



Memorandum

TO: CITY COUNCIL

FROM: Councilmember Arenas

SUBJECT: 4200 DOVE HILL ROAD

DATE: October 23, 2018

Approved:

Date: 10/23/2018

RECOMMENDATION

Add the following conditions to the resolution approving the permit:

- 1) The Permittee shall submit its construction management plan to the City which shall include the following limitations during construction of the project in addition to any other requirements of the City:
 - (a) limit parking on Hassler Parkway;
 - (b) consistently maintain two lanes of traffic flow on existing roads during the duration of construction, excepting improvement work in the public right of way; and
 - (c) limit construction trips during AM and PM peak hour travel times.
- 2) Prior to and during construction on the project site and public right of way, the Permittee shall erect signs upon its site facing Hassler Parkway that are readily visible and readable from Hassler Parkway and which specify the contact information and contact hours for its construction manager to receive any complaints from the public.
- 3) Any application to extend the permit shall require public notice, in addition to that otherwise required by City policy, to properties within 2,000 feet of the boundaries of the project site, including properties on both sides of any cul-de-sac that is within 2,000 feet of the boundaries of the project site, excepting the project boundary on Dove Road.
- 4) Permittee has voluntarily agreed to the following conditions of approval to construct and install at its own cost the following improvements:
 - a. Construction of a sidewalk to City standards on Dove Road, north of Hassler Parkway, as required by staff in its memorandum;
 - b. Installation of edge lines on Dove Road between Hassler Parkway and Hellyer Ave, as recommended in staff's first supplemental memo
 - c. Installation of an electronic speed sign on Hassler Parkway for westbound/downhill traffic, as suggested in staff's first supplemental memo.

October 23, 2018

Subject: 4200 Dove Hill Road

Page 2

- 5) Permittee has voluntarily agreed to permit public access to the outdoor space nearest to the Dove Road entrance, as depicted by the red boundary on the attached rendering of the site, on the condition that members of the public check in at the front desk and meet clearance requirements for the facility. The Permittee may revoke and suspend its consent to permit entry to the outdoor accessible private space at any time in the event that conflicts arise or if public access becomes notably disruptive to the seniors in the facility's care.
- 6) Permittee voluntarily agrees and shall establish the shift time for the night shift so that the night shift ends and the following shift begins no later than 6:00 am in order to remove employee trips from the trips from the AM peak travel time.

Provide the following direction to staff:

- 1) One year after the completion of construction, upon request from D8 office or community members, the Department of Transportation's Traffic Safety team will consider conducting an updated traffic safety study of Hassler Parkway and may suggest changes and improvements to be performed by the City subject to availability of funding.
- 2) Upon approval of the Improvement Plan for the project, including the plans for the sewage system improvements, the Department of Public Works shall make the improvement plan available online for public information.

BACKGROUND

This project on Dove Road has a decade long history that exceeds the duration of most of the city staff that have worked on it and the residents that provided input during the initial community meetings. During that time, the applicant has faced a decent amount of skepticism and opposition. The City's Planning, Building and Code Enforcement Department and staff Public Works, the City Attorney's Office, and other departments have worked to ensure that this project only moves forward if it is in alignment with our city's General Plan, Evergreen Development Policy, and all the other city policies that govern this area.

Many of our community members didn't believe that the applicant would succeed in dotting all the "I's" and crossing all the "t's". However, we're here today, because that's exactly what has happened. If he hadn't done that, it would not have my support and would not have earned the support of staff or the Planning Commission.

When this item came to Council before, I could not yet support it, because one very important "t" hadn't been crossed: It had not had sufficient opportunity for recent public comment. This was a very serious concern for me, and I appreciate the patience of my Council colleagues, as well as the hard work of city staff.

Since this item received a public hearing at Council on August 28th, there has been extensive community engagement conducted by the Planning Department, the applicant, and the council office.

This includes:

- 1) A public meeting, held at the Evergreen Community Center on September 6th
- 2) Multiple follow up meetings between planning and community residents

HONORABLE MAYOR AND CITY COUNCIL

October 23, 2018

Subject: 4200 Dove Hill Road

Page 3

- 3) Follow up meetings between community members and the developer.

Additionally, there have been two supplemental memos provided by staff, which have included through reviews of the environmental records and updates to the traffic study conducted by Hexagon. These community meetings and supplemental memos have been tough but productive opportunities to both answer questions that the community has while also improving the project.

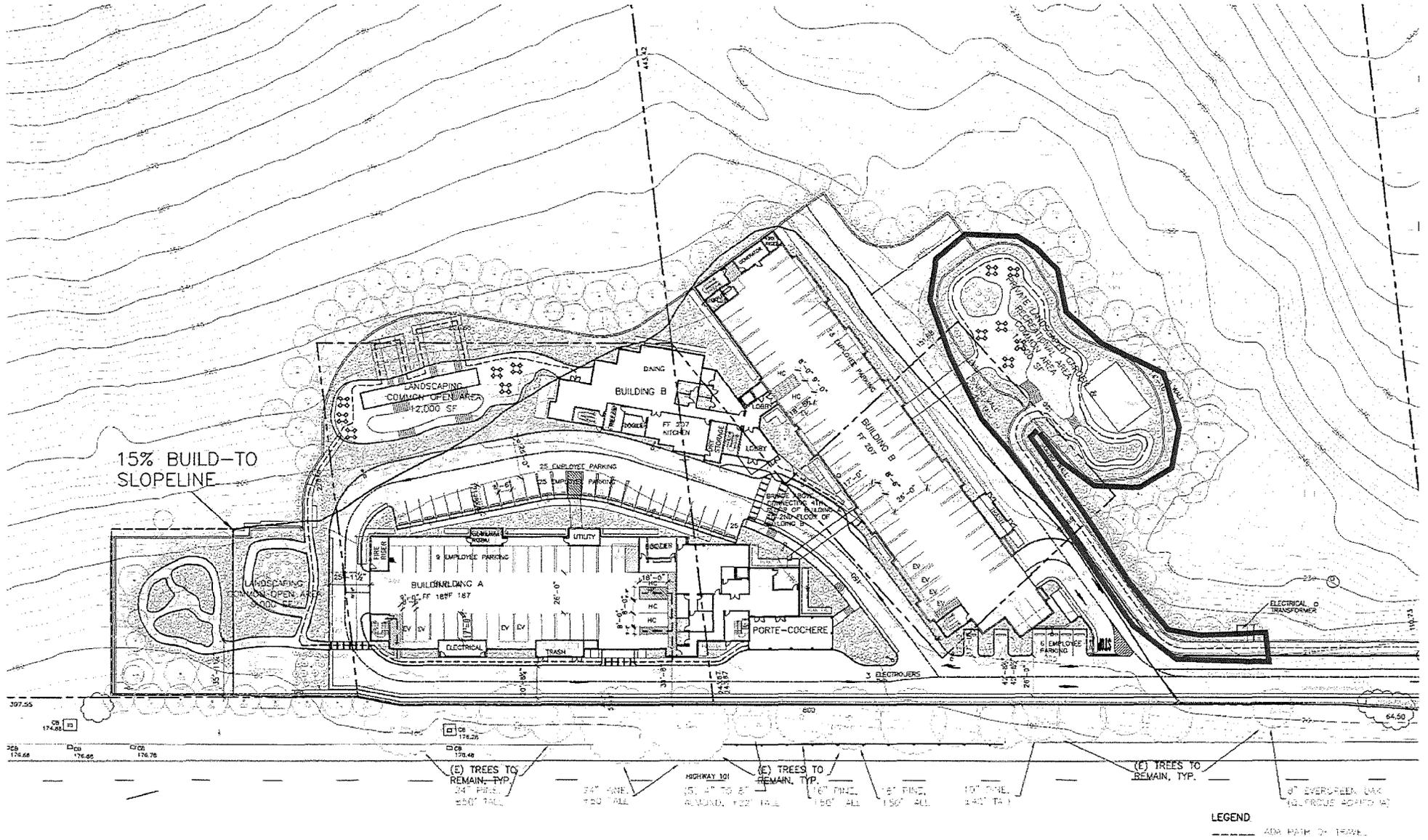
There are neighbors who support this project, neighbors that oppose this project, and neighbors that had concerns that were addressed during the additional public process that the last two months has allowed.

One takeaway from this process has been the issues that we must continue working on together is to support residents of the neighborhood. Those include addressing the needs for community park space in the Ranch neighborhood, while working to try to improve the commuter experience for those who drive from Hassler Parkway onto the entrance to Highway 101, northbound.

These issues are not caused by this project proposal, but many community questions have been about the proposal exacerbating these existing issues. We cannot solve them today, but as a city we should work to find ways to improve the issues that have been raised.

This project is not perfect – none is – but it is in line with our city policies, meets our city's goals, and has received thorough review and public comment. The applicant has earned the right to move this project forward, and I would ask my Council colleagues to allow it to do so.

LANDSCAPE AND SITE PLAN



LEGEND
 --- ADA PATH --- TRAVEL