

Hillcrest Planned Development and Subdivision Tentative Plan Amendment

PLANNING COMMISSION PUBLIC HEARING

NOVEMBER 7, 2024

HOLTHOMES

Built for the Pacific Northwest

HILLCREST PLANNED DEVELOPMENT

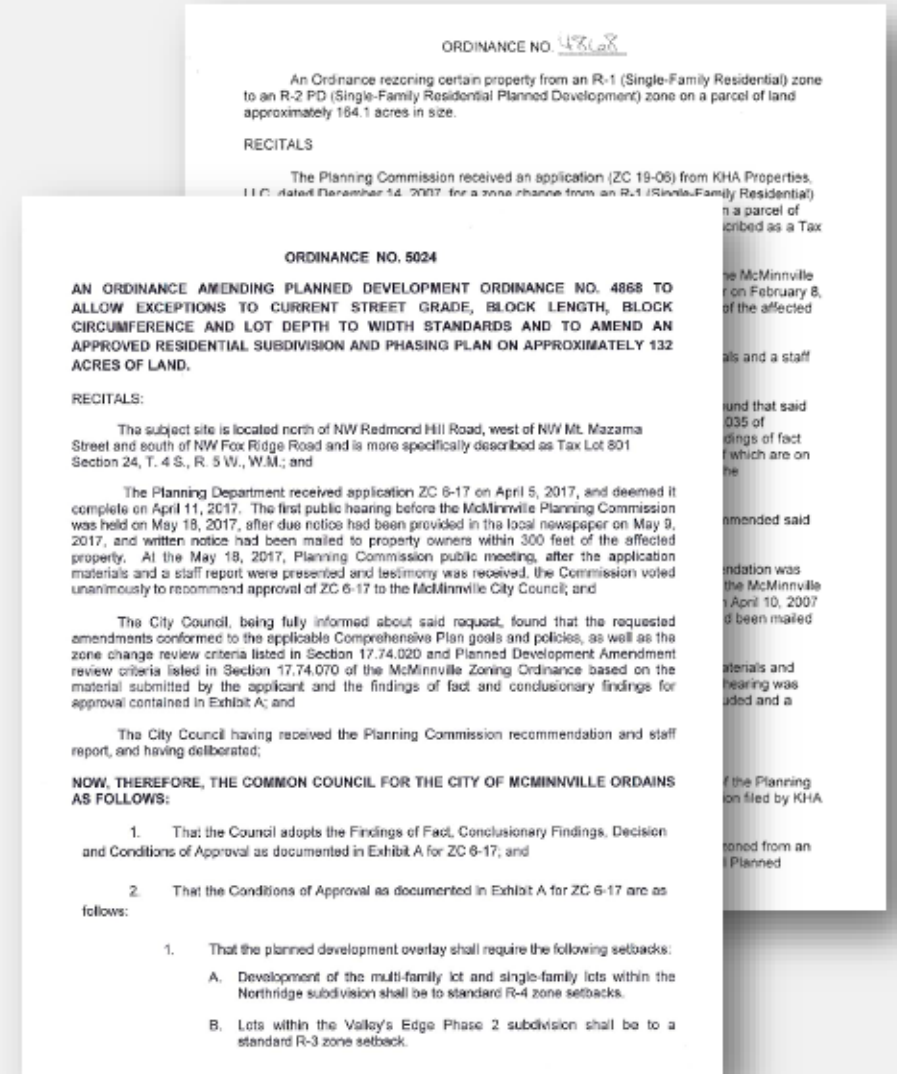
Presentation Overview

- Project Overview
- Summary of Planned Modifications
- Conditions of Approval
- Questions from the Commission

HILLCREST PLANNED DEVELOPMENT

Project Background

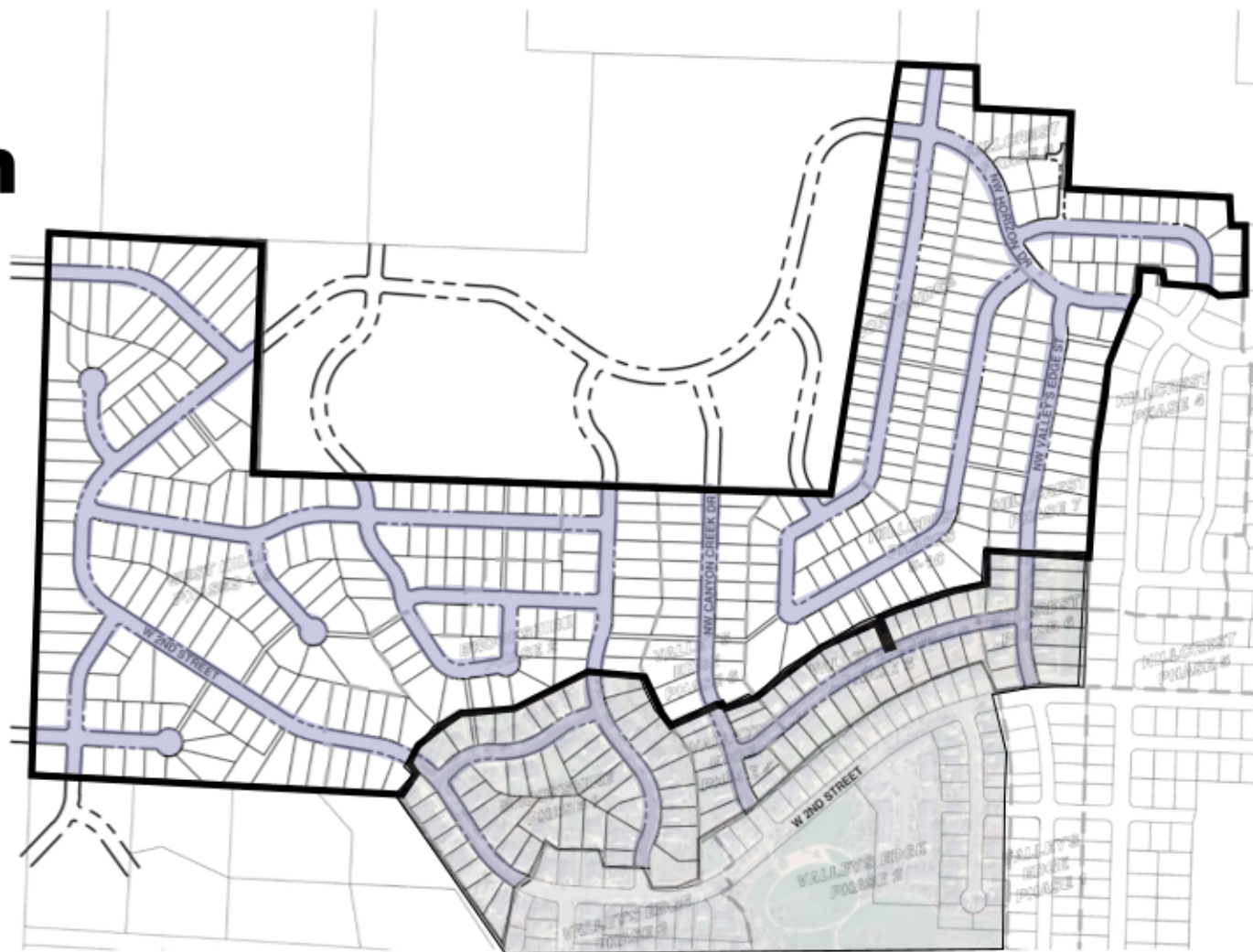
- Planned Development/Multi-phase residential subdivision was originally approved by City Council in 2007 (Ordinance 4858)
- Modification approved in 2017 (Ordinance 5024)
 - New and updated Americans with Disabilities Act (ADA) standards
 - Steep topography and streams on site required modifications to the original street and lot layout
- Current approval does not expire



