



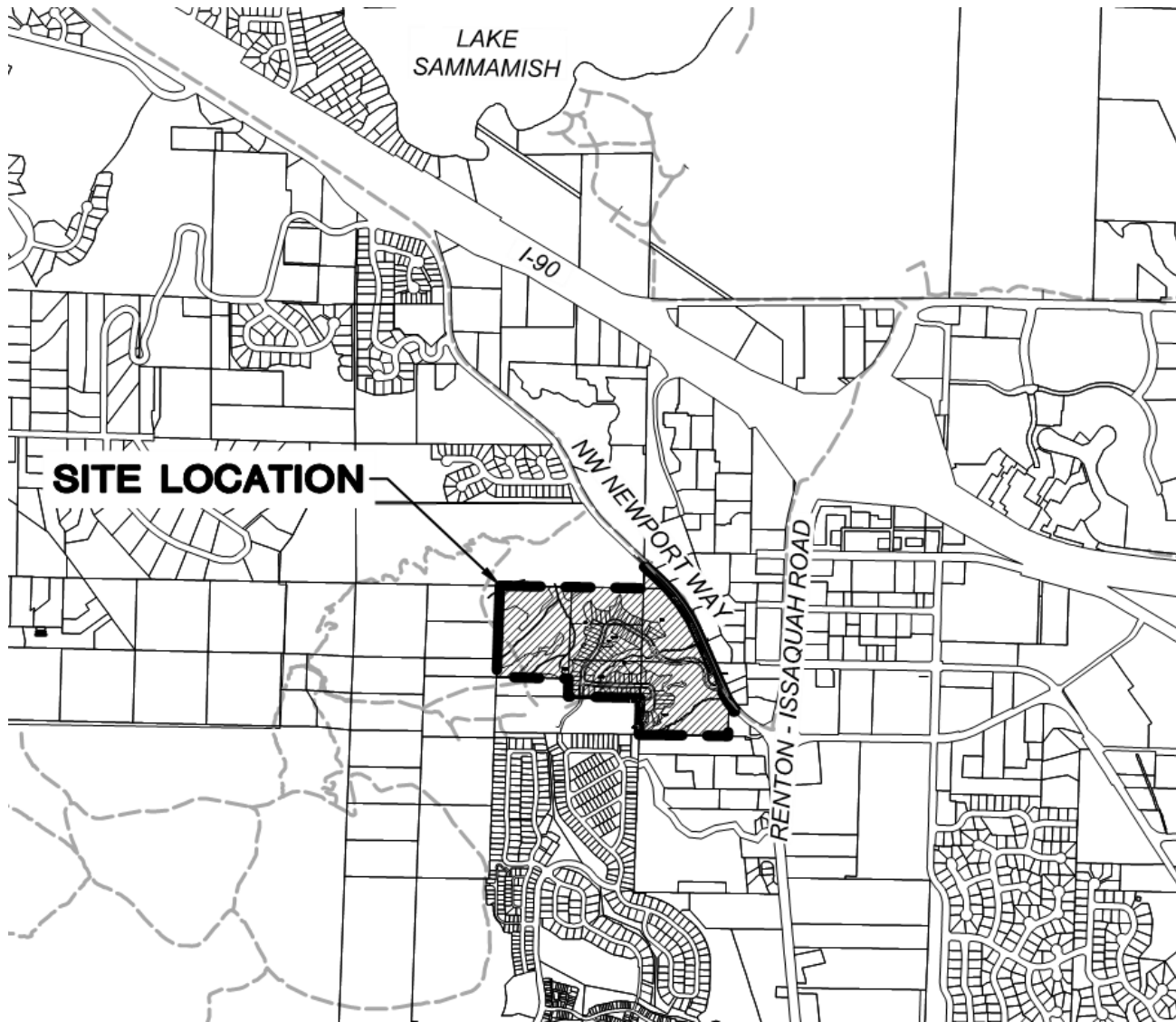
CITY OF
ISSAQUAH
WASHINGTON

Windward/Bergsma
Development Agreement
DA16-00001

Land and Shore Committee

May 4, 2017

Vicinity Map



Cluster Housing Standards - Purpose

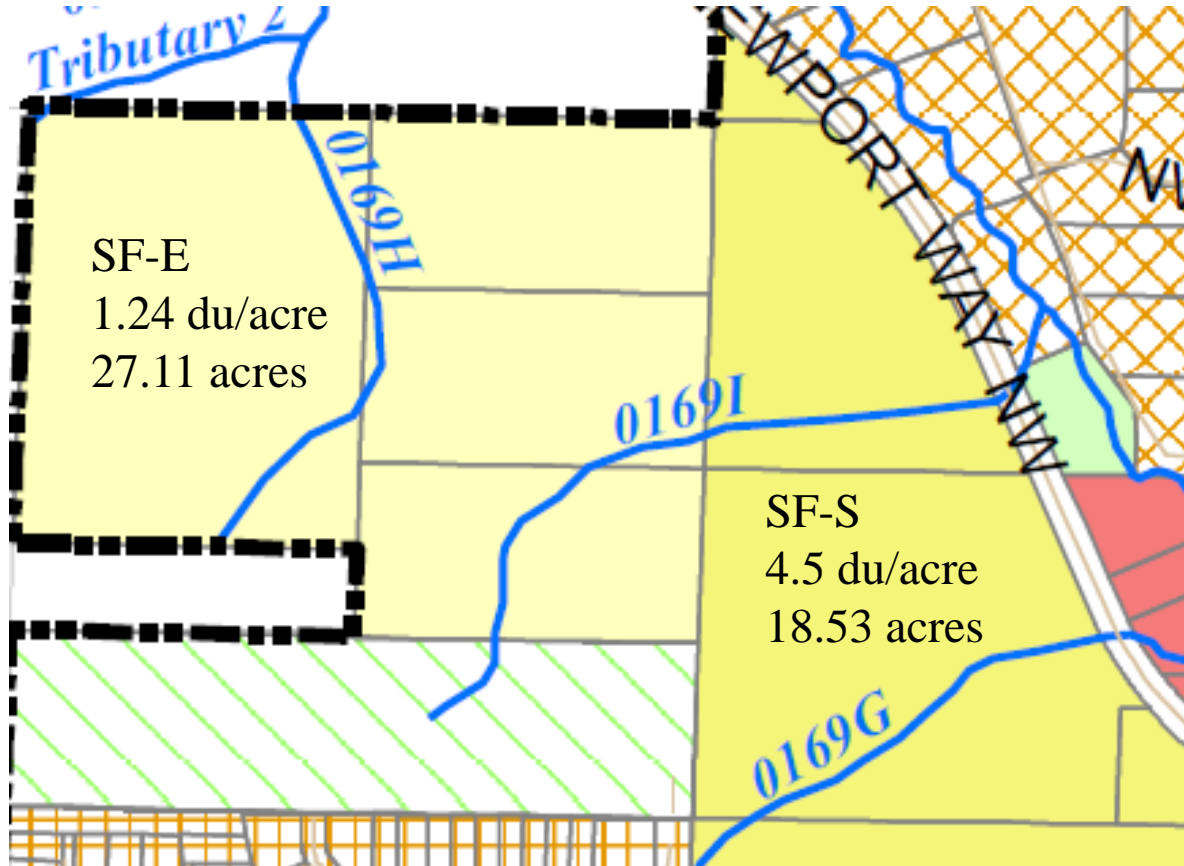
Section 18.07.420(A) of the Issaquah Land Use Code states the following under Cluster Housing Standards Purpose:

- 1. Achieve the maximum allowable density, as established on the District Standards Table (IMC 18.07.360), on developable land while preserving critical areas and other pervious surfaces through lot size reduction;**
- 2. Provide more common usable and native forested open space within cluster developments that are not a part of a platted lot;**
- 3. Encourage affordable housing through the provision of smaller lots; and**
- 4. Provide a more efficient arrangement of structures for providing services and infrastructure.**

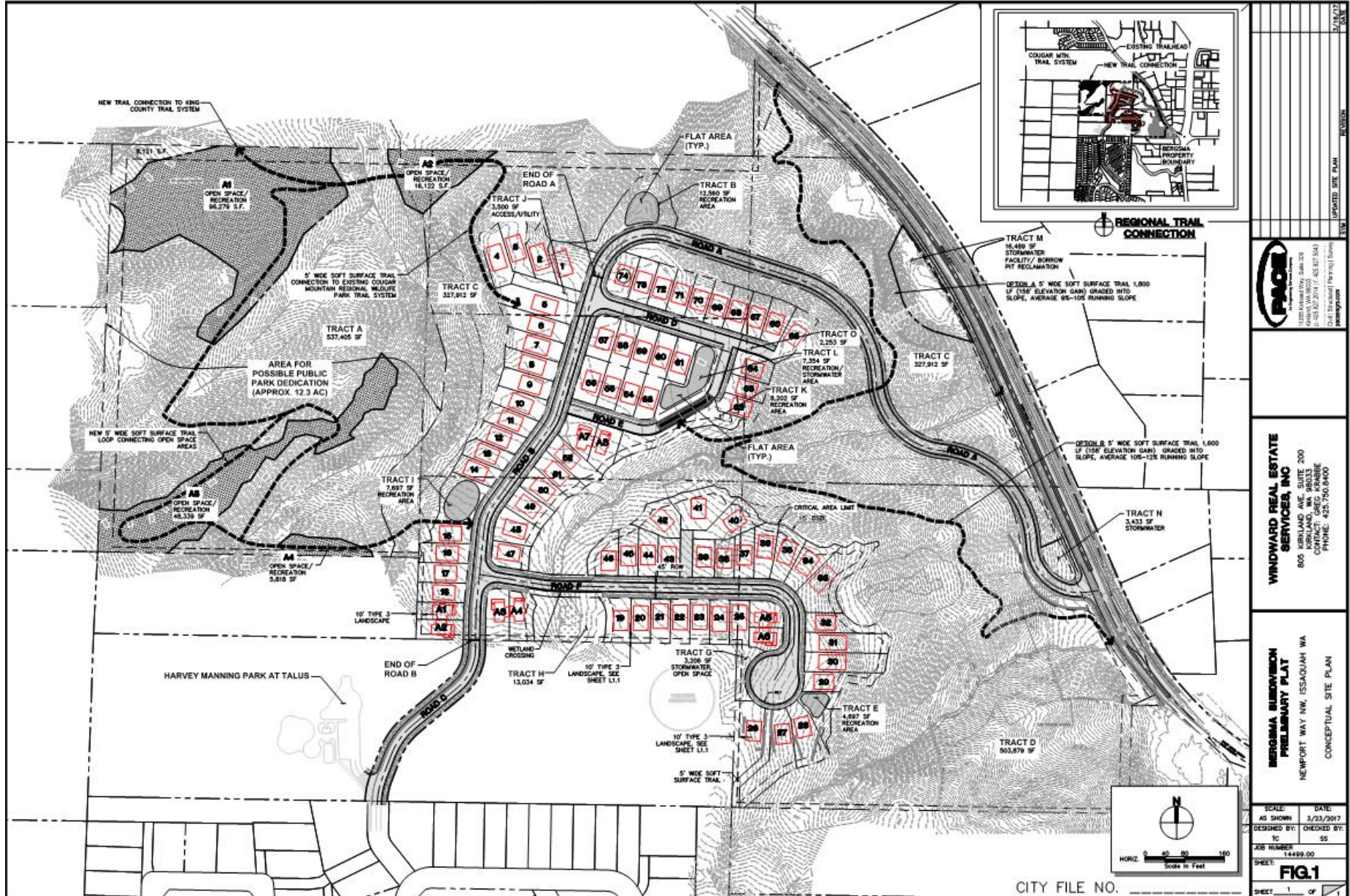
Project Description

- A maximum equivalent of 78 single family homes on approximately 45.64 acres.
- As proposed, the plat would include 74 detached single family homes, with 4 cottage duplexes (2 units each).
- In addition to the new roads, frontage improvements and residential lots, the proposal includes neighborhood parks, significant open space, trail connections and a stormwater vault.
- The site includes 25.5 acres of environmentally critical areas, including steep slopes, wetlands and streams. The developable area of the site is approximately 20 acres.
- The site would be accessed via a new public street off Newport Way NW. A secondary access is proposed off the entrance road to Harvey Manning Park and would provide a road connection to the Talus Neighborhood.

Zoning



Conceptual Site Plan



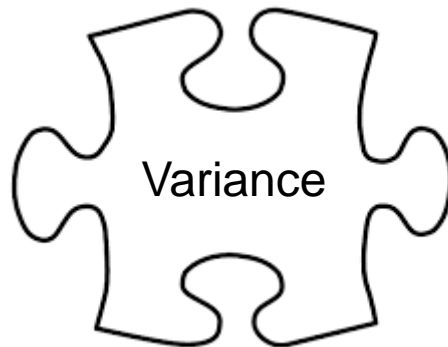
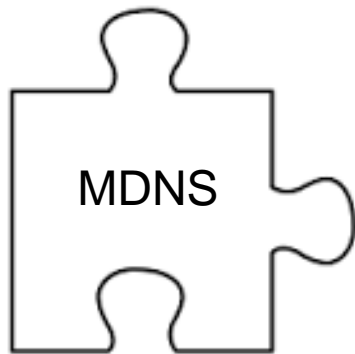
WINDWARD REAL ESTATE SERVICES, INC.
 800 KIRKLAND AVE. SUITE 200
 KIRKLAND, WA 98033
 CONTACT: GREG KNABBE
 PHONE: 425.750.8400

**BERGEMA SUBDIVISION
 PRELIMINARY PLAT**
 NEWPORT WAY NW, ISSAQUAH WA
 CONCEPTUAL SITE PLAN

SCALE:	DATE:
AS SHOWN	3/23/2017
DESIGNED BY:	CHECKED BY:
SS	SS
JOB NUMBER:	
14499.00	
SHEET:	
1	
FIG.1	
SHEET 1 OF 5	

Process

- Final SEPA Mitigated Determination of Non-significance issued on February 9, 2017
- This project also required Critical Areas Variances, which were approved by the Hearing Examiner on February 27, 2017
- A “cluster subdivision” requires a Development Agreement to be approved by the City Council, with a recommendation from the Development Commission
- Following approval of the Development Agreement, the project will go through the Preliminary Plat and Final Plat process with the Hearing Examiner



Development Agreement Components – Connection to Talus

Comprehensive Plan Policies

Street Network - Goal G: *Maintain and enhance a connected grid street system to provide alternative routes, reduce congestion, and contribute to the vitality of the neighborhoods in which each street is located.*

T Policy G3: *Maintain continuity of the street pattern by avoiding dead-end and half-streets not having turn-around provisions.*

T Policy K5: *Continue to identify additional opportunities for walking paths, natural or paved, that link destinations such as neighborhoods with schools and parks and work closely with developers and City departments to implement them.*

Development Agreement - Components

Each Development Agreement approved by the City Council shall include the following components:

- a. Project description and conceptual site plan;**
- b. Open space and recreation lands and facilities, including preservation of critical areas and buffers;**
- c. Residential uses, densities and affordable housing;**
- d. Site design, bulk and/or building standards;**
- e. Capital facilities plan showing infrastructure such as road improvements, transportation management plans, utilities, schools, police and fire and any other public services or facilities.**

Section 18.07.420 (C) IMC

Development Agreement Components

– Development Standards

Minimum Front yard setback: 10 ft to face of home, 20 ft to face of garage.

Minimum Side yard setback: 5 feet

Minimum Rear yard setback: 10 feet

Minimum Exterior site setback: 10 feet

*Deviation: Reduces rear yard setback from 30' to 10' along City Property

Pervious surface: Minimum 70% of gross site area

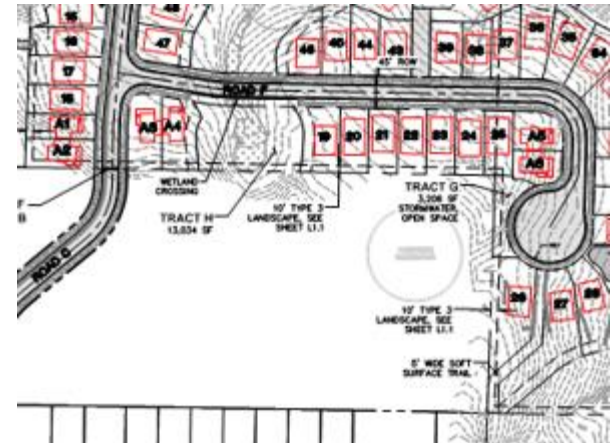
Impervious surface: Maximum 30% of gross site area.

Minimum standard lot size: 3,500 sf

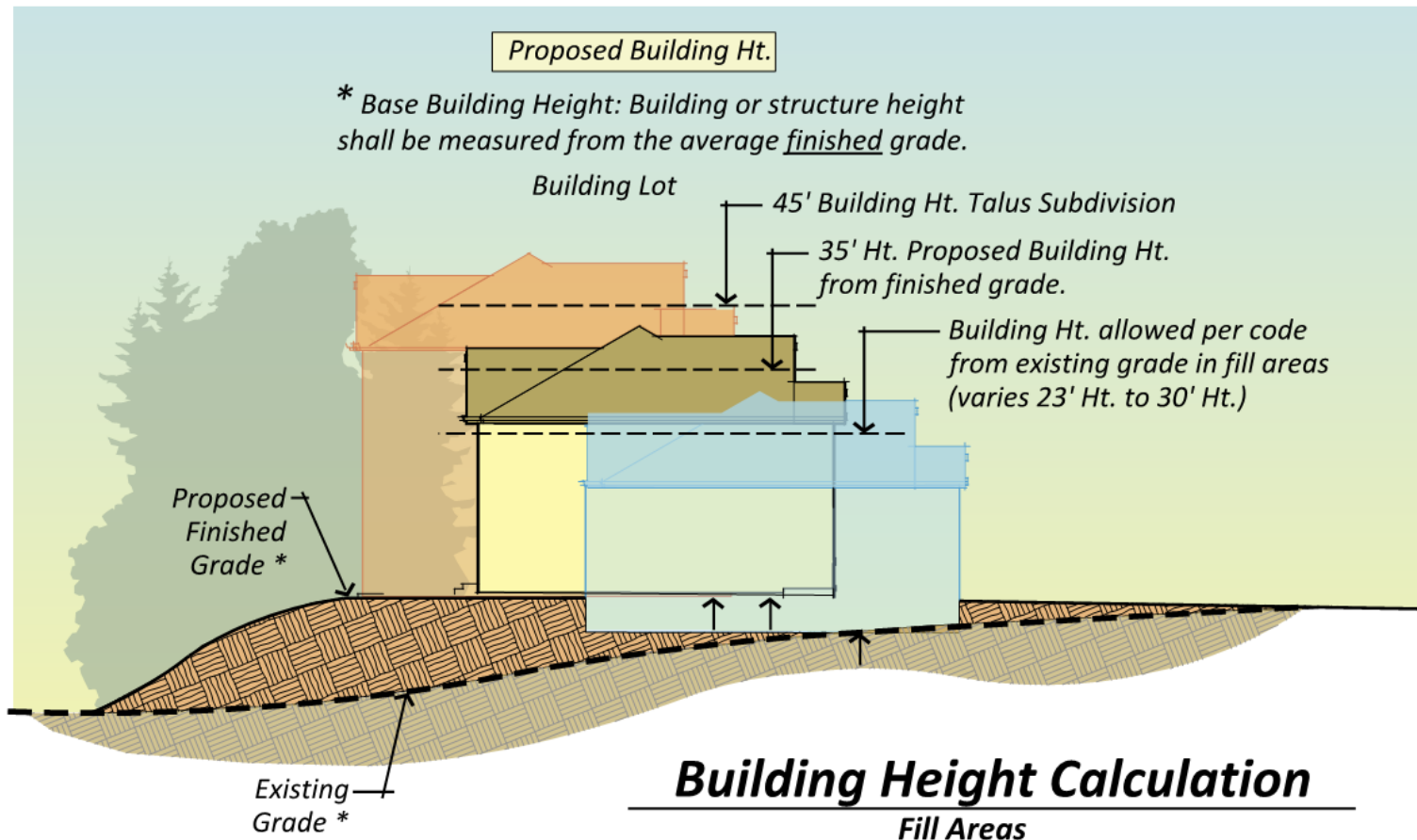
Minimum cottage lot size: 3,000 sf

Building height:
For Single Family Detached homes: 35 feet from the base of the structure, not to exceed 40 feet above the road centerline.
For Cottage homes: 22 feet from the base of the structure, not to exceed 25 feet above the road centerline.

*Deviation: Increases height from 30' to 35', and measured from average proposed grade or 40' of centerline rather than existing grade



Development Agreement Components – Building Height



Development Agreement Components

– Design Standards

- Home Orientation
- Corner Lots
- Parking and Driveways
- Garages
- Home Design

Development Agreement Components

– Street Standards

- Minor Deviations to the City's Street Standard Road Sections are proposed, as shown in Exhibits 7 through 11 of the Development Agreement
- Full Frontage Improvements on Newport Way
- Full or Emergency Only Road Connection

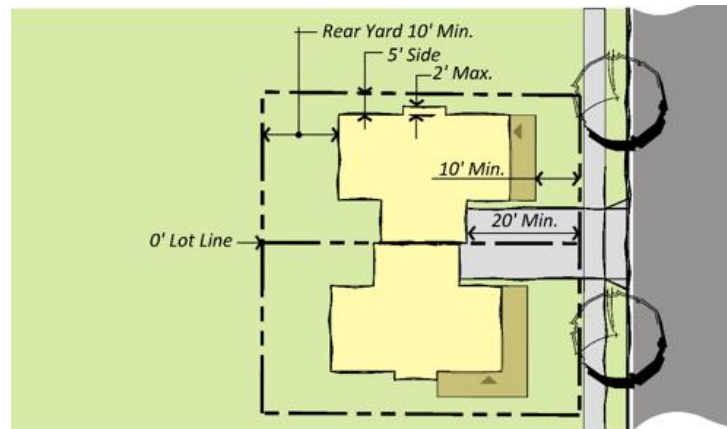
Development Agreement Components – Open Space

- Common Usable Open Space
 - 4.7 acres
 - Includes Recreation Tracts, with minimal slope
- Critical Area Tracts
 - Approximately 27 acres
 - Steep Slope, Stream Wetlands and Buffers
 - Native Growth Protection Easements (NGPE)
- Trail Connections
- Potential Park Dedications

Development Agreement Components

– Affordable Housing

- 10% (8) of the units will be affordable
- In addition to the 74 market rate detached single family units, there will be 8 attached (duplex) cottage units
 - Counted as $\frac{1}{2}$ unit for Density
 - Between 1,200 and 1,300 square feet
 - Generally mixed/distributed around plat
- Meeting the criteria established in IMC 18.21



Typical Cottage / Duplex Housing Lot - Plan

Development Commission Recommendation

The Development Commission reviewed the proposed Development Agreement at a Public Hearing on April 19, 2017. Based upon the application, draft agreement, associated exhibits and public testimony, the Development Commission recommends that the City Council Approve the Windward/Bergsma Development Agreement, File No. DA16-00001, subject to the following conditions:

1. All of the conditions of the Variance, File No. VAR16-00001 and the conditions from the Mitigated Determination of Nonsignificance, File No. SEP17-00002, must be met.
2. The “v. Newport Way” section, under Capital Facilities, shall be revised to the following:

Owners will complete improvements to Newport Way NW along the development frontage, consisting of two 10-foot wide travel lanes, an 8-foot median between the travel lanes, 5-foot bike lanes on both sides, one 10-foot sidewalk on the east side of NW Newport Way, and one 5-foot sidewalk on the west side of NW Newport Way. Street illumination along the NW Newport Way Right-of-Way shall be provided consistent with the 2010 Street Standards. Improvements to NW Newport Way are depicted in Development Agreement Exhibit No. 11 and incorporated herein.

3. The “10. Affordable Housing” section shall be amended as shown in Attachment 10.
4. The Development Commission recommends approval of the road connection to Talus as emergency only, with an access to be approved by the City and Eastside Fire and Rescue.

Additional Recommendations:

5. The Development Commission recommends that the City Council consider stronger bonding requirements for any work in steep slopes, including this project.
6. The Development Commission recommends that the City Council consider more extensive truck route restrictions, especially with regard to May Valley Road.

Development Agreement

Lot Yield Calculations

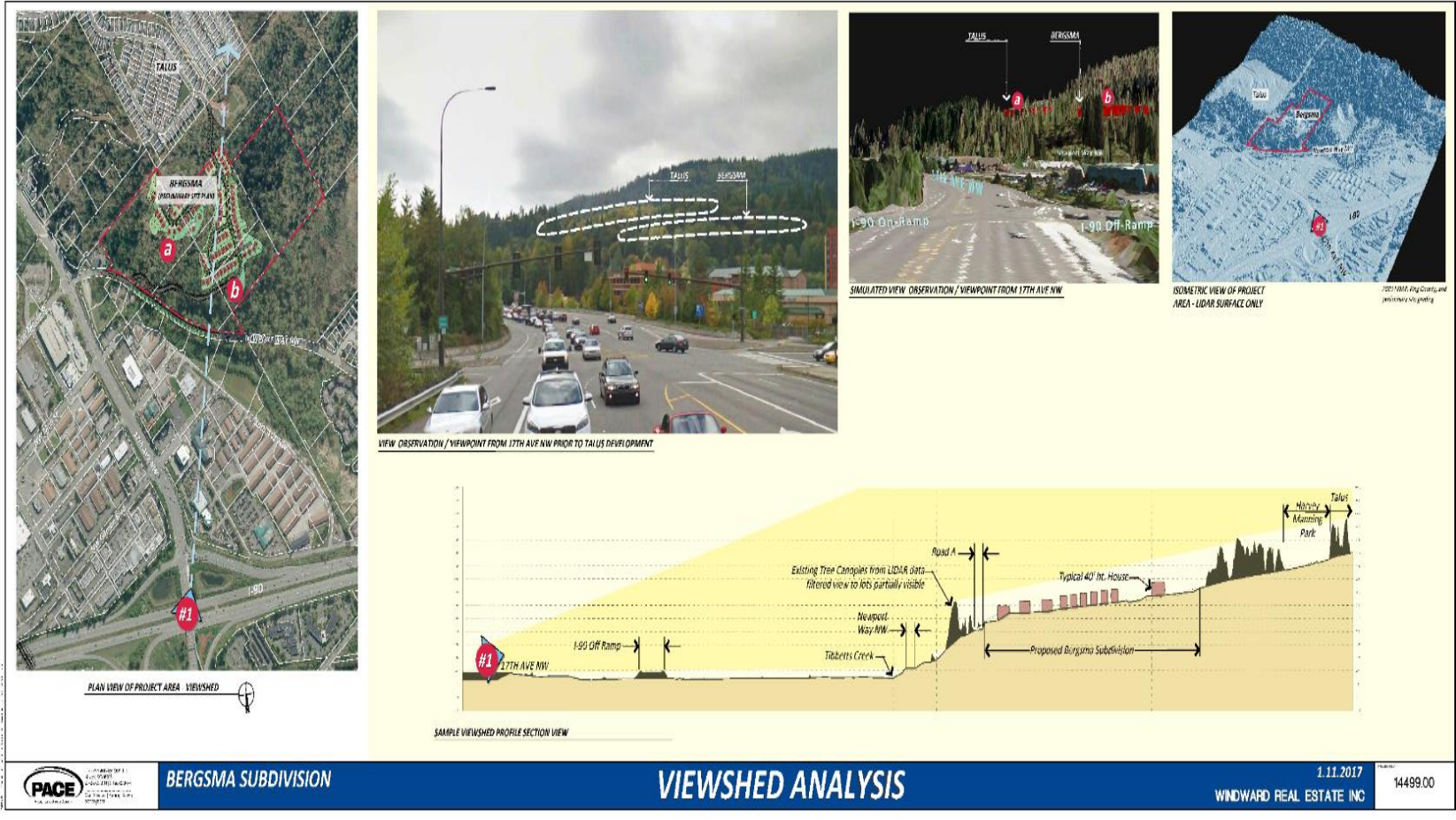
EXHIBIT 4

Lot Yield Calculations

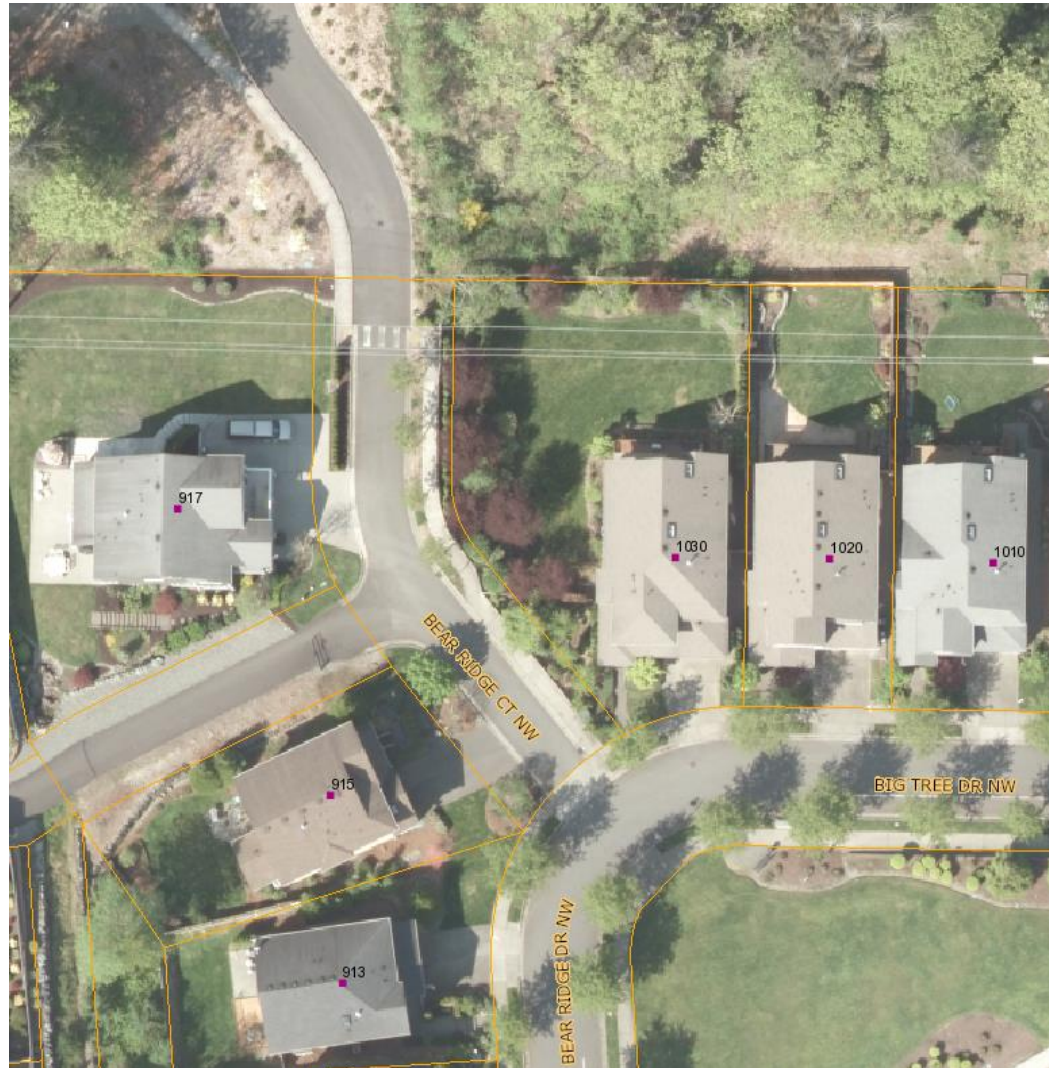
Per IMC 18.10.450 density calculation in critical areas

Sf- E (1.24 du/acre)	= 27.11 ac
Critical areas & buffers	= 13.42 ac
Percentage of site in critical area &/or buffers	= 49%
Density credits	= 60%
DU allowed per critical area calculation	
13.42 ac x 1.24 du/ac x 0.60 (60%)	= 9.98 units
<u>DU allowed in upland area=13.69 ac x 1.24 du/ac</u>	<u>= 16.98 units</u>
Total units allowed SF-E	= 26.96 units
Sf-S (4.5 du/acre)	= 18.53 ac
Critical areas & buffers	= 12.07 ac
Percentage of site in critical area &/or buffers	= 65%
Density credits	= 40%
DU allowed per critical area calculation	
12.07 ac x 4.5 du/ac x 0.40 (40%)	= 21.73 units
<u>DU allowed in upland area = 6.46 ac x 4.5 du/ac</u>	<u>= 29.07 units</u>
Total units allowed SF-S	= 50.80 units
Total units	= 77.76 (78) units

Development Agreement ViewShed Analysis



Development Agreement Components – Connection to Talus



Development Agreement Components – Connection to Talus

From the Talus Development Agreement:

14.2 Plat Connections

Concurrent with Preliminary Plat (or Site Development Permit) applications, the City shall evaluate whether a street connection shall occur to adjacent, non-East Village property. The decision to connect shall be based on consideration of: topography; anticipated compatibility of use of the adjoining parcel; other alternatives for access; public safety; and, whether the connection would result in adverse impacts to either of the property owners. Should a connection be conditioned with the plat (or Site Development Permit) approval, the adjoining property shall pay all Latecomer's fees, for which the Master Developer is eligible.

Development Agreement Components – Connection to Talus

From the Talus Parcel 5 Preliminary Plat Approval:

AGENDA BILL NO: 4673

DATE OF ACTION: 2-5-01

ACTION TAKEN: The Issaquah City Council approved the Preliminary Plat for Parcels 5A, 5B, 5C and 5D of Cougar Mountain East Village subject to the Conditions contained in the written decision of the Urban Village Development Commission, dated 1-19-01, with the following revision and two additions:

Revision Condition 17 to state the easement shall encumber a "2:1 slope" instead of 1:1 slope.

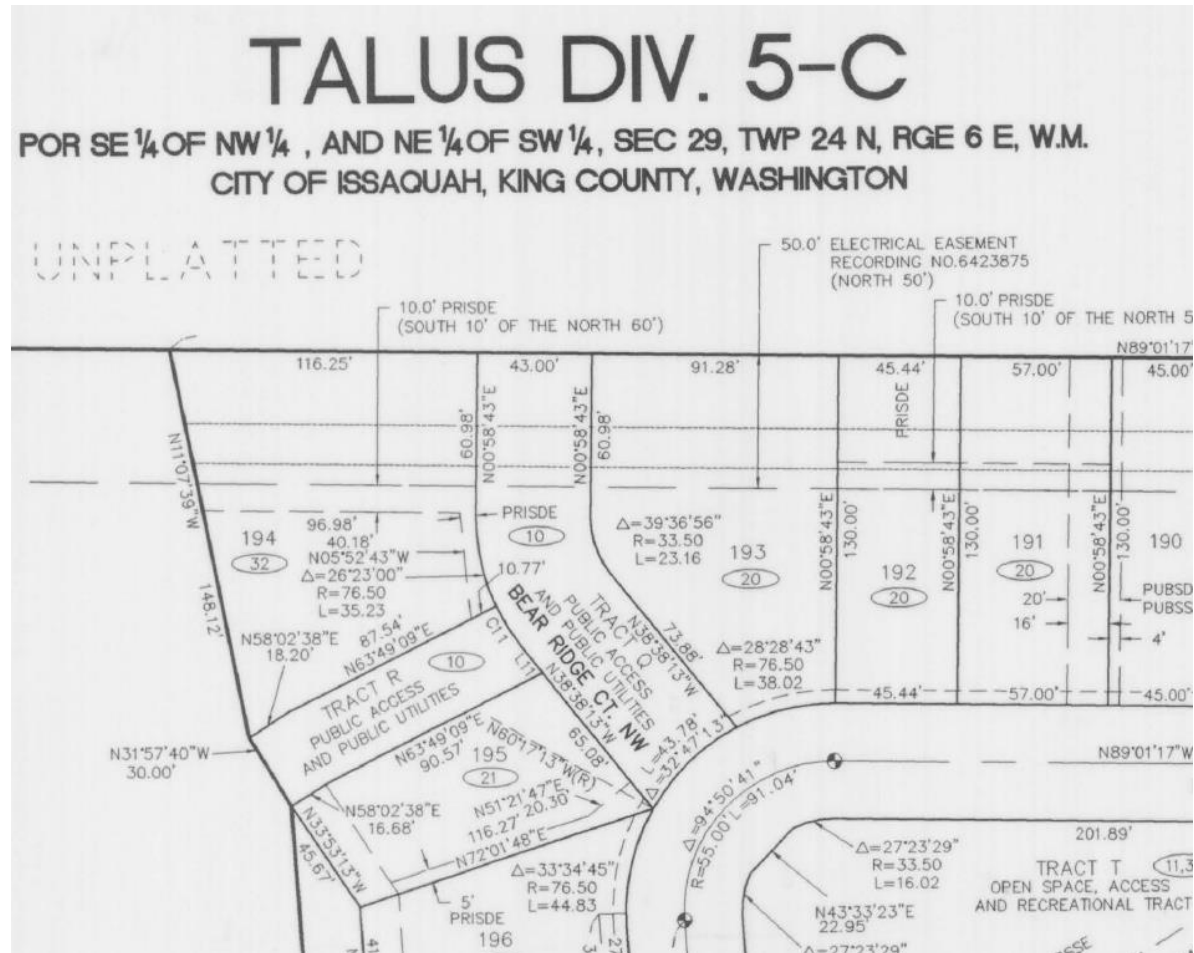
Add the following conditions: 1) Tract R may be used for street right-of-way purposes only at such time as it is included as part of a roadway link completely connecting East Village and Newport Way. 2) Prior to issuance of building permits for Neighborhood 5C, the applicant will place a sign, located immediately behind the right-of-way in Tract R, identifying that a possible future street connection could occur in this location. Exact language and signage specifications will be reviewed and approved by the City as part of the Utility Permit for building the street in that location.

EFFECTIVE DATE: 2-5-01



Linda Ruehle
City Clerk/General Services Director

Development Agreement Components – Connection to Talus

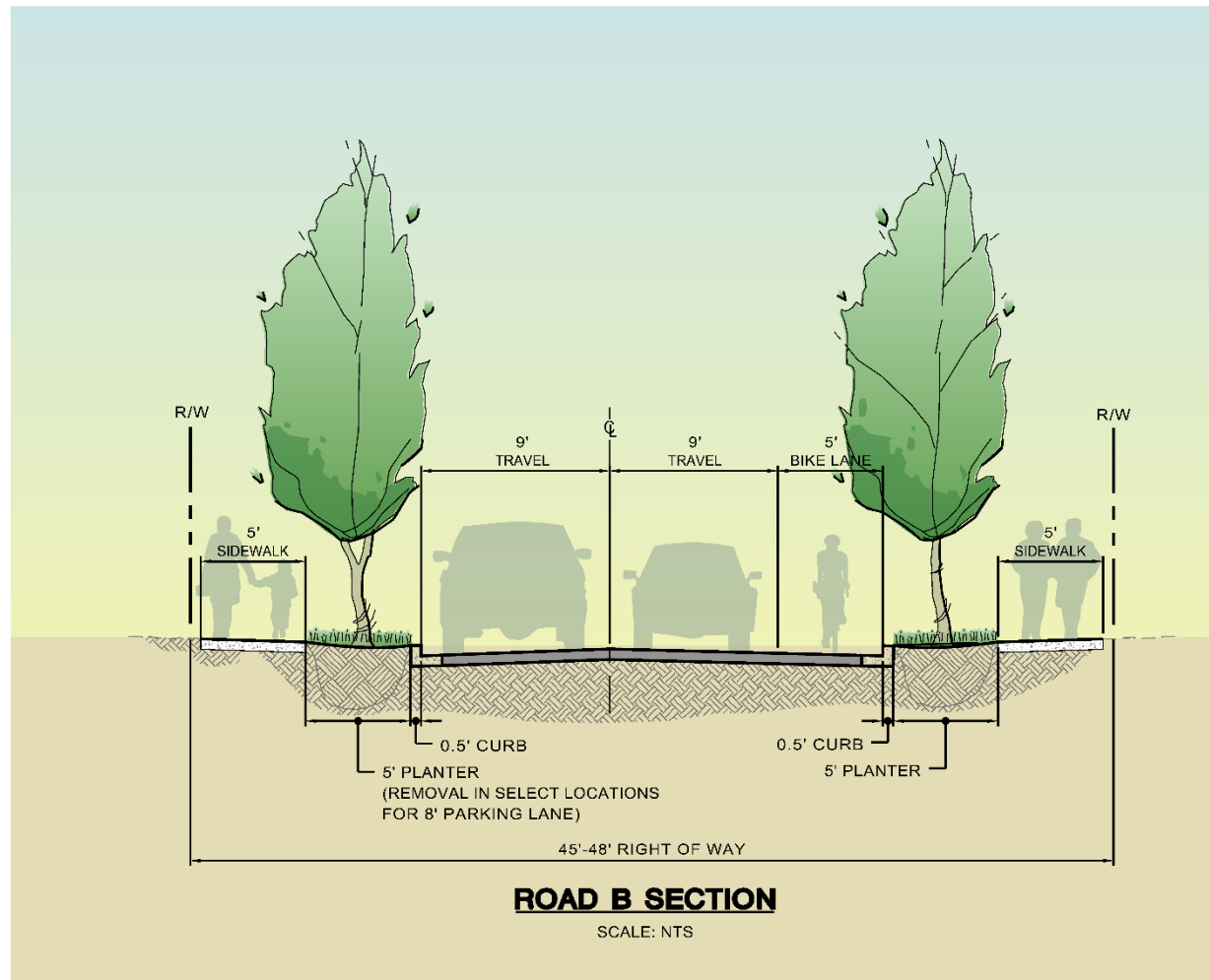


Development Agreement Components – Connection to Talus



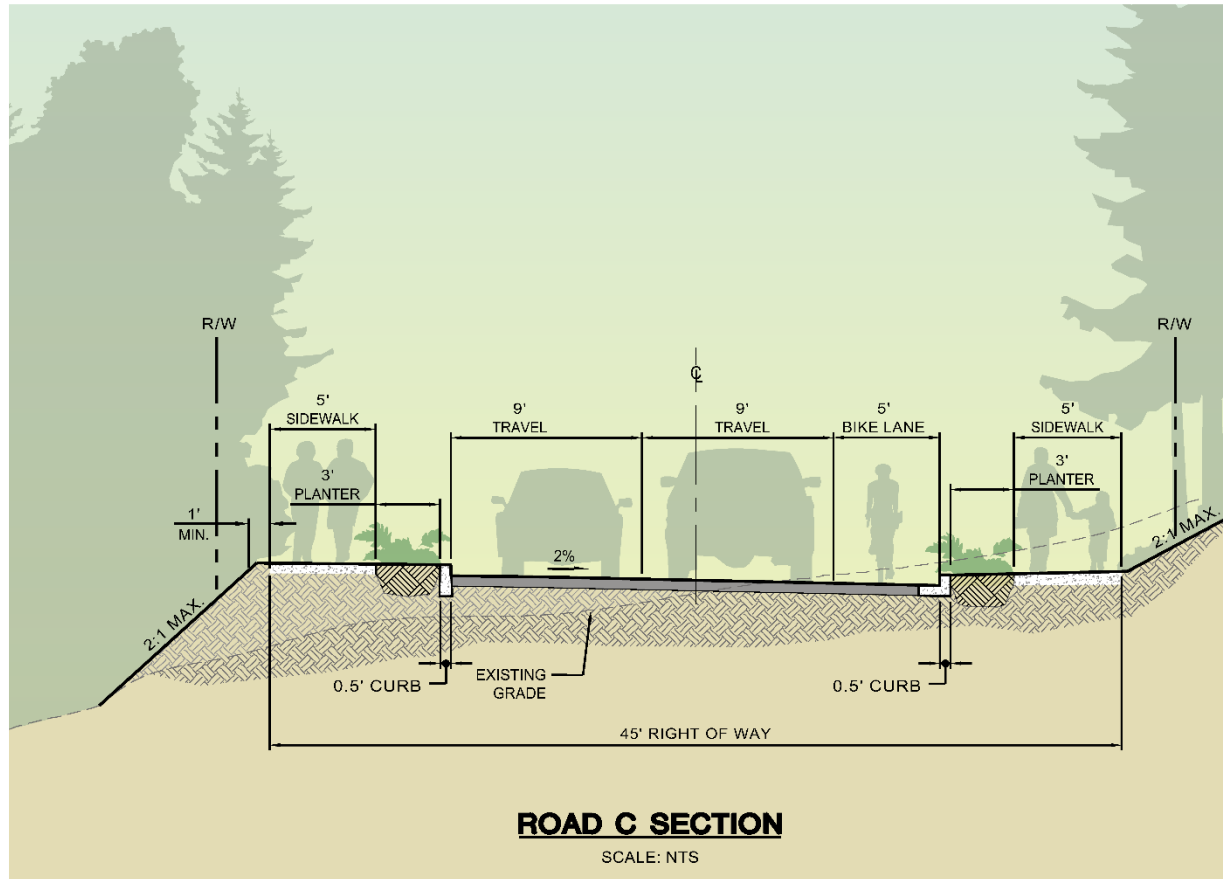
Development Agreement Components

– Street Standards



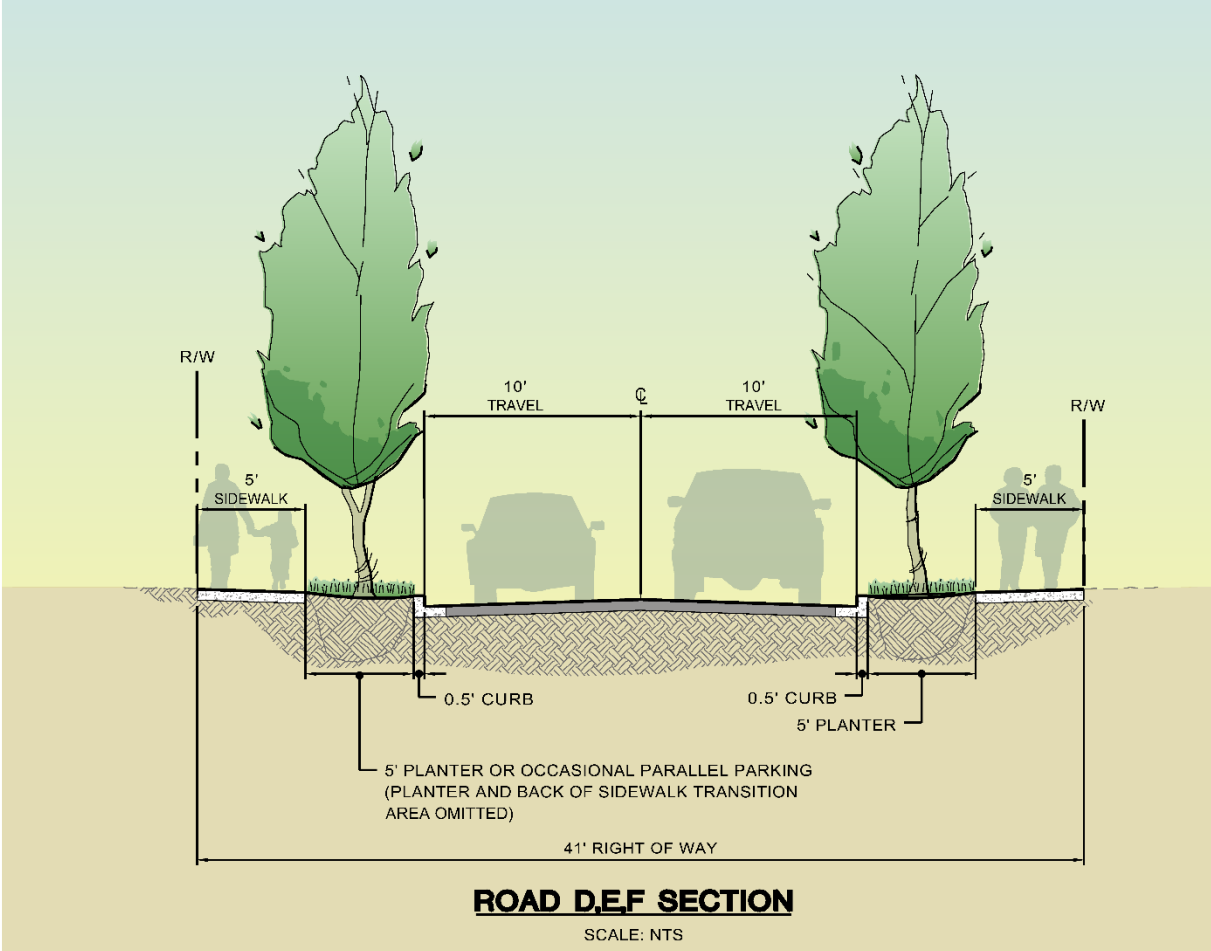
Development Agreement Components

– Street Standards



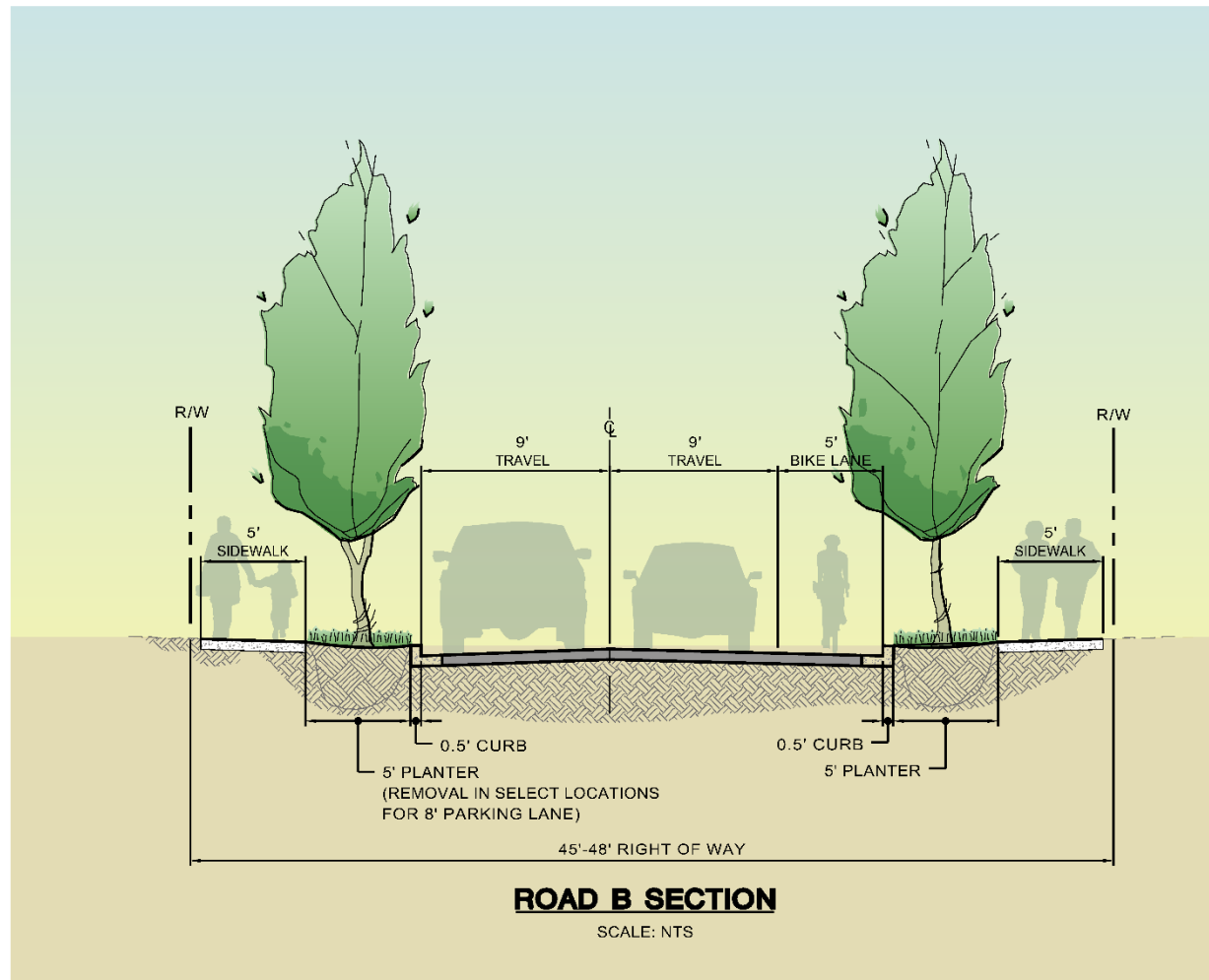
Development Agreement Components

- Street Standards



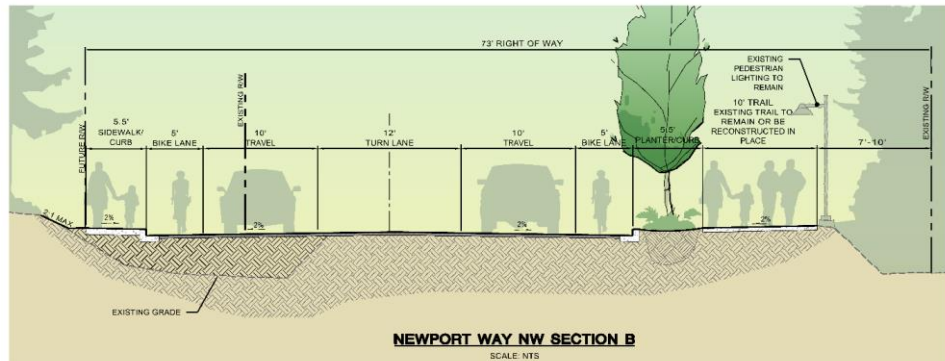
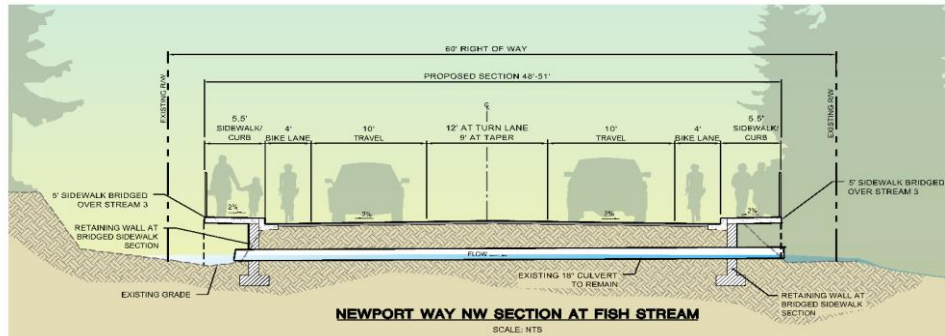
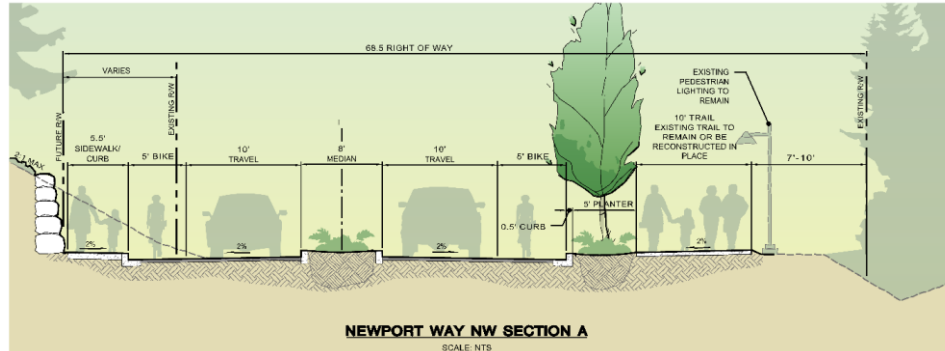
Development Agreement Components

– Street Standards



Development Agreement Components

- Newport Way Improvements



Development Agreement Components

– Affordable Housing

Add New Condition No. 3 to revised the Affordable Housing section to reflect the changes shown in Attachment No. 10:

c. Affordable Housing Cottages will be cottage style homes with a minimum of 3 bedrooms and 1 bathroom. The Affordable Housing Cottages may be paired as duplex units.

- ~~Maximum~~ square footage of the Cottage: ~~Maximum size of 1,300 sf, and unless approved by the Director, a minimum size of 1,200 s.f.~~ to be measured inside of walls and exclude stairway_landing areas_and garage.
- Between adjacent cottage lots, there shall be no minimum side yard setback on one adjoining side of each lot.
- Two (2) on-site parking places will be provided either in a garage or on the driveway or as a combination.
- ~~The location of the Affordable Housing Cottages shall be generally mixed with all other dwelling units similar to as shown in Exhibit 3, Conceptual Site Plan~~
- ~~Garages are required, and may....~~

d. ~~The initial price of the Affordable Housing Cottage shall be determined in accordance with Chapter 18.21 for an owner-occupied Moderate income affordable housing, and will assume a the affordable Housing Cottages may not be sold or resold at a price that exceeds a monthly mortgage expense equal to 30% of the monthly median income for a four person household with an income of 90% AMI for King County. The monthly mortgage expense will be based on a 30 year fixed rate mortgage with a 10% down payment and will only include:~~

f. The Affordable Housing Cottages shall be subject to a ~~covenant restricting sale and resale prices as specified above, restricting sale and resale prices as specified above~~ limiting...

g. Prior to issuing any building permits_for any home in the cluster unit development, the Owners and the City will execute and record an affordable housing agreement pursuant to IMC 18.21.050_and shall include a phasing plan on the timing of completion of the Affordable Housing Cottages which shall be in a time frame comparable to the availability of the rest of the dwelling units. This agreement shall be a covenant running with the land and shall be binding on the assigns, heirs and successors of the Owners.

h. ~~The Affordable Housing Cottages shall remain affordable for a minimum of 50 years from the date of initial owner occupancy. At the sole direction of the Director a shorter affordability time period, not to be less than thirty (30) year, may be approved in order to meet federal financing underwriting guidelines.~~