

July 2007

BUILDING SERVICES

Type of Permit	Number of Applications
BUILDING PERMIT APPLICATIONS RECEIVED	
Single Family Dwelling (SFD)	28
Residential Remodel or Alterations	4
Residential Accessory Building	3
4 or More Unit Apartment Complexes	6
New Commercial / Industrial Buildings	3
Commercial Tennant Improvements	9
Signs	7
Total Number of Applications Received	
BUILDING PERMITS ISSUED	
Residential Buildings	
New Single Family Dwellings	20
Alterations	2
Accessory Buildings	4
Commercial Buildings	
New Construction	5
Alterations	7
Other	1
Other Permits	
Electrical Permits	112
Mechanical Permits	66
Manufactured Home Permits	3
Plumbing Permits	51
Total Number of Permits Issued	271
PROPERTY VALUATION	
Residential	
New Construction	\$2,592,334
Alterations	\$152,280
Accessory Buildings	\$56,880
Commercial	
New Construction	\$4,034,153
Alterations	\$2,179,535
Other	\$275,000
Total Valuation of Building Permits Issued	\$9,290,182

CURRENT PLANNING

- The Planning Commission considered one large development in June:

Tuscan Village

On July 30, the Commission approved a 68,484-square foot mixed use retail/office development with 361 parking spaces and multiple buildings on a 5.53 acre lot in the C-1 Strip Service Commercial Zone located on the northwest side of the Yew Avenue interchange behind the Comfort Suites hotel. The Commission imposed two related-conditions of approval not

supported by the applicant, but designed to mitigate the project's significant traffic impacts on Yew Avenue. One condition is to limit access to right-in and right-out off of Yew Avenue immediately. This condition would also impact Comfort Suites, who is a co-applicant on the project, but not represented at the meeting. The second condition is to obtain a second access to the site subject to the Planning Commission's approval, and most likely to Canal Boulevard.

Pre-Development Applications Received

Application #	Date Rec'd	Applicant	Description
PD 07-44	6/27/07	Gene Hoskin	10 Unit Multi Family complex Location: 23 St, 20 DD 600 Zone R-5
PD 07-45	6/29/07	Richard Eberhard	3900 sq commercial bldg with Parking stalls on the neighboring property Location: Canal Blvd/Wagner Mall Zone C-1
PD 07-46	6/29/07	Gary Giacci	3672 Sf restaurant, House of Pancakes Location: 3030 SW 6 st Zone M-1
PD07-47	7/5/07	Jeff Service	3 lot partition Location: 4019 SW Umatilla Zone R-2
PD07-48	7/6/07	David & Sandy Bishop	3 lot partition Location: 2667 SW 41 ST Zone R-2
PD 07-49 PD 07-50	7/11/07	Redmond Community Church	Addition of 3000 SF to the existing church Location: 936 NW Birch Ave Zone R-3
PD 07-51	7/13/07	Builder Center Partners	2 story retail- lower floor/ office- upper floor Location: 2127 S Hwy 97 Zone C-1
PD 07-52	7/20/07	Gary Hedin	Consolidate Lots Location: 2467 SW Yew Ave Zone R-4
PD 07-53	7/24/07	Bill Selby	Move Residential house to a Commercial lot Location: 838 SW Glacier Zone C-2

Land Use Applications Received

Application #	Date Rec'd	Applicant	Description
RMP 07-04	6/27/07	Mitchell Wilcox	Two 9.93 acre lots in the Urban Growth Boundary (UGB) outside the city limits. Location: 3443 NW 19 th St Zone UH-10
RMP 07-05	6/27/07	Parr Lumber	2 lot partition in the Urban Growth Boundary (UGB) outside the City limits. Location: SW Helmholtz Way & SW Highland Ave. Zone UH-10
SP 07-26	6/27/07	Steve Olson	For (1) 11,000 SF CMU Industrial building for light manufacturing and multiple tenant flex space. Location: NE 5 th & NE Jackpine Ct Zone M-1
V 07-11	7/3/07	Jim Neal	Increase maximum building height permitted within the underlying R-2 Zone from 30 to 33 feet for building aesthetics within the commercial dist. of Badger PUD. Location: 4297 SW Canal Blvd Zone R-2
SP 07-27	7/10/07	John Williams	2-story multi-use bldg (commercial office/ residential) Location: 247/249 SW 8 St. Zone C-2
SP 07-28	7/16/07	Howard Etter	Converting residential house into a professional office Location: 715 NW Kingwood Ave Zone C-1
PA 07-05	7/18/07	Sean Minor	Zone Change from R-3 to R-5 Location: 645 SW 11 St Zone R-3

Application #	Date Rec'd	Applicant	Description
MA 07-07	7/23/07	Mark Douglas	Name change from Village Pointe Addition to Village Pointe Phase 8 Location: 2988 W. Antler Ave Zone R-4
V 07-12	7/23/07	Peggy Klepper	For a reduced rear yard setback of 12 ft from 15 ft to allow for an addition Location: 4318 SW Tommy Armour Court Zone R-4
SP 07-29	7/26/07	Troy & Lisa Linqvist	For a new location of Premier Auto Body Repair, Business hours 8-5pm weekdays only. Location: NE 5 th Street & NE Jackpine Ct. Lot 3, Pioneer Business Park. Zone M-2
LLA 07-16	7/26/07	Troy & Lisa Linqvist	For future development Location: NE 5 th Street & NE Jackpine Ct. Lot 3, Pioneer Business Park. Zone M-2
MA 07-08	7/26/07	Rod Tomcho	Canyon Rim Phase 8 line adjustment Location: 19 th & Kingwood Zone R-4 & R-2
PA 07-06	7/27/07	Whistler Dev	Approval of a Conceptual Area Plan for the proposed 125- acre "Toscana Hills" mixed-use development located in the Urban Holding Area (UHA). Approval of a Conceptual Area Plan would be the first step towards approval for annexation to the City of Redmond and Final Area Plan approval, and prior to rezoning of the proposed community. Location: The proposed development consists of seven tax lots located on the west side of the City of Redmond. The property is bound by Quartz Avenue on the south and 35 th Street on the east Zone UH-10
V 07-13	7/27/07	D R Horton	Summit Crest Sub. height variances for 113 lots Location: 2968 SW Helmholtz Way Zone R-2
LLA 07-17	7/31/07	City of Redmond	To allow for the acquisition of the easterly parcel by the City of Redmond for public park purposes. Location: SW Canyon Drive & Kingwood Ave Zone R-1
RMP 07-06	7/31/07	City of Redmond	To allow for the acquisition of the Easterly parcel by the City of Redmond for public park purposes. Location: SW Canyon Dr. & Kingwood Ave. Zone R-1

Land Use Decision

Application #	Date Finalized	Applicant	Description	Turn Around
MC 07-10	6/29/07	Father Jim Logan	Addition of 38,806 sf Parish Hall to church building. Location: 1720 NW 19 th St Zone R-1	36 Days
LLA 07-15	6/29/07	Gregg Brandt	To decrease lot #1200 and increase lot # 4323 by 0.36 acres within a BPA transmission line easement. Location: 4005 SW Wickiup Court and 2950 SW Cascade Vista Drive Zone R-2	1 Day
SP 07-13 V07-06, CU 07-11	6/29/07	Air Group LLC	Sight and Design for three warehouse/office/storage buildings & three 2 story buildings w/offices on the second floor, Variance - to reduce required parking from 33 to 32 spaces. Location: 2950 SW 6 St Zone M-1	71 days

Application #	Date Finalized	Applicant	Description	Turn Around
SP 07-17	6/29/07	John R Chambers	Light industrial bldg w/paved parking & landscaping Location: 19 th & Deerhound. Zone M-1	46 Days
SP 07-18	6/29/07	Daniel Brown	For industrial building. Location: 245 SW Pumice Zone M-1	46 Days
SP 07-21	6/29/07	Tim Westcott	For beauty salon: "The Salon Renaissance" Location: 725 SW 8 St. Zone C-2	24 Days
RMP 07-03	7/19/07	PACLAND	2 lot partition to create an outlot for future sales and development Location: SE corner US 97 & Oak Tree Ln Zone C-1	50 Days

LONG RANGE PLANNING

Redmond Development Code (RDC) Update

- On July 30, the Planning Commission completed its final work session on the clean-up RDC amendments. The clean-up amendments will be considered at a public hearing on August 27. Some of the key amendments are: (1) reformatting the PUD ordinance into three different sections – PUD, Cluster and Cottage – rather to make it easier to use for staff and the public; (2) modifying some PUD, cluster and cottage development standards; and (3) re-inserting the zoning district text (the tables will remain). Developers participated in the Commission's work sessions and supported the final version of the amendments.
- The Planning Commission conducted two work sessions on an overlay district to implement the Northwest Area Plan. Commissioners support creating a density bonus program that rewards developers with higher densities and smaller lot sizes in exchange for the provision of open space, alleys, and energy efficient buildings. The next work session on the draft overlay district is scheduled for September. Several Commissioners and City Councilors also toured Northwest Crossing in Bend on July 31 to gain ideas and insights about how ordinances, to implement the NAP, should be created.

Northwest Area Plan/Highway Area Plan

- On July 23, the Planning Commission conducted a public hearing to consider the Northwest and Highway Area Plans as amendments to the City's Comprehensive Plan. Approximately 6 people testified at the public hearing, expressing their support for the plan amendments and asking for early annexation. Several minor amendments were proposed to the plan, such as realigning the park on the south side of the plan to straddle two properties rather than just one.
- On July 30, the Planning Commission unanimously recommended approval of the NAP and HAP to the City Council with revisions.
- City Council will conduct a work session on the revised NAP and HAP on August 7 at its morning work session. The public hearing is schedule for August 28.

ARTS COMMISSION

Redmond Commission for Art in Public Places is looking forward to the placement of their second piece of public art, "Western Swing", which will be located at the Northern Y on Highway 97. Western Swing is a 1.25 times life-size (heroic-size) bronze sculpture of a cutting horse and rider working a yearling calf. The ribbon cutting ceremony and installation were originally scheduled for August 10 and 13 respectively and will now occur on Thursday, August 16, 2007 in the Plaza.

AFFORDABLE HOUSING

In July, a community meeting, Affordable Housing Task Force meeting, and City Council work session were conducted to discuss various aspects of the affordable housing project.

Community Meeting: July 11

- About 15 people attended the community meeting. The purpose of the meeting was to inform the public of the Task Force's work-to-date (e.g., existing conditions and options reports), and gain public input on the draft goal, objectives, and policies for creating, encouraging and preserving affordable housing in the community.

Affordable Housing Task Force Meeting: July 25

- The Task Force meeting focused on establishing measurable targets to preserve and create affordable housing, and prioritizing strategies to implement the plan. Task Force members suggested a number of ideas about potential measurable targets in implementing the plan. No recommendations were made on the targets at this meeting. The issue will be discussed again at its next meeting in September.
- In addition, Task Force members discussed and recommended strategies to implement the plan. Specifically, the first priority strategies include: (1) land banking for affordable housing; (2) incentives for developers to build affordable housing; and (3) manufactured home park policies to preserve existing manufactured home parks. These were discussed at the City Council work session on July 31 (discussed below). The key issue that needs to be discussed at future meetings is how the strategies are funded.

City Council Work Session: July 31

- The City Council expressed support for the Task Force's recommended affordable housing goals, objectives and policies with minor revisions. Formal adoption of the goals, objectives, and policies will occur as part of the affordable housing plan adoption process, expected to occur in fall 2007.

City Council also discussed the recommended strategies to create and preserve affordable housing. Specifically, Council members recommended adding "preservation" to the list of the highest priorities because a large number of existing affordable housing units in the community are at risk of remaining affordable, and it is often easier and less expensive to preserve existing housing than it is to create new housing.

Next Steps

The next steps include:

1. Finalize the Task Force's strategy recommendations;
2. Create the first draft of a comprehensive affordable housing plan;
3. Present, review, and revise the first draft of the plan with the Task Force and City Council;
4. Conduct a second community meeting on the revised draft affordable housing plan; and
5. Prepare a final draft of the affordable housing plan for City Council adoption.

URBAN RENEWAL

Downtown Urban Renewal District

Downtown Redmond Loan and Grant Program

- The Urban Renewal Board approved two grants for façade rehabilitation projects on SW 6th Street in the downtown core, 418 and 422 SW 6th Street. Work is commencing on 422 SW 6th Street, with 418 to follow shortly thereafter. The DURAC Design Review Subcommittee unanimously recommended approval of these grants.
- Staff developed a brochure and partnered with Redmond Downtown Partnership on a bulk mailing to all property owners in the downtown core area to build awareness of the program.

- Staff streamlined the loan and grant administration process with the Finance Department. Based on direction from the DURAC Review Committee, staff prepared a template contract between the property owner and the City of Redmond delineating performance measurements, expectations and process of requesting drawdowns for clarity and expeditiousness.

Downtown RFQ / RFP for New City Hall, Urban Park and Parking Structure

- Staff continued the process to prepare a Request for Qualifications (RFQ) and Request for Proposals (RFP) for a new city hall, urban park and parking structure. Staff expects to issue the RFQ/RFP within the next 30 days.

Implementation of 2006 Downtown Action Plan Update

- DURAC formed four subcommittees:
 - Economic Development / Redevelopment Tool Kit
 - Property Acquisition
 - Capital Improvements Projects and
 - Planning

The purpose of these subcommittees is to review the recommendations of the 2006 Downtown Action Plan Update for project and program prioritization and implementation. The subcommittees will present their findings at the August 13th DURAC meeting and then will make project and program recommendations to the Urban Renewal Board in the fall. The purpose of this process was to streamline discussions in order to develop and implement some projects in the downtown area that will prepare downtown Redmond for taking advantage of the anticipated reroute completion in fall, 2008

South Airport Urban Renewal District

Extension Discussion

- Staff met with the city's consultant, Jeffrey Tashman, to finalize the discussion of extending the district, either in terms of boundary expansions or maximum indebtedness based on project needs.
Mr. Tashman is expected to finalize a financial analysis of the extension of the district within the next month and then staff and Mr. Tashman will meet with the SAURAC to discuss next steps.