HILLCREST PLANNED DEVELOPMENT

Subdivisions Approved in 2007 and 2017

- 552 total lots/158 lots developed
- Mix of home types
- 7-acre neighborhood park



HILLCREST PLANNED DEVELOPMENT

Why this Modification?

New studies and survey determined:

- Road realignment to preserve geotechnically sensitive areas
- Additional stream buffers
- Additional stormwater management areas
- ADA standards
- Topography



HILLCREST PLANNED DEVELOPMENT

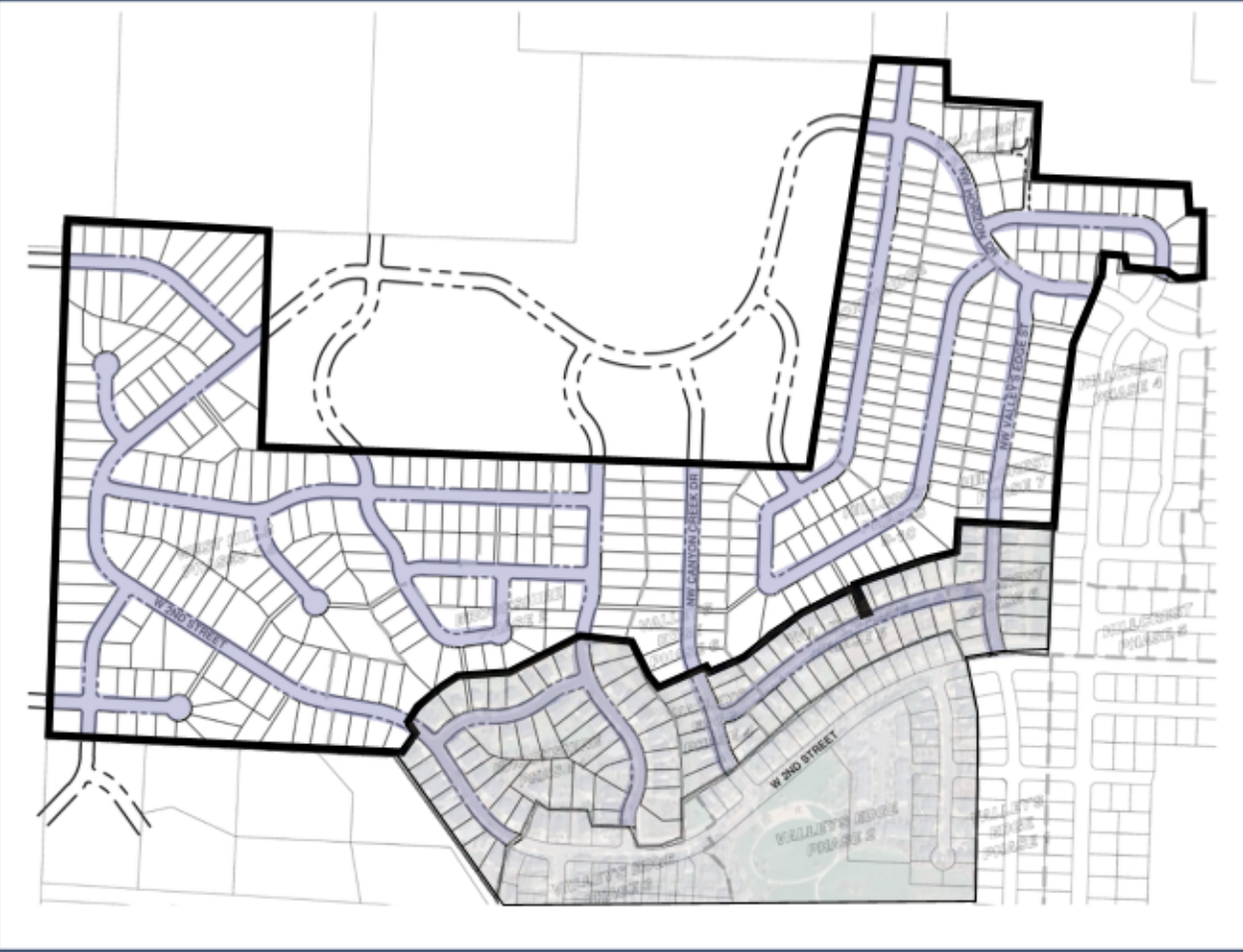
Modification Due to Road Realignment

- MZO 17.74.070: Major changes to an approved site plan shall be processed in accordance with Section 17.72.120, and include the following:
 - An increase in the amount of land in a subject site;
 - An increase in density;
 - A reduction in the amount of open space; or
 - Changes to the vehicular system which results in a significant change to the location of streets, shared driveways, parking areas, and access.

