

NOTICE OF DESIGN REVIEW MEETING

Before the City's Planning Commission

DESIGN REVIEW INFORMATION

Meeting Date: Jun 23, 2021

Meeting Time: 7:00 p.m.

Meeting Location: Due to the COVID-19 outbreak, social distancing and other safety protocols will apply during the meeting. Please contact staff for public comment procedures. The meeting will be held via Zoom. You can call in at 253.215.8782 (Meeting ID: 952 9104 9214) or go to this link: <https://zoom.us/j/95291049214?pwd=U2ltNXFaNmgrQm56U1F5U3cWdHdzZz09>
If you need additional accommodations, contact the Project Planner.

Meeting Attendees: Any interested person or party may attend the Planning Commission meeting.

APPLICANT

Brianna Miles, Medici Architects
11711 SE 8th Street, Suite 100
Bellevue, WA 98005
425.453.9298
brianna@mediciarchitects.com

PROJECT INFORMATION

Name: Willow Ridge Lot 21

File Numbers: SPR20-005, VAR20-002, VAR20-003, VAR20-004, VAR21-001, VAR21-002, VAR21-003, VAR21-004, VAR21-005

Location: 16000 Block of 1st Ave NE & Main View Lane NE, Duvall, WA 98019

Proposal: This is a 14-unit fee-simple residential development consisting of two triplexes and two fourplexes. The 14 units of this project are situated on the site, facing and taking access from Main View Lane for the western units, and from 1st Ave NE for the eastern units. Each unit is three-stories in height with two and three bedrooms, inclusive of private decks and/or patios, and two-car garages, among other amenities. A common pathway available to the residents of the community that intersects the site, connecting Main View Lane with 1st Ave NE, also includes a plaza and landscaped areas. The common pedestrian avenue through the site will eventually continue across Main View Lane, and connect to and through Lot 22, with a planned and already-platted future development. Variances are requested for impervious surface, building coverage, required common open space, street and rear setbacks, setback projections for eaves and structures, and required guest parking.

Documents: The Planning Commission packet with staff report and design review exhibits will be uploaded to the City's Document Center (<https://www.duvallwa.gov/DocumentCenter> – Boards & Commissions > Planning Commission > Meeting Materials > 2021 Meeting Materials > 2021.06.23 PC Packet) the week prior to the meeting for public review.

DESIGN REVIEW

The following occurs during design review: 1) an introduction is provided by City staff 2) a presentation is provided by the applicant about the proposal 3) an opportunity for comments from the public is provided 4) Planning Commissioners offer comment 5) staff and/or applicant provides responses to questions raised by public and planning commissioners.

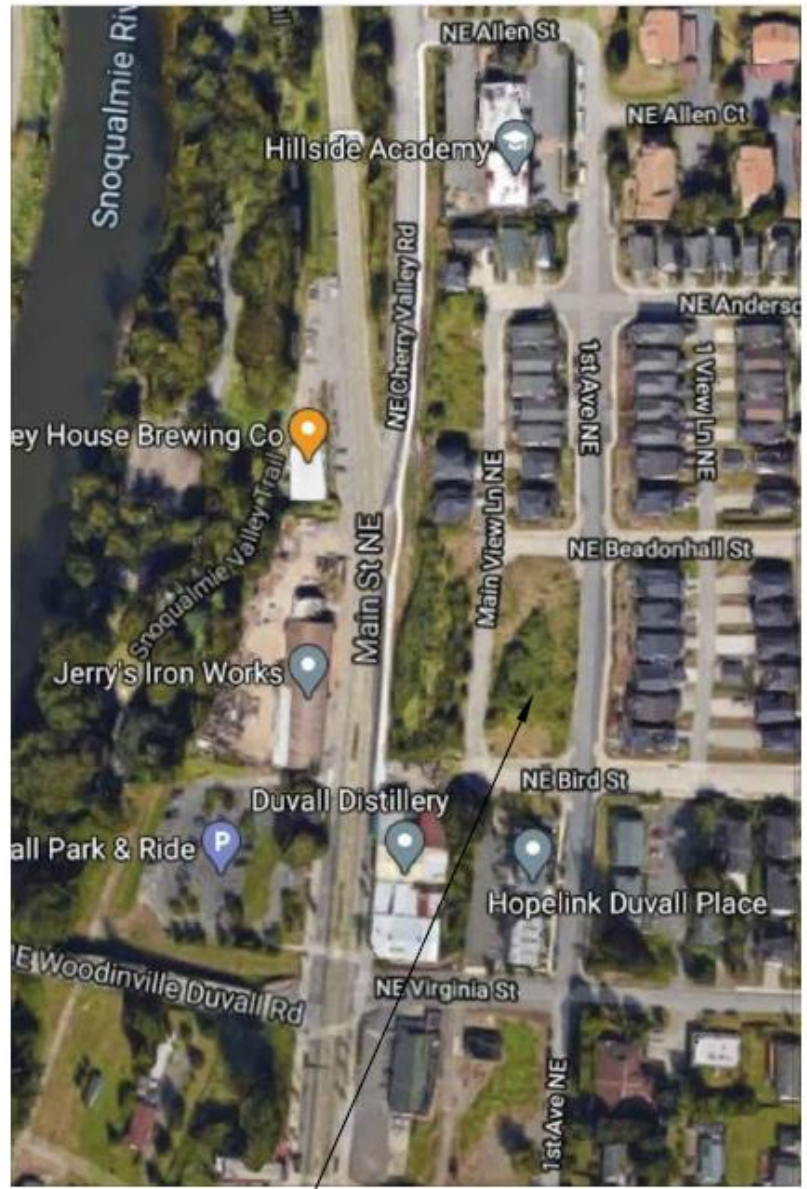
CITY CONTACT

Lara Thomas, Community Development Director
15535 Main Street NE (PO Box 1300)
Duvall, WA 98019
425.939.8079
lara.thomas@duvallwa.gov

