

## **LAUREL WAY JOINT VENTURE**

### **Project Description and Objectives:**

Attached please find our conceptual development plan for the unimproved property on Laurel Way, along with supporting exhibits and other reports referenced below. In approaching its internal planning process, the Joint Venture retained the services of well-qualified professional consultants on the peninsula. The landowners wish to achieve the reasonable use of their property while adopting the following development objectives and planning principles:

- Maintain sensitivity to a rustic hillside environment by limiting the amount of grading, tree removal, length and height of retaining walls, while at the same time providing adequate access for public safety and other vehicles on a privately-maintained road. Plan proposes a right of way standard of 23 feet beyond the split road configuration which will have 14-foot one way sections. Cul-de-sac will have a radius of 45 feet consistent with city standards for a public street.
- Limit the amount of grading and size of retaining walls necessary to create building pads on uphill and downhill lots, taking into consideration requirements for driveway access and placement of houses closer to the road. Please note that the 1971 improvement plans for Laurel Way, which were approved by the city engineer but never implemented, called for significant grading and buttress fill walls on the downhill side. The proposed development plan carefully avoids the need for such walls on the downhill side. The proposed 18 residential lots range from 8,900 sq. ft. to 11,000 sq. ft. or an average of 9,532, with an average slope of 32 per cent. Lot 6 will remain in open space.

After receiving comments from the city's Development Review Committee meeting in November 2006, the Joint Venture authorized further work on a geologic and geotechnical feasibility evaluation conducted by TRC Lowney, which has been peer reviewed by Geomatrix (see letter from Robert Wright, senior engineering geologist, a biological site assessment/survey performed by Thomas Reid Associates, and finalizing of an arborist tree assessment by Ralph Osterling Consultants. A tree removal and

mitigation plan is being prepared by Osterling's firm in conjunction with a preliminary landscape plan by Ron Benoit Associates. A storm drainage assessment report has been prepared by BKF Engineers. Since there is no developer/builder for the project at this time and each lot owner will make a development decision in the future based on the city's decision on the project as a whole, architectural elevations are not provided with this submittal. The Dahlin Group, architecture and planning firm, has been retained to produce computer-generated graphics and illustrations, with various views of the site and building types (mass models).

A Planned Development Permit is being requested with a separate zoning district for Laurel Way. Please refer to the attached description of development standards, parking requirements and green building techniques under a proposed Laurel Way Zone. The green building techniques exceed requirements under the city's current building codes and provide the basis for development of an innovative hillside project.

Laurel Way Joint Venture recognizes that a full Environmental Impact Report will be required to evaluate the overall application. A study session with the Planning Commission will be requested before preparation of the environmental document.