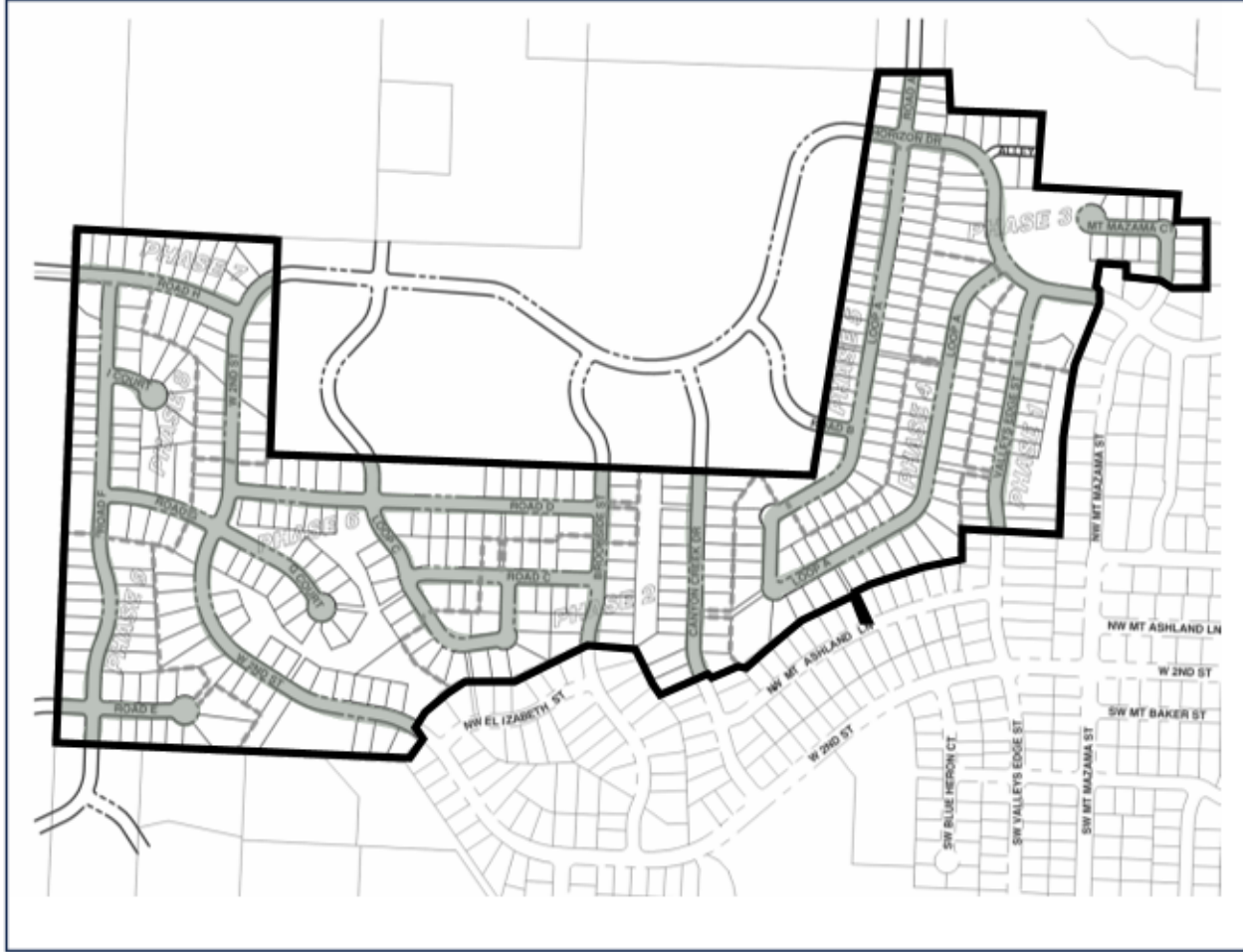
HILLCREST PLANNED DEVELOPMENT

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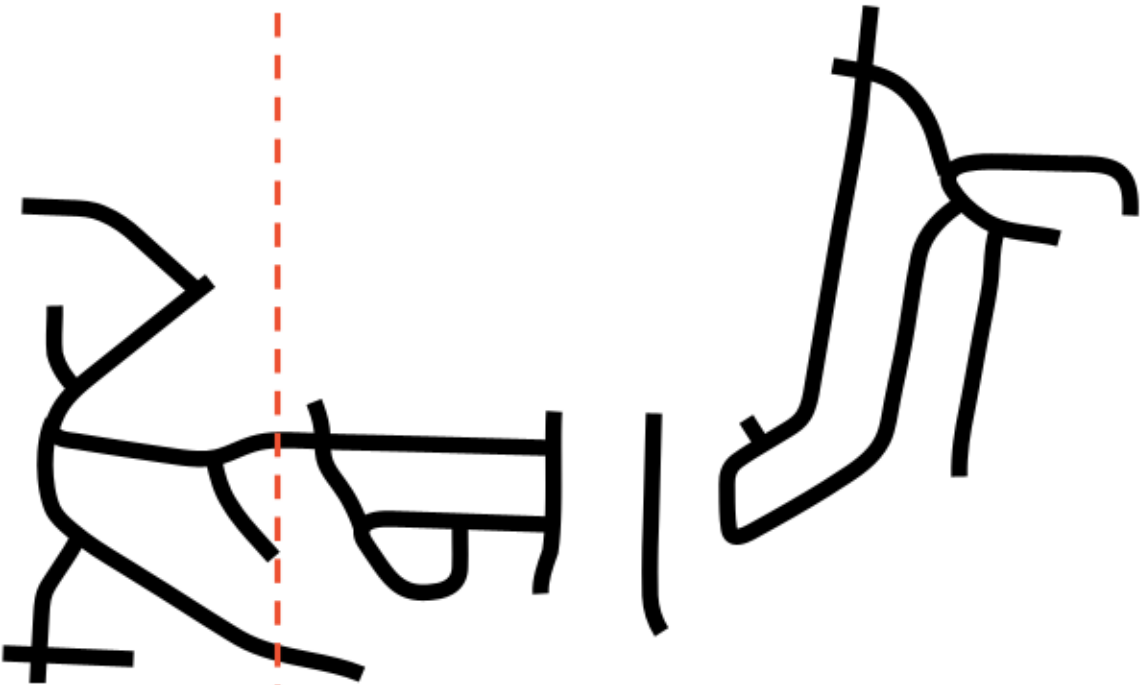
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2017 PD

