

Additional Information about the Proposed Cedar Ridge Phase 3 Development
6/1/2021

Background

Cedar Ridge Phase 3 has been proposed on the parcel located at the northeast corner of the Cedar Ridge Estates where the original Jones Farm residence is located. Access to Phase 3 is through Estates lot 121. There was an existing easement on lot 121 from the original plat creation in 2007 when the Cedar Ridge Planned Unit Development was approved. Access to this parcel was always intended to be through lot 121. The property became available for purchase in 2018. Cedar Ridge Properties had close to 100 vacant lots in Phases 1 & 2 and weren't looking to acquire land for future development. However, CRP didn't want another developer to purchase the property and build a substandard 46-lot development. Knowing the property would be desirable to other developers because of the proximity to our beautiful community, the decision was made to purchase the property as a continuation of the Estates.

When it came time to begin land planning for the development of Phase 3, we approached the City of Sequim and asked if there was a mechanism in which we could create large parcels. Unfortunately, there was not, the development had to comply with R4-8 zoning which requires a minimum of 4 houses per acre. We instructed the land planner to design a plat with the minimum number of home sites allowed per the zoning, which is how we ended up with 23 new lots and the existing Jones Farm residence makes 24. Luckily, these lots are comparable in size to the existing lots in the Estates at Cedar Ridge. The entire duration for the development work plus build-out would be less than 3 years if the housing market remains strong.

Some current Cedar Ridge residents are concerned about Phase 3 causing additional traffic on the neighborhood streets. While we acknowledge this concern, Phase 3 will provide economic benefit to our small community of Sequim. Phase 3 will employ hundreds of local workers for a period of 2-3 years. Building each of your homes took thousands of man hours from dedicated, hardworking, craftsman making an honest living to support their families. The Great Recession wiped out our industry and many construction workers found other career paths. We still haven't recovered and there's a labor shortage with young workers hesitant to enter the cyclical field of construction. Our team has spent years recruiting young, talented, individuals into the construction field. It would be unfortunate for an artificial shortage of work to result in layoffs when the demand for housing is the highest it has ever been.

Sequim is in a housing crisis. Demand for housing far exceeds supply, which is driving the price of housing up, making home ownership unattainable for many residents. There is a shortage of available lots in and around Sequim, these additional lots will help the supply side and relieve some of the pricing pressure on our limited housing stock.

Potential Mitigation Options

Some are concerned the development of Phase 3 will have an impact on some residents in our community. We wish there was a way to create new home sites without having undesirable impacts on anyone else. No matter where we choose to develop in Sequim there are inevitably people who will be impacted. We want to reduce the impact as much as reasonably possible.

Caleb has had one-on-one meetings with several of those who are most impacted by the proposed project. He has read all the Public Comment letters written to the City of Sequim. He will continue to meet and work with those who are interested in working together to address the concerns.

We have heard 4 main concerns about traffic and roads from owners. Some owners have said that:

1. *The additional construction traffic and additional residential traffic will add more wear and tear to the private roads, costing all homeowners more money.*

The existing streets in Cedar Ridge have settling at many of the utility crossings. In addition to the settling, there are numerous areas of asphalt cracking. The existing streets in Cedar Ridge are 14 years old. CRP has cared for the streets for the last 8 of the 14 years and paid all costs. When CRP purchased the development in 2013, the settling at the utility crossings was already evident, as was much of the asphalt cracking. In 2013 CRP paid to have a half dozen of the worst utility crossings repaired. Over the last 8 years, the settling and cracking have gotten worse.

Though every home in our development was built using heavy construction traffic and every homeowner has benefited from the roads, CRP and AH CRP and AH recognize they have been large beneficiaries. To mitigate the impacts of the additional construction traffic, Cedar Ridge Properties and Anderson Homes are planning to fund the Cedar Ridge HOA Road Reserve Fund with \$59,450 for road repairs.

Caleb is also working with the City of Sequim on the possible adoption of our private road network. The City is currently re-evaluating the private street standards and possible dedications to the public.

2. *The private roads in Cedar Ridge are not wide enough to handle the additional construction traffic and additional residential traffic. Some owners are concerned this will make the roads less passable and less safe for those already living here.*

The roads were approved by the City of Sequim and met width standards for private neighborhood streets at the time the development was approved. We don't know what can be done to change the road width at this time. We are open to suggestions and Caleb is happy to meet with any community member to discuss possible solutions.

3. *Water View Drive is a popular walking loop and there are no sidewalks for more than half of the loop so people walk in the street. Some owners believe that more traffic on Water View Drive would be dangerous to those walkers, especially since many of them are advanced in age.*

One of the reasons Cedar Ridge is the best community in Sequim is the walkability. Our families enjoy walking around our neighborhood taking in the water and mountain views that the 3.5 miles of paved sidewalks in our development provide. To increase the walkability of Water View Drive, we are happy to install a sidewalk along the road or, with the consent of the impacted homeowners, gravel walking loop in the green space.

4. *The northeast corner of Water View Drive is a 90-degree corner with a steep road grade. There are utility boxes on this corner obstructing visibility. The owners have said that the corner is dangerous and adding additional traffic will make it worse.*

We want this intersection to be as safe as possible. We are unable to change the 90-degree corner and the road grade. Fortunately, we've received some good suggestions that we could discuss with a professional traffic engineer and the residents living on Water View Drive. To enhance the safety, we could make Water View Drive a one-way street, add a stop sign at the 90-degree corner, and add speed bumps, if so desired.

Summary

The full proposal for the proposed Cedar Ridge Phase 3 including other documents such as Public Comments can be viewed on the City's website at <https://www.sequimwa.gov/471/Current-Projects> (File No. SUB20-002 and File No. SUB20-003). We are still awaiting word from the City regarding the proposal and will keep you updated as we learn more.

Cedar Ridge Properties will place a pause on the development of Cedar Ridge Phase 3 until we've had more time to meet with community members and explore possible mitigation options.

If you have questions or additional concerns, Caleb Anderson will be happy to meet with any of you individually or as a small group. If you would like to speak with Caleb, please text him at 360-461-3033 and he should be able to respond to your text within 24 hours to arrange a time to meet.