

17a.

Road Section Deviation Determination [woonerf]

July 25, 2014



CITY OF BLACK DIAMOND

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ROAD SECTION DEVIATION DETERMINATION

WOONERF

Findings:

- The Public Works Director has met with the Master Development Review Team in consideration of a deviation to eliminate sidewalks, planter strips, parking and curbs on Woonerf sections.
- The deviation was requested by Yarrow Bay Holdings on June 12th, 2014 in association with the Phase 2C Preliminary Plat,
- The deviation request is applicable to the Phase 2C Pre Plat only,
- The deviation request is consistent with the goals and guidelines in the Development Agreement, is compliant with the Hearing Examiner Conditions of Approval for the MPD, and is within the SEPA envelope for the Villages EIS,
- The deviation request will not increase City operation or maintenance costs and is not a public hazard or nuisance,
- A previous and similar request for Phase 1A was submitted and approved.

SPECIFIC FINDINGS

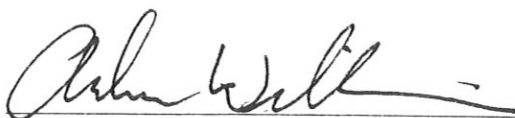
1. **Will the Deviation achieve the intended result with comparable or superior design and quality of improvement?** Yes. The road will provide comparable function to a City Standard road section in the location proposed in the 2C Pre Plat submittal. The Woonerf proposed accommodates cars and pedestrians in a shared space which is efficient and low impact. Pedestrian safety is accommodated by special paving and low vehicle volumes.
 2. **Will the Deviation adversely affect safety or operations?** No. Woonerfs are a tried-and-true method of combining pedestrians and cars and when used in low traffic volume situations are effective low impact methods of development. The Woonerf must be designed to appear different than a standard roadway and the
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elimination of the curbs, planting strips and separate sidewalk are fundamental to this goal. The area surrounding the Woonerf must relate to the Woonerf in a way that promotes pedestrian use so the pedestrians are a frequent and vibrant part of the use and this Deviation Determination includes conditions to assure this design.

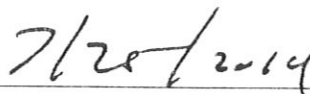
3. **Will the Deviation adversely affect maintenance and its associated costs?** No. The Woonerfs will be privately owned and maintained.
4. **Will the deviation adversely affect the aesthetic appearance?** No. The purpose of the deviation request is to provide synergy with the adjacent land uses and specifically improve aesthetics, allowing more space and opportunity for land uses other than roadways.
5. **Will the Deviation impact future expansion, development or redevelopment?** No. This deviation does not affect expansion or development.

Public Works hereby approves the Deviation Request (June 12, 2014) to eliminate sidewalks, planting strips, parking and curbs on Woonerf A, B and C in Prep Plat 2C with the following conditions:

1. *The Deviation is limited to Woonerf A, B and C on Pre Plat 2C,*
2. *Woonerf A, B and C must be designed using unique paving (asphalt is not allowed) and to be visually interesting with distinct patterns or textures integral with the paving system.*
3. *Houses adjacent to the Woonerf, including lots 165 through 184, must address the Woonerf with entrance doors and pathways that form a direct connection between the door and the Woonerf. The houses on these lots must be designed so that the Woonerf-side of the house does not appear to be the "back" of the house and must be articulated and detailed in a manner similar to the front of the house,*
4. *The Woonerfs must be privately owned and maintained.*



Andrew Williamson
Executive Director Engineering Services



Date

Seth Boettcher

Seth Boettcher
Public Works Director

7-25-2014

Date

[Signature]

Dan Ervin
MDRT Engineering Consultant

7.25.14

Date

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