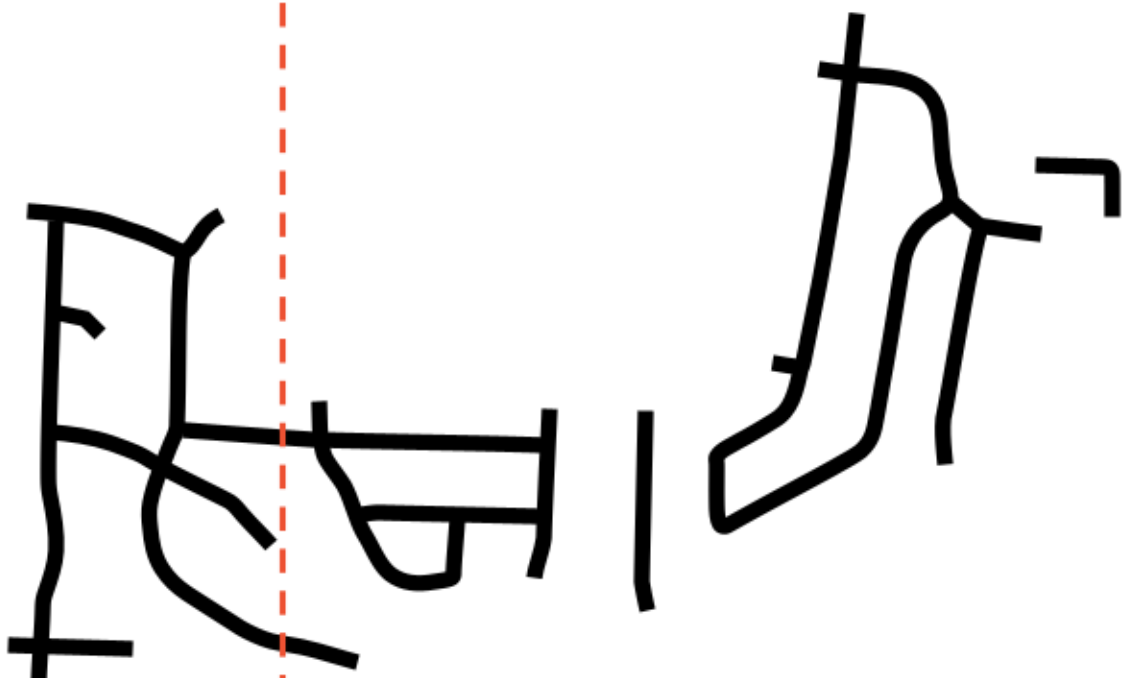


Current PD



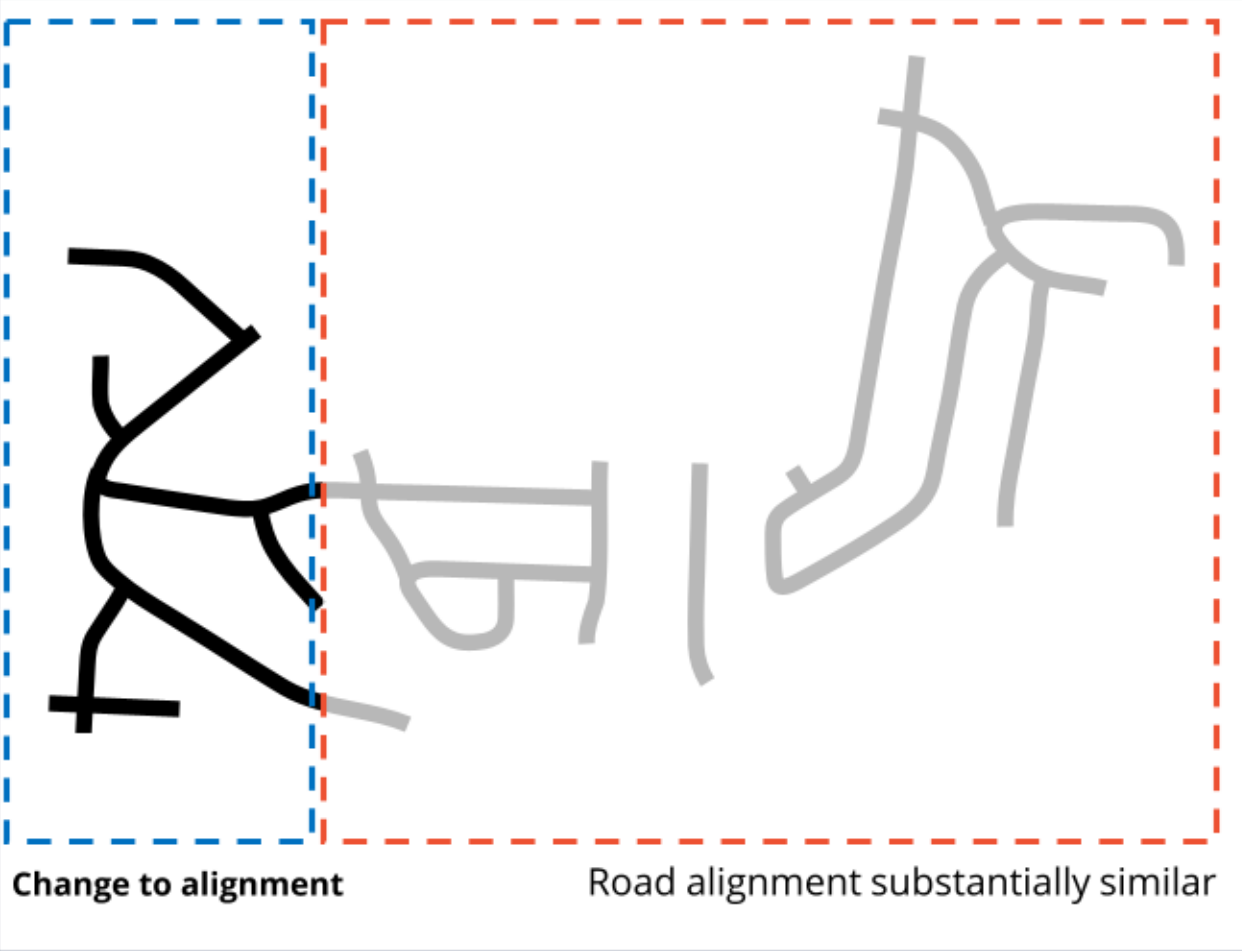
Road alignment substantially similar

2017 PD