MORE INFORMATION

The application materials will be available for public review seven days prior to the meeting via the City's Planning web page at <http://duvallwa.gov/134/Planning-Department>. A hard copy of the application materials is also available for review at City Hall by appointment (contact project planner). Written comments regarding this proposal will be accepted up to and at the meeting. Comments should be addressed to the Planning Department at the address shown above. Contact the Planning Department for appeal procedures. If you have any questions, please call the Project Planner.

VICINITY MAP



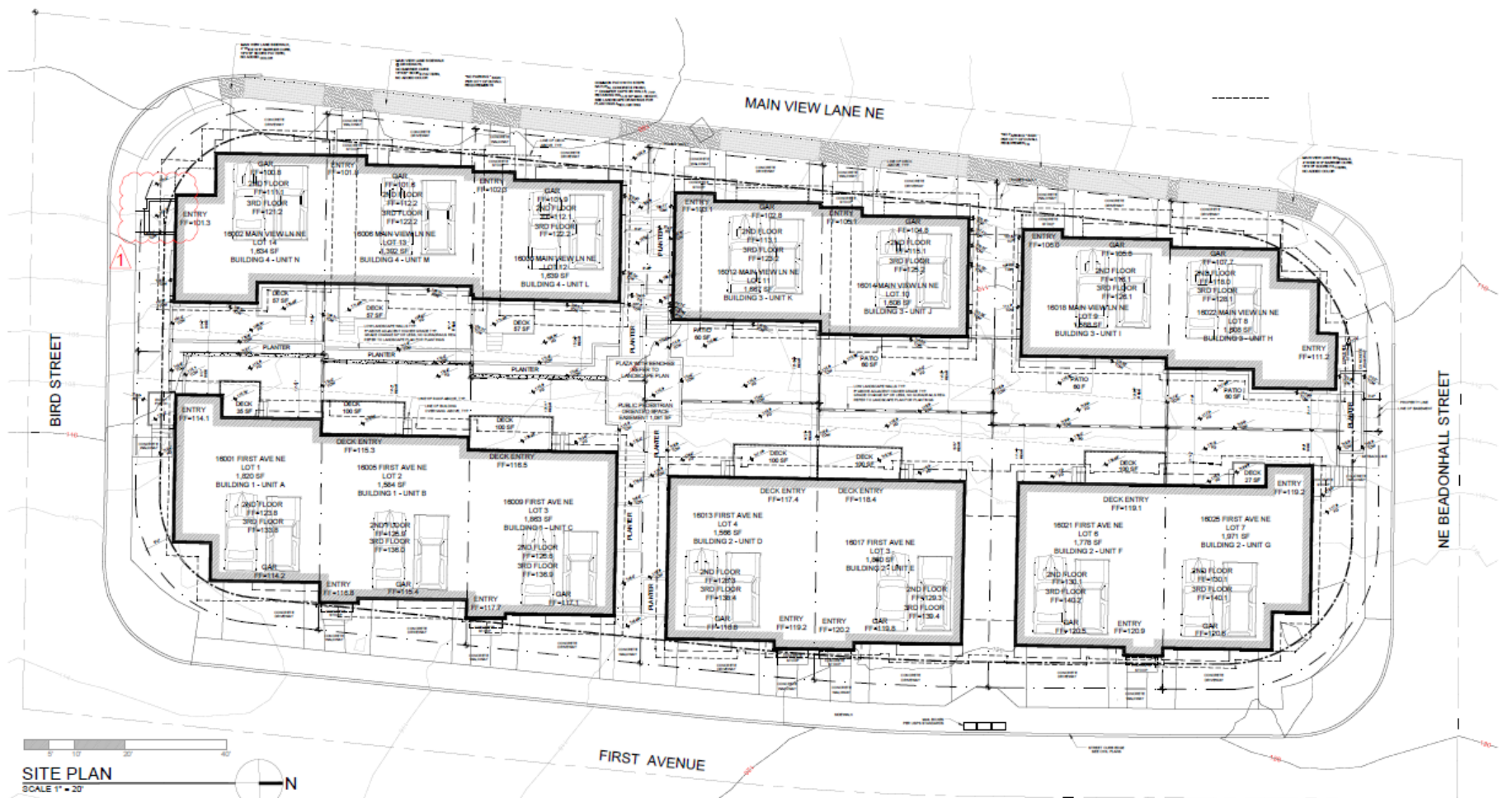
PROJECT LOCATION

VICINITY MAP

NTS



WILLOW RIDGE LOT 21 - DUVALL WA



SITE PLAN
SCALE 1" = 20'