



**MEMO TO:** Planning & Public Works Committee of the Whole

**FROM:** Pat Lyga, Senior Engineering Technician

**DATE:** February 28, 2019

**SUBJECT:** Final Plat approval – 166<sup>th</sup> AVENUE TOWNHOMES

**I. PURPOSE** ☐ For Info Only ☒ Potential Agenda Item ☐ Scheduled for Council Action

**II. RECOMMENDATION**  
Schedule the 166<sup>th</sup> Avenue Townhomes for final plat approval at the April 2, 2019 City meeting. Final plat approval is a Type V (quasi-judicial) process that requires Council action.

**III. DEPARTMENT CONTACTS**  
Erika Vandenbrande, Director, Planning and Community Development, 425-556-2457  
Lisa Rigg, Manager, Development Engineering, 425-556-2295  
Pat Lyga, Senior Engineering Technician, 425-556-2747

**IV. DESCRIPTION/BACKGROUND**  
166<sup>th</sup> Avenue Townhomes is the final plat of the approved 166<sup>th</sup> Avenue Townhomes Preliminary Plat, a unit lot subdivision. This is a residential development subdividing 0.6-acre of land to construct 18 townhomes and associated infrastructure, landscaping, and parking along with the dedication of Right-Of-Way for a portion of NE 85<sup>th</sup> Street, a public road. The property is zoned EH (East Hill).

166<sup>th</sup> Avenue Townhomes is located at 8500, 8502, 8504, 8506, 8508 and 8510 166<sup>th</sup> Avenue NE and 16640 NE 85<sup>th</sup> Street, Redmond, Washington and is located within the Downtown Neighborhood. It is bounded on the west by 166<sup>th</sup> Avenue NE and the south by NE 85<sup>th</sup> Street. Development to the north and east is characterized by single-family residential homes, to the south a mix of single- and multifamily residences, and to the west there is multifamily development. Access to the development will be by a single driveway from NE 85<sup>th</sup> Street.

The 166<sup>th</sup> Avenue Preliminary Plat approval was granted by the Hearing Examiner on December 21, 2015.

The 166<sup>th</sup> Avenue Townhomes final plat was submitted by the applicant for staff review on November 28, 2018. Staff has reviewed the list of conditions outlined in the Hearing

Examiner's decision and determined that the final plat of 166<sup>th</sup> Avenue Townhomes conforms to those conditions.

All engineering plans have been approved for the site and off-site improvements. The developer has presented and the City has accepted a financial guarantee for the installation of all plat improvements. Approval of the final plat will allow the applicant to record the final plat of 166<sup>th</sup> Avenue Townhomes and thus create new lots. This approval does not imply final acceptance of the site and off-site improvements.

**A. Analysis**

N/A

**V. TIME CONSTRAINTS**

The owner of the 166<sup>th</sup> Avenue Townhomes development would like the final plat presented to City Council as soon as is practical.

**VI. LIST OF ATTACHMENTS**

Attachment A – Vicinity Map

Attachment B – Hearing Examiner's Decision