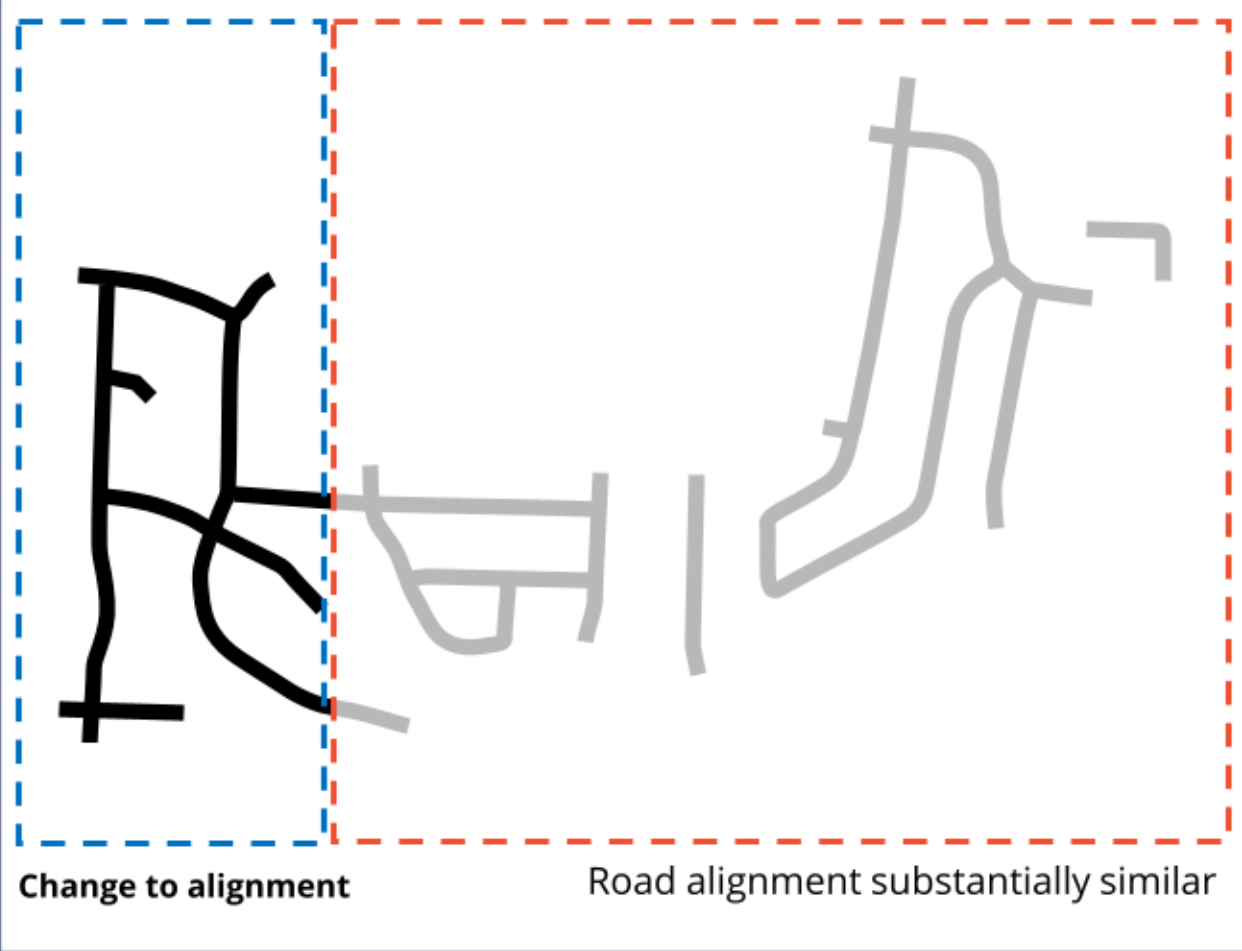


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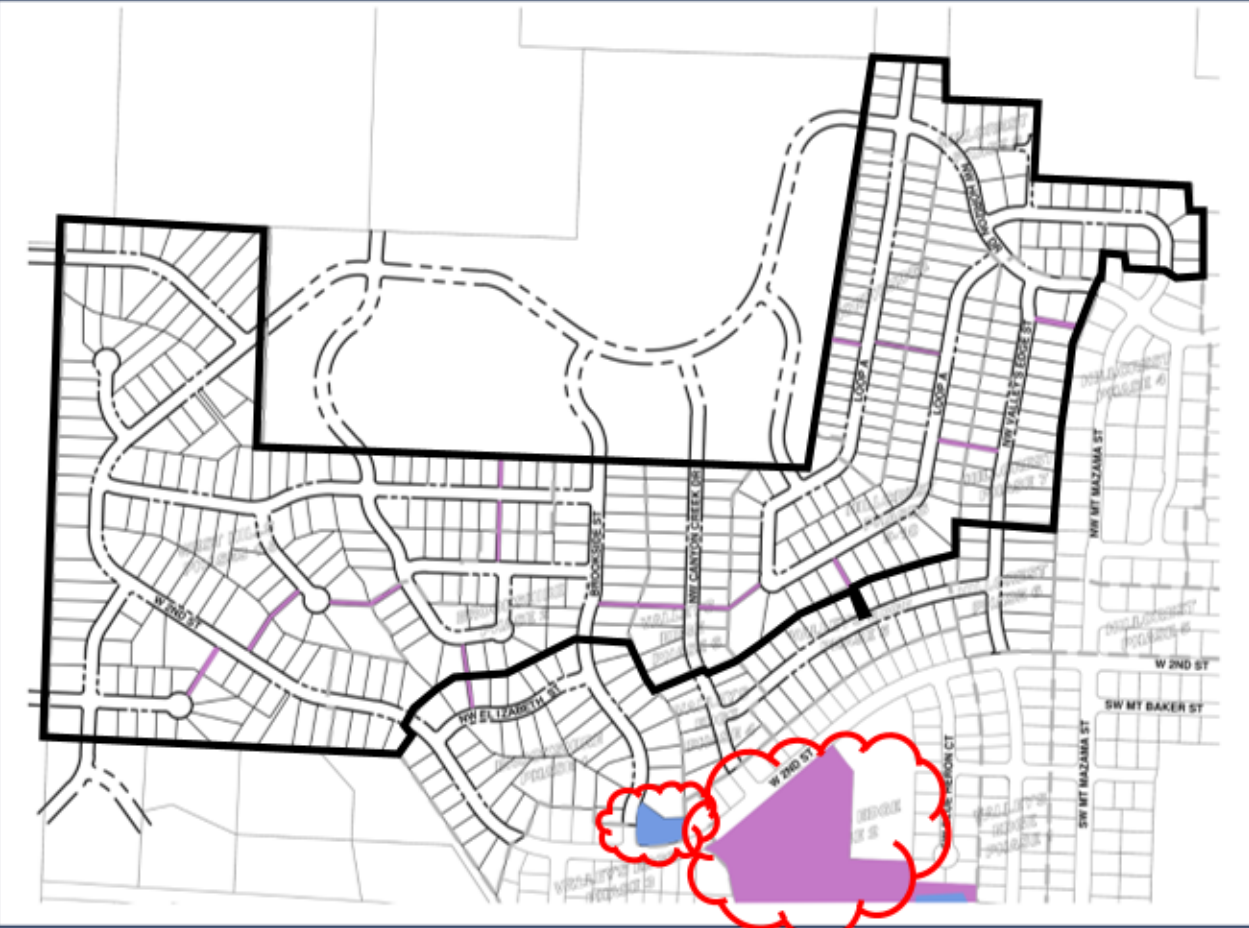


