

June 2008 - Community Development

**Building Services**

<b>BUILDING PERMIT APPLICATIONS RECEIVED</b>			
<b>APPLICATION TYPE</b>	<b>May-08</b>	<b>May-07</b>	<b>% Change</b>
<b>Residential</b>			
Single Family Dwelling (SFD)	35	27	29.63%
Mother-in-Law Unit	0	1	-100.00%
Master Plan Review for Residential	0	1	-100.00%
Residential Remodel or Alteration	4	14	-71.43%
Residential Accessory Building	2	7	-71.43%
<b>Commercial</b>			
New Commercial Building	2	3	-33.33%
Commercial Remodel or Alteration	9	0	n/a
<b>Industrial</b>			
New Industrial	3	4	-25.00%
Industrial Tennant Improvement	0	3	-100.00%
<b>Other</b>			
Change of Use	2	0	n/a
Demolition	1	1	0.00%
Signs	4	6	-33.33%
<b>Total Applications Received</b>	<b>62</b>	<b>67</b>	<b>-7.46%</b>
<b>BUILDING PERMITS ISSUED</b>			
<b>PERMIT TYPE</b>	<b># of Permits</b>	<b># of Permits</b>	<b>% Change</b>
<b>Residential Buildings</b>			
New Single Family Dwellings	23	16	43.75%
Alterations	7	12	-41.67%
Accessory Buildings	2	4	-50.00%
<b>Commercial Buildings</b>			
New Construction	8	4	100.00%
Alterations	11	5	120.00%
Other	1	1	0.00%
<b>Other Permits</b>			
Electrical Permits	110	73	50.68%
Mechanical Permits	44	59	-25.42%
Manufactured Home Permits	0	2	-100.00%
Plumbing Permits	59	43	37.21%
<b>Total Number of Permits Issued</b>	<b>265</b>	<b>219</b>	<b>21.00%</b>
<b>PROPERTY VALUATION</b>			
<b>PROPERTY TYPE</b>	<b>Total \$</b>	<b>Total \$</b>	<b>% Change</b>
<b>Residential</b>			
New Construction	\$3,647,843.00	\$2,508,768.00	45.40%
Alterations	\$179,359.00	\$452,529.00	-60.37%
Accessory Buildings	\$14,666.00	\$84,947.00	-82.74%
<b>Commercial</b>			
New Construction	\$2,601,253.00	\$10,502,000.00	-75.23%
Alterations	\$782,466.00	\$1,316,195.00	-40.55%
Other	\$16,600.00	\$6,034.00	175.11%
<b>Total Valuation of Building Permits Issued</b>	<b>\$7,242,187.00</b>	<b>\$14,870,473.00</b>	<b>-51.30%</b>

## CURRENT PLANNING

The Planning Commission did not conduct any public hearings on current planning applications in June.

- Regency Park Cluster Development  
The Redmond City Council continued this appeal hearing for August 11, 2008. This is an appeal of the Planning Commission's decision to deny a Cluster Development of 29 townhouses known as Regency Park.

### Pre-Development Applications Received

Application #	Date Rec'd	Applicant	Description
PD 08-22	6/13/08	High Desert Lodge	28 Unit affordable hsg complex; 3 story with elevator <b>Location:</b> 2195 SW Canal Blvd Zone R-5

### Land Use Applications Received

Application #	Date Rec'd	Applicant	Description
E 08-05	6/3/08	Prescott Construction	One year extension for RMP 06-06 <b>Location:</b> 1831 SW 15 St Zone R5
E 08-06	6/3/08	Prescott Construction	One year extension for RMP 06-07 <b>Location:</b> 1047 SW 15 St Zone R5
LLA 08-05	6/4/08	Community Presbyterian	Lot line adjustment <b>Location:</b> 529 NW 19 St Zone R4
SP 08-16	6/5/08	Sonic	Sonic drive thru restaurant <b>Location:</b> 500 NW Oak Tree Lane Zone C1
SP 08-17 V 08-04	6/6/08	Robert Childers	Conversion of a multifamily residence to town homes, variance for setbacks <b>Location:</b> 2250 SW 21 St Zone R5
SUB 08-02 V08-05	6/6/08	Robert Childers	Subdivision of a multifamily residence; Variance for setbacks <b>Location:</b> 2250 SW 21 St Zone R5
MA 08-05	6/12/08	JUB Engineers	Minor Alteration for Summerhaven Subdivision <b>Location:</b> SW 39 & Salmon Zone R4
RMP 08-03	6/12/08	BE, TIC	3 parcel partition, for the Shops at the Old Fair <b>Location:</b> 1380 SW Canal Blvd Zone C2
MA 08-06	6/13/08	Mark Margo	Minor Alteration to add 33 sf to building <b>Location:</b> 123 SW 5 ST Zone C2
TA 08-06	6/13/08	Meadow Outdoor Advertising	Ordinance Text Amendment to move billboards <b>Location:</b> 561 SW 1 St Zone M1 <b>Location:</b> 1280 N Hwy 97 Zone C1
PA 08-02	6/30/08	Don Scott	Zone change from UH-10 to R-4 <b>Location:</b> 3277 NW 10 St Zone UH10
RMP 08-04	6/30/08	Don Scott	Partition for Church <b>Location:</b> 3277 NW 10 St Zone UH10
SP 08-19 CU 08-07	6/30/08	Don Scott	Site design for Church, Conditional Use for R4 zone <b>Location:</b> 3277 NW 10 St Zone UH10
SP 08-18	6/30/08	Monte Murphy	Site & Design for a 5,000 sf industrial building <b>Location:</b> 300 SW Reindeer Zone M1
SP 08-20	6/30/08	Redmond Urban Renewal	Parking Lot Improvements <b>Location:</b> 405 SW 8 Street Zone C2

## Land Use Decision

Application #	Date Finalized	Applicant	Description	Turn Around
CU07-13	5/1/08	Redmond Rod and Gun	Relocation and construction of rifle range <b>Location:</b> 2555 Hwy 126 E Zone OSPR	30 Days
SP 07-50	5/5/08	Bella Development	Convert/improve residence to commercial office <b>Location:</b> 227 SW 2 <sup>nd</sup> St Zone C2	33 Days
MC 08-05	5/6/08	Payase Development	Reduce subdivision SUB 06-23 by 1 lot, Hammerstone Industrial Park <b>Location:</b> Off Lake Rd Zone M-1	18 Days
MA 08-02	5/9/08	Sunwest Builders	Alter Site Plan to add a monument sign <b>Location:</b> 655 NW Greenwood Zone C-2	17 Days
SP 07-46	5/9/08	Builder Center Partners	Commercial retail & office building, 40,025 sf. <b>Location:</b> 2127 S Hwy 97 Zone C-1	103 Days
SP 08-10	5/14/08	Sean & Kathryn Minor	Convert existing house to Commercial Use <b>Location:</b> 708 SW 11 St Zone C-4	21 Days
SP 08-05	5/16/08	Public Works	City of Redmond Public Works Building <b>Location:</b> Antler & 11 St Zone M-2	74 Days
MC 08-06	5/23/08	Gene Hoskin	Modify lots 1,2,4,5 to zero lot line in duplex subdivision SUB 06-21 <b>Location:</b> SW 24 & 25 & Salmon Zone R-4	15 Days

## LONG RANGE PLANNING

### Redmond Development Code (RDC) Update

- The proposed **Mixed Use Neighborhood (MUN) and Mixed Use Employment (MUE)** zoning districts were posted on the City's website and passed out to COBA, land use consultants and developers for public comments. A public workshop on the MUN / MUE zones was held by the Redmond Planning Commission on June 2, 2008. At that time, the Commissioners reviewed the proposed MUN / MUE standards and heard comments from developers and consultants on the proposed zone.
- The Planning Commission held public hearings on the **C-2, Downtown Overlay Zone** on June 2, 2008, June 16, 2008 and June 23, 2008. The C-2 hearing has been continued to July 7, 2008. At its June 23<sup>rd</sup> meeting, the Urban Area Planning Commission (UAPC) recorded a motion to recommend Article V – Sign Standards to the City Council. The Commission is now reviewing the revised height standards and point allocation scheme for the performance standards.

## ARTS COMMISSION

- **Dignity Fund-Raising** - The commission continues to solicit donations towards the purchase of the ¾ life-sized bronze statue created by Redmond High Graduate Rodd Ambrosen. Margie Sellers of Winestyles donated \$1000 challenging other Redmond businesses to match her donation.
- **Public Art Solicitation / Selection** – Three semi-finalists were selected to submit proposals for the public art piece slated for the Reroute Gateway project at the intersection of Highland / Glacier Avenues and Highway 97.

## URBAN RENEWAL

### Downtown Urban Renewal District

- **Downtown Loan and Grant Program** – Kevin Groshong completed his façade improvement project at 418 SW 6<sup>th</sup> Street. Three new facade improvement grants were approved in the month of June and projects will be commencing shortly.
- **City Hall / Centennial Park Project** – Design concepts for the new City Hall and Centennial Park project were presented to the Stakeholders Advisory Group and the community at Town Hall meetings to gather public input. Both projects will be submitted for Site and Design Review in July.

#### **South Airport Urban Renewal District**

- No update at this time.