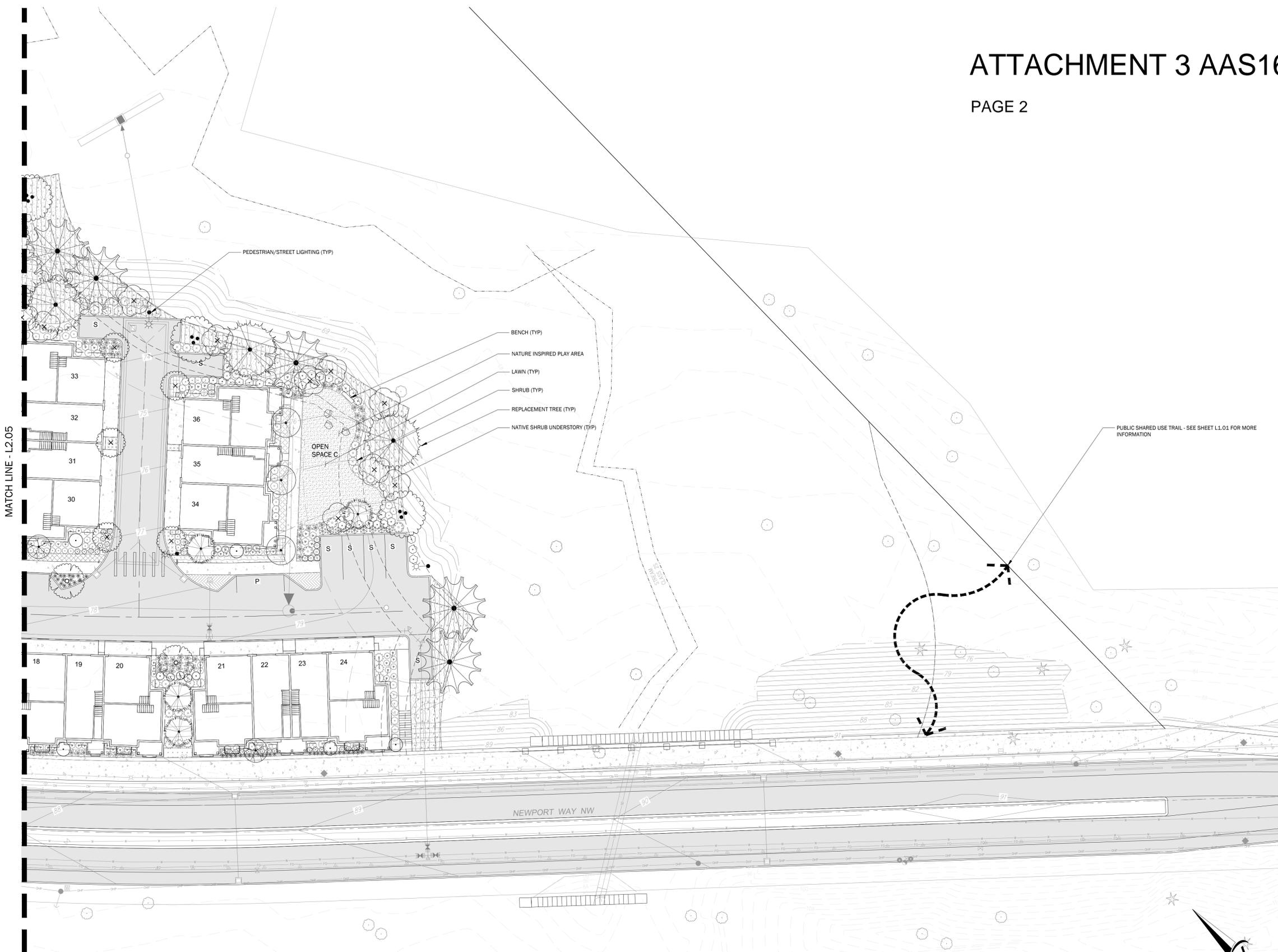
PRELIM LANDSCAPE PLAN
RIVA TOWNHOMES
CONNOR HOMES
12800 SE 38TH, SUITE 250
BELLEVUE, WA 98006

DATE	2015-10-16
DESIGNED	KRISTI M. PARK
DRAWN	KRISTI M. PARK
APPROVED	JOSHUA P. BEARD, P.L.A.
	KEVIN J. VANDERZANDEN, P.L.S.
	PROJECT MANAGER

SHEET
L2.05
PROJECT NUMBER
14088C

ATTACHMENT 3 AAS16-00005

PAGE 2



MATCH LINE - L2.05

PEDESTRIAN/STREET LIGHTING (TYP)

BENCH (TYP)

NATURE INSPIRED PLAY AREA

LAWN (TYP)

SHRUB (TYP)

REPLACEMENT TREE (TYP)

NATIVE SHRUB UNDERSTORY (TYP)

OPEN SPACE C

PUBLIC SHARED USE TRAIL - SEE SHEET L1.01 FOR MORE INFORMATION

NEWPORT WAY NW

TOWNHOME DEVELOPMENT - NORTH

SCALE 1" = 20'

FURNISHING AND LIGHTING LEGEND

FEATURE	NOTES
	SEATING (MODEL TYPE T.B.D.)
	12 - 16' HT. (MODEL TYPE T.B.D.)

SCALE: 1" = 20'



NO. 1 2	REVISIONS 1 PRE - APPLICATION SUBMITTAL 2 SITE DEVELOPMENT PERMIT SUBMITTAL	DATE 7/28/15 10/16/15	 <p>STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT <i>Joshua P. Beard</i> JOSHUA PENNINGTON BEARD CERTIFICATE NO. 938</p>
14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.88527877 Fax: 425.8857963			ENGINEERING • PLANNING • SURVEYING
			
PRELIM LANDSCAPE PLAN RIVA TOWNHOMES CONNOR HOMES 12800 SE 38TH, SUITE 250 BELLEVUE, WA 98006			
DATE 2015-10-16	DESIGNED KRISTI M. PARK	DRAWN KRISTI M. PARK	APPROVED JOSHUA P. BEARD, P.L.A. KEVIN J. VANDERZANDEN, P.L.S. PROJECT MANAGER
SHEET			L2.06 PROJECT NUMBER 14088C