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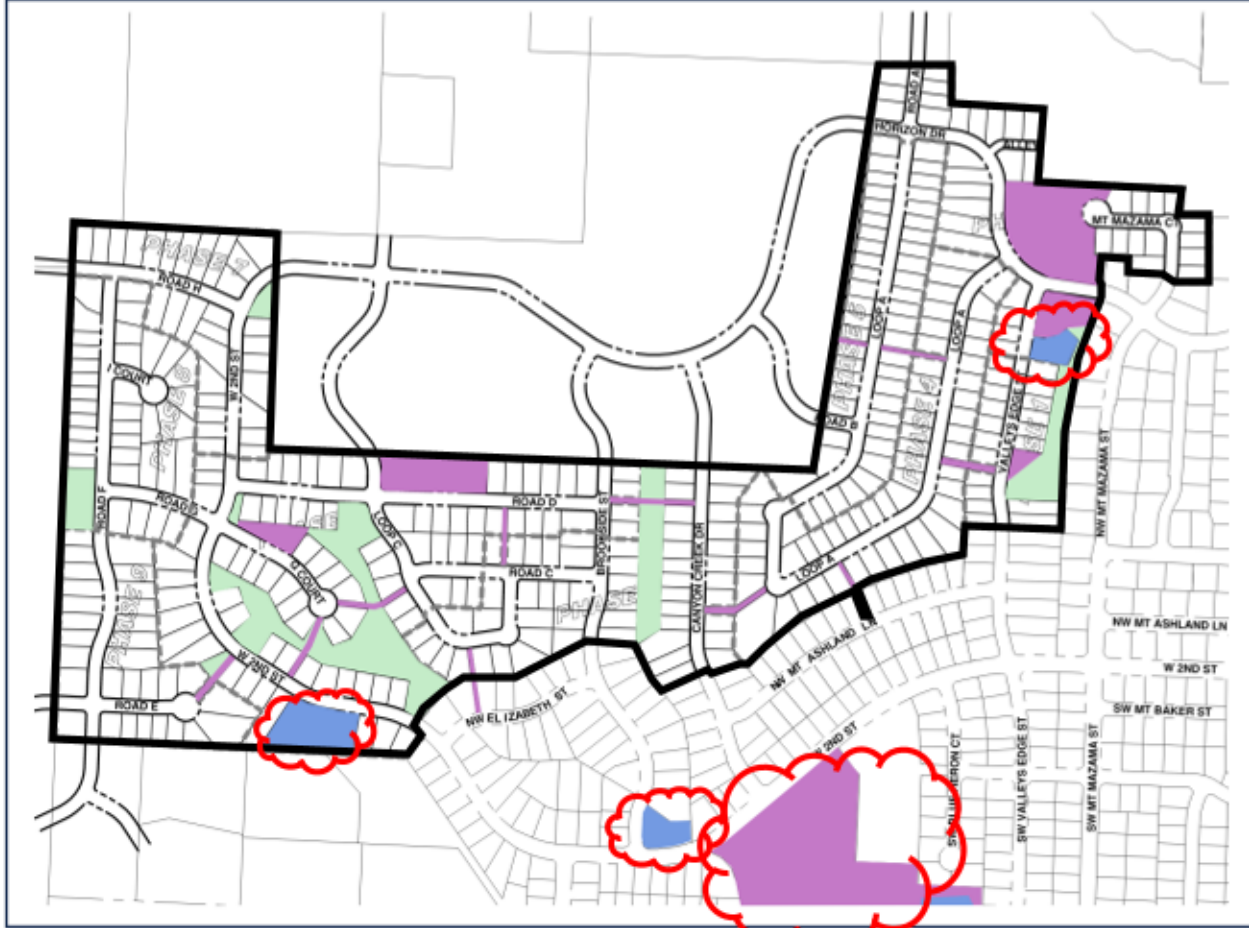
HILLCREST PLANNED DEVELOPMENT

Current Plan Improves on 2017 Plan

- Reduces impacts to geotechnically sensitive areas
- 1.6-acres of additional stormwater management facilities
- Reduces overall block lengths
- 13-acres of additional parks and open spaces



2017 PD



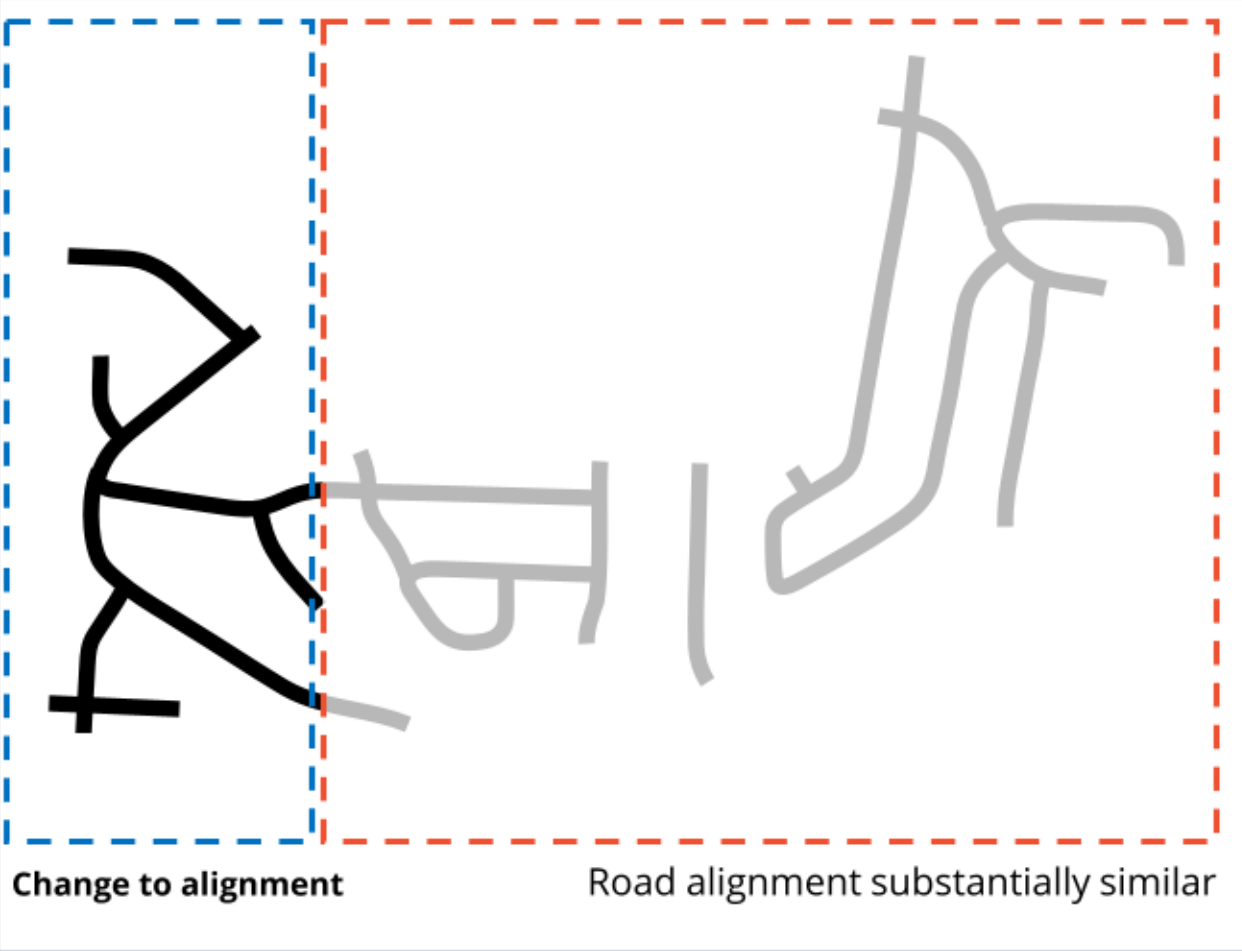
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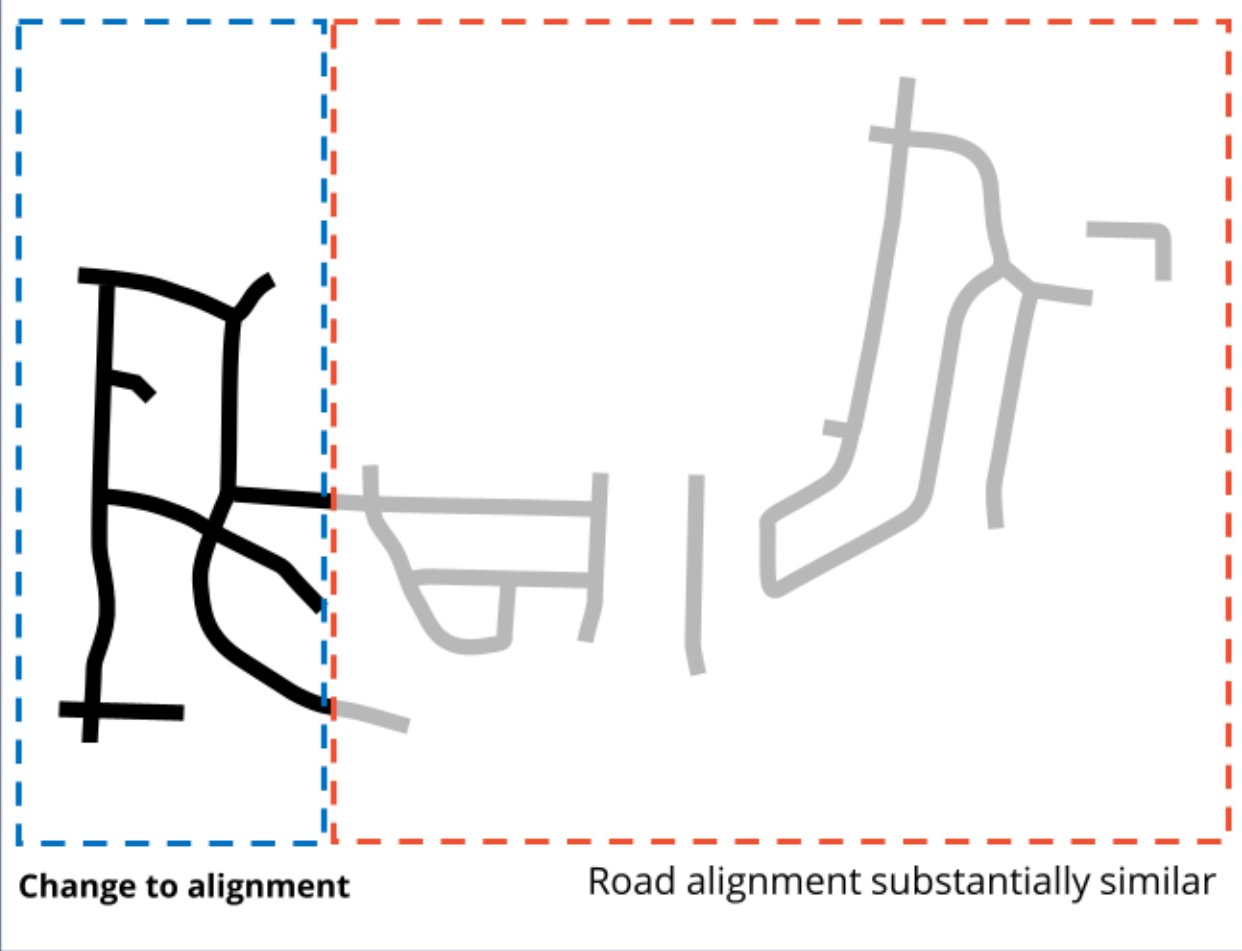
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2017 PD



