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October 16, 2018

Scott Woodford
Senior Planner
City of Redmond
411 SW 9th Street
Redmond, OR 97756

RE: Appeal of Decision for 711-18-000149-MA

Mr. Woodford:

On behalf of HT Investment Properties, LLC and Obsidian Avenue, LLC, please accept this appeal of the City's decision on Request #4 of City File #711-18-000149-MA. Request #4 as identified in the decision states:

Remove the alley between SW Lava Avenue and SW Magma Avenue.

The City's denial of request #4 is because:

1. City staff believe removal of the alley is a substantial alteration.
2. Removal of the alley would be a more substantive change on the outward appearance of the development.
3. This would be the only section of the development that was front loaded, thus reducing the quality of the neighborhood design.

We believe these findings are based on opinion, not on code. Therefore, these findings are in error and would respond to these findings as follows:

1. Removal of an alley does not constitute a substantial alteration. In essence, the development remains the same, which includes the development of detached single family dwellings and construction of public infrastructure.

2. Removal of an alley does not constitute a substantial change in outward appearance. As noted above, the development remains the same, which includes the development of detached single family dwellings and construction of public infrastructure. The impact on surrounding properties is the same. Lava Avenue has no parking restrictions; therefore it is irrelevant in outward appearance whether a homeowner parks parallel along the street (due to alley loading) or in front of their garage (front-loading). Recently, the City approved the Sego Estates subdivision which permitted front loaded homes to face underdeveloped rural areas.

3. The Development Code is silent on whether the quality of a neighborhood can be determined by how access is taken from a local street. The applicant would contend a high quality neighborhood can be front loaded or alley loaded. The opportunity to allow some front-loaded housing would permit the applicant to demonstrate that quality is neither improved or diminished by method of access. Therefore, the applicant should be allowed to develop and use his property as he sees fit and in conformance with the existing applicable codes. The applicant would also point out the direction from the 2016 Planning Commission is to only encourage alley loaded housing. Ultimately, the decision whether or not to have alleys should rest with the applicant.

Additionally, allowing some front-loaded housing would provide a greater diversity of housing types, which is part of the Great Neighborhood Principles. This would allow 13 dwellings (26%) to be front loaded out of a total of 49 detached single family dwellings. The remaining detached single family dwellings are proposed to be alley loaded. Removal of alleys also reduces the quantity of pavement, which in turn improves the overall Green Design of the development - also part of the Great Neighborhood Principles. Thank you for your consideration.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hayes A. McCoy', written in a cursive style.

Hayes A. McCoy - PE