

Applicant’s response to public testimony – HEX Hearing

Project# 21-81: Schneider Hicks Lake Multifamily

Public testimony focused on several general areas of concern, unranked and listed below:

General Concern	Applicant Response
<p><i>Traffic</i></p> <p><i>Future residents</i></p> <p><i>Speeding</i></p> <p><i>Safety, increased accidents, pedestrian conflicts</i></p> <p><i>Intersection impacts and level of service</i></p> <p><i>Traffic counts when and how</i></p> <p><i>Construction traffic</i></p> <p><i>Walking conditions for elementary students</i></p> <p><i>Hicks Lake Road – parking, pedestrians</i></p>	<p>City staff’s and the applicant’s traffic engineering consultant’s presentations during the hearing addressed most of the public comments.</p> <ul style="list-style-type: none"> • Intersection evaluations are determined by the city during the traffic scoping process. • Traffic counts were completed at pre-pandemic levels and adjusted for 4% growth. • The city’s walking/biking plan stipulates for the walkway along Hicks Lake Road from the project site to 25th Ave SE before project occupancy and will link to future pathways to the south. • Interconnectivity of streets is what cities plan for to disperse traffic and connect neighborhoods. An incremental increase of traffic on surrounding roads is acknowledged and accounted for with the payment of impact fees and infrastructure improvements as the project has been conditioned to complete prior to occupancy. • Existing parking issues on Hicks Lake Road are not expected to be exacerbated by the project. • School walking conditions to Lacey Elementary School consist of open shoulders with paved, gravel, or grass surfaces. • Construction traffic will be determined with haul routes to be reviewed with the civil site construction plan and permit process.
<p><i>Impacts and mitigation for schools, police, other services</i></p>	<p>The applicant’s payment of impact fees for traffic and schools are intended to offset the impacts caused from new development prior to occupancy.</p>
<p><i>Existing neighborhood character</i></p>	<p>The applicant acknowledges that existing development around the lake and to the north are dominantly single family residential homes.</p>

	<p>The city zoned the property high density residential (HDR) in 1994. The HDR zone requires a minimum density of 12 dwellings per acre and has no maximum density. The applicant's proposal is consistent with city codes for scale, density, and development type.</p> <p>The shoreline elements of the proposal are consistent with code requirements to allow the use, the dock/pier system, and the proposed variance is the minimum necessary to provide a useful dock system for future residents.</p>
<i>Environment – Hicks Lake habitat, shoreline and wetlands, wildlife, shoreline impacts</i>	The project will improve existing conditions along the shoreline for in-water habitat as well as the shoreline itself. The project will comply with the maximum impervious area limitations and will
<i>Dock and pier size – intrusion into the lake; swimmers; paddle craft; boat conflicts</i>	The pier and dock will be for day use only and will be regulated by the apartment management. The dock is appropriately sized for the number of apartment units. The new dock is not likely to significantly increase any safety issues that may already exist from boat traffic on the lake.
<i>Tree removal</i>	Tree removal as proposed complies with the city's regulations. New trees will be planted as well throughout the site as landscaping.
<i>Density of development</i>	The city zoned the property high density residential (HDR) in 1994. The HDR zone requires a minimum density of 12 dwellings per acre and has no maximum density. The applicant's proposal is consistent with city codes for scale, density, and development type.
<i>Adequate parking for apartment residents</i>	The project complies with and provides extra parking spaces beyond the code minimums. Bus services are also available on 25 th Ave S within 0.25 – 0.5 miles of the site.
<i>Stormwater and utilities</i>	Stormwater systems will treat stormwater prior to infiltration. Treatment is required to control for phosphorus and other contaminants. It is not

	expected that there will be any water quality issues from project generated stormwater.
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