Current PD



Mid-Block Pedestrian Pathways

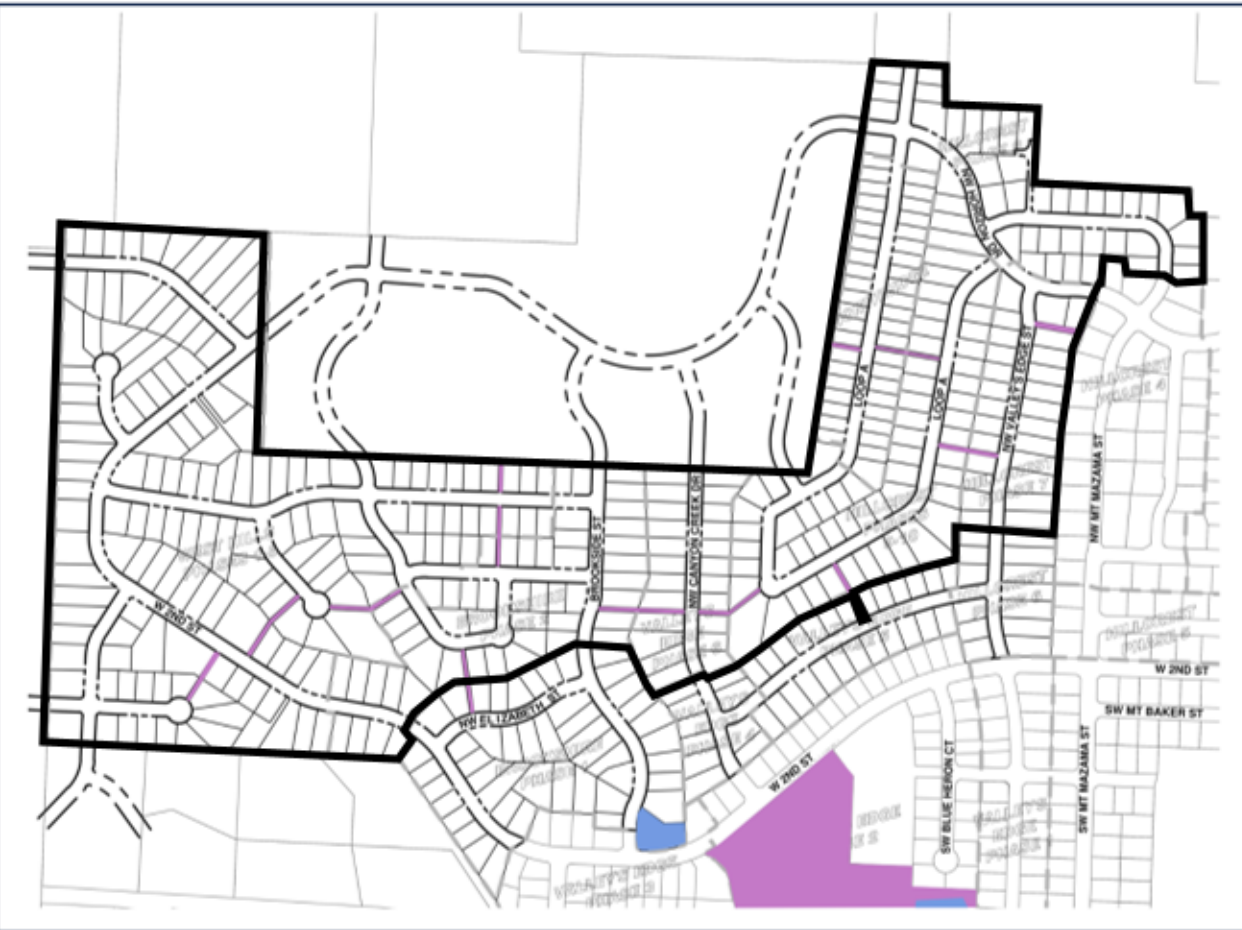
Open Space (Tract)	Amenities
A	Community Garden Passive Open Space
E	Dog Park Trails
F	Playground Fire/BBQ Pit Picnic Benches Trails
L	Dog Park
N	Community Garden Pedestrian Pathway Passive Open Space
D, P	Pedestrian Pathway Passive Open Space
C, G, H, I, J, K, M	Pedestrian Pathway
B, Q, R	Passive Open Space
E1, O	Stormwater Facility

Sources: <https://faculty.washington.edu/smolt/SeattleStairs.html> (top left and top right); google earth 2024 (lower right)

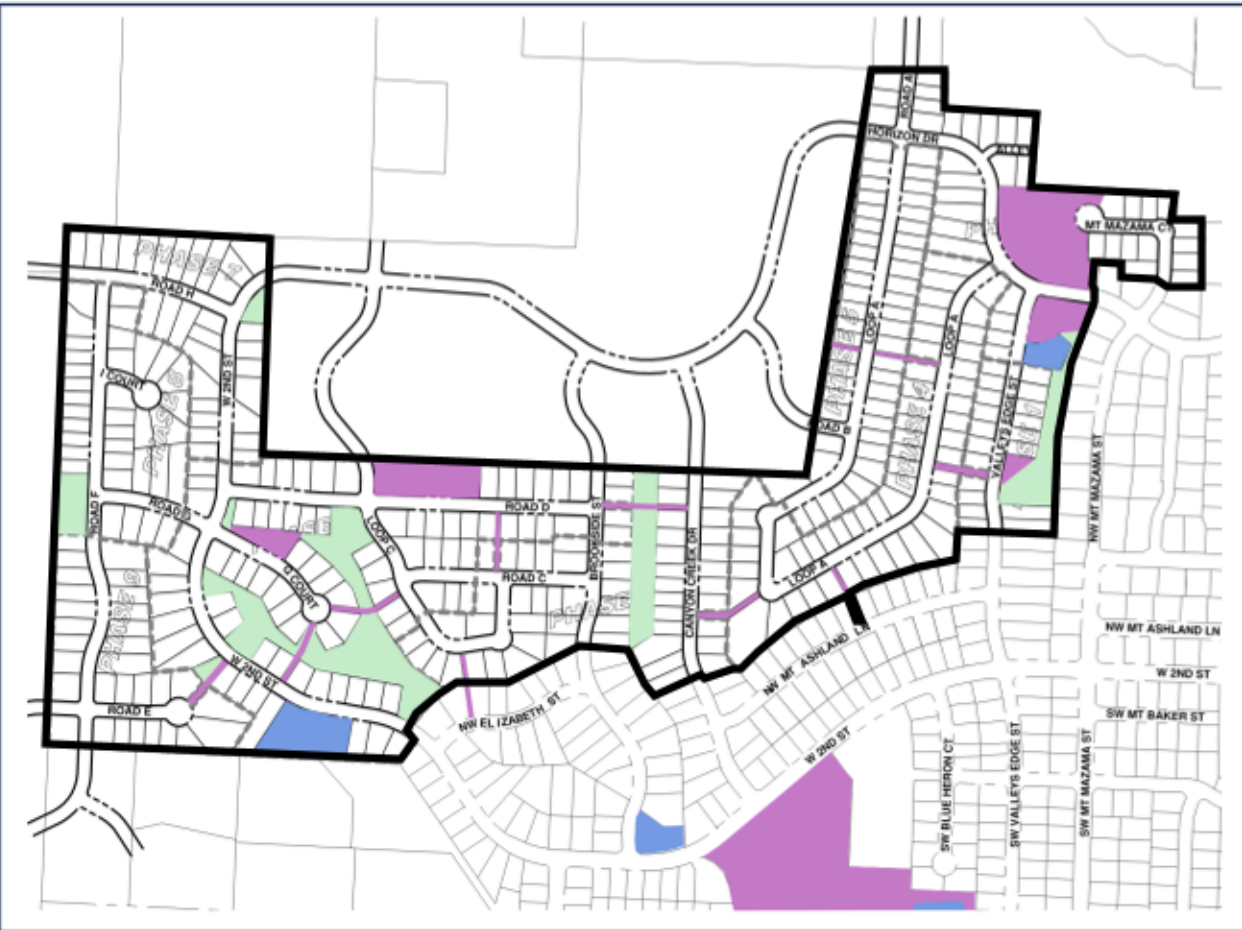
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2017 PD



Current PD

- Active Open Space
- Passive Open Space
- Stormwater Facility



Passive Open Space



Fire Pit/
Seating Areas



Playground



Community Gardens



Pedestrian Paths/
Trails



Dog Parks



More Open Space



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Community Amenities



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Conditions of Approval Discussion

Questions?

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