



October 2, 2015

Project No. 14087

Camille Chriest
Senior Planner
Community Development Department
15728 Main Street
Mill Creek WA 98012

Re: Harms Estate PRD, Project Modifications per MCMC 16.12.020 Response

Dear Ms. Chriest:

This letter is in response to your request for an explanation of how the proposed modifications enable the proposed project to achieve the purposes of the PAD as listed in MCMC 16.12.020, provided by email September 22, 2015.

Project Description:

The Project concept of Harms Estate is to create a new residential neighborhood that will be a livable community for new residents, integrate with the existing community and protect the environment. Proposed features of this development include creating a high quality, desirable neighborhood, the preservation of environmentally critical areas, retention of native vegetation and providing common recreation and open space. Some examples of measures taken by this Project to meet the purposes of a planned area development include:

- Utilizing a smaller lot size which allows for creative development that preserves open space while allowing for efficient development of homes.
- Preserving open space, natural vegetation, wetlands and their buffers. The Project provides approximately 15,000 square feet of common open space and approximately 88,000 square feet of native grown protection and buffer space.
- Providing an integrated landscaping design including recreation space and commonly accessible open space.
- Managing stormwater runoff by dispersal into wetland buffer areas where feasible.
- Minimizing impervious surface by utilizing a more compact lot size.
- Providing a residential environment that is harmonious with existing neighboring single family developments and on-site natural areas. On-site landscaping will preserve much of the existing tree cover as well as added screening.

Proposed Modifications:

The property is zoned LDR with minimum lot area of 8,400 sq-ft and a comp plan density of 4 units per acre. The project will utilize the PRD process which allows for certain modifications to zoning code and greater flexibility in design. Project density calculations, per MCMC 16.12.050 are shown on the preliminary plan set. The proposed density of 28 units meets the code requirements.

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This Project is designed to retain maximum open space and reduce impacts to onsite and offsite critical areas. Therefore, this Project requests modifications from the LDR zoning in order to provide a compact and low impact development.

This Project proposes to modify the following zoning requirements:

1. Minimum Lot Size (MCMC 17.06.040)
2. Building Setbacks (MCMC 17.06.050)

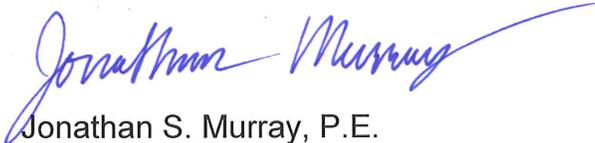
The Project proposes the following modifications to the above requirements:

1. Create lots which range in size from 4,175 sq-ft to 9,248 sq-ft.
2. Reduce the required setbacks are requested as follows:
 - Front Yard- Required 20'. Proposed: 20' for the garage side of the lot and 10' for the non-garage side of corner lots.
 - Side Yards- Required: 20' total (5' min), Proposed 10' total (5' min).
 - Rear Yards- Required: 20', Proposed 10' (Lots 1-2), and 15' (3-28).
 - Critical area buffer setbacks will remain 10'.

The purpose of both these modification is to allow for creative development, as well as, to preserve open space and protect critical areas. By making these modifications the development is able to provide additional wetland buffer area, considerable open space and an active recreation space. The modifications also allow the project to meet the Permitted Residential Density (MCMC 16.12.050).

Thank you for your time and consideration in these matters. If you have any questions or concerns regarding the information, please do not hesitate to contact me.

Sincerely yours,
D. R. STRONG Consulting Engineers Inc.



Jonathan S. Murray, P.E.
Project Engineer

JSM/lcs