

Woodside

Master Plan and Development Agreement

MARCH 24, 2020

NEIGHBORHOOD MEETING

LAND-2018-01323/1322

Agenda

- Welcome & Introduction- Virtual neighborