

October 21, 2016

City of Monroe
Attn: Ms. Kristi Kyle
806 West Main Street
Monroe, WA 98272

RE: Raspberry Hill PRD Analysis

Dear Ms. Kyle:

In the following paragraphs, the applicant will address the decision criteria for preliminary development plan approval, as outlined in MMC 18.84.120.

- A. The PRD is in accordance with the comprehensive plans; and

The proposed PRD is an allowed and encouraged use in both Monroe Municipal Code and the city's comprehensive plan. This area of the city is designated for single-family residential development and the instant PRD proposal provides just such a development concept. The development of the subject site with a single-family PRD subdivision will serve to implement the goals, policies and objectives of the comprehensive plan.

- B. The PRD accomplishes a development that is better than that resulting from traditional development and provides a net benefit to the city. A net benefit to the city may be demonstrated by the following:

1. Conservation of natural features and sensitive area,
2. Placement, style or design of structures,
3. Recreational facilities,
4. Interconnected usable open space,
5. Provision of other public facilities,
6. Aesthetic features and harmonious design, and
7. Energy-efficient site design and/or building features.

The instant development is a superior design, in relationship to a standard subdivision application, inasmuch as it includes a greater amount of open space, a more detailed and thoughtful landscaping concept, expanded recreational opportunities onsite, and an overall design concept that is aesthetically pleasing and harmonious with the surrounding community and land use pattern.

- C. The PRD will be served by adequate public facilities including streets, fire protection, water, storm water drainage, and sanitary sewer for acceptable waste controls, as demonstrated by the submittal and review of plans for such facilities as described under MMC 18.84.060; and

All of the proposed roadways within Raspberry Hill are public. Adequate fire protection is available from the city of Monroe Fire Department. Public water and sanitary sewer has been preliminarily designed for this proposal and adequate capacity to serve the development is available. The proposal includes provisions to manage the storm water runoff from the project, in conformance with the requirements of municipal code.

- D. The proposed landscaping within the PRD's perimeter is superior to that normally required by the city; and perimeter landscaping is not required for this subdivision, as we are surrounded by similar lots in the immediate vicinity, although a thoughtfully planned landscaping concept has been prepared by Origin Design Group. Please see the attached plans for a detailed depiction of the proposed improvements.

- E. At least one major circulation point is functionally connected to a public right-of-way; and
Raspberry Hills includes the construction of a new public road connecting 185th Drive SE to 134th Street SE, and providing 135th Place SE as an extension easterly. Please see the attached plans for a detailed depiction of this proposed road connection.

- F. The open space within the PRD is integrated into the design of the project rather than as an isolated element; and

The open space area has been designed and planned for the plat. An open space/recreation area has been included in the plans and is shown in Tract 999. This open space serves not only as gathering places for active use, but also as passive areas where existing vegetation may be retained thereby providing a visual break from the developed environment.

- G. The PRD is compatible with the adjacent development; and

The proposed single-family detached development is similar land use as the adjacent developments surrounding the subject site.

- H. Undeveloped land adjoining the PRD may be developed in coordination with the PRD; and

The instant proposal was designed to allow for an integrated expansion of development, to the greatest extent possible. The plat entrance road is

designed to be constructed off of 134th Street SE. The construction of 185th Drive SE continuing to 135th Place SE allows for further extension easterly to continue the public road system.

- I. The PRD is harmonious and appropriate in design, character and appearance to the existing or intended character of development in the immediate vicinity; and

The proposed single-family residential subdivision has been designed to present a fluid transition between the existing adjacent developments and the subject site. The character of this project and its appearance are entirely harmonious with the adjacent single-family residential land uses.

- J. Roads, streets and sidewalks, existing and proposed, comply with the standards and requirements of this chapter and the Monroe Municipal Code; and

All roads, streets and sidewalks within the proposed development and the improvements planned to the existing street system, have all been designed to comply with the applicable requirements of Monroe Municipal Code.

- K. Raspberry Hill, as it is completed, shall contain the required parking spaces, open space, recreation facilities, landscaping, and utility area planned for that phase.

Raspberry Hill includes sufficient area, open space, access, parking, recreational facilities, landscaping and utilities to be self-supporting and comply with Monroe Municipal Code.

It is clear, from the above analysis, that the instant proposal complies with the criteria for approval of a PRD. This proposal will not be detrimental to the impact on public safety, health or wellbeing, and therefore, the applicant respectfully requests that such approval be granted.

If you have any questions or comments please feel free to contact me at (425) 258-4438 office, (425) 231-5050 cell or email me at ry@orcalsi.com

Sincerely,



Ry McDuffy
2016-054

