

CITY OF REDMOND
NOTICE OF INNOVATIVE HOUSING REVIEW PANEL DECISION

Project Name

Rosehill Community Development

The Review Panel's Decision

The City of Redmond Innovative Housing Review Panel has determined that the **Rosehill Community Development** proposal, with conditions specified by the Review Panel, meets the decision criteria of the Innovative Housing Ordinance (Ordinance 2409, codified as RCDG 20C.30.62). The Review Panel has authorized the applicant to apply for land use permits needed to move forward with the proposal. Moving forward means that the applicant will submit engineering and design documents required by the City of Redmond to evaluate a land use entitlement application. The major conditions specified by the Review Panel include: provide 10-foot average perimeter setbacks, with no perimeter setback less than five feet, 2) develop an alternative garage plan for review by the Technical Committee where the garage entry is interior to the site, 3) reduce the size of the homes so that at least five homes are no more than 1,900 square feet, and 4) provide at least one home affordable to a family earning no more than 120% of area median income. Additional Review Panel direction to the applicant is described in the Review Panel's report.

About the Proposal

The Rosehill Community Development proposal is located at 7300 and 7306 132nd Avenue NE in Redmond's Grass Lawn neighborhood. The applicant proposes to build nine single-family detached homes around a community building and community open space.

What Happens Next

The applicant is authorized to submit materials for land use permits needed to move forward with the proposal. After materials are received, City staff will review them for consistency with the Review Panel's decision and conformance with other standards in the Redmond Community Development Guide and other applicable codes.

Opportunities for Input

The City will host a neighborhood meeting during the technical review phase of this project to provide opportunities for comment on refined design of the proposal. You will be notified in advance of this meeting.

Appeals

The Innovative Housing Appeal Form may be found online at www.redmond.gov/insidecityhall/planning/compplanning/innovations5.asp. The form is also available by calling the planners listed on the reverse side of this notice. **The deadline to appeal the Review Panel's decision is Monday, February 23, 2009 at 5pm.** The Appeal Form provides additional information on how to file an appeal. Appeals of the Review Panel's decision will be consolidated with any appeals of the land use entitlement decision. This means that the proposal can move forward until the City makes a decision on the land use entitlement, at which time any appeals of the Review Panel's decision and any appeals of the land use entitlement decision would be heard.

More Information

Review Panel Report and project materials:

www.redmond.gov/insidecityhall/boards/ihrpagenda.asp.

Additional project materials:

www.redmond.gov/insidecityhall/planning/compplanning/innovations.asp.

Questions

Contact Sarah Stiteler (425-556-2469, ssiteler@redmond.gov) or Jeff Churchill (425-556-2492, jchurchill@redmond.gov) with questions, or to obtain more information.

NOTICE DATE: February 6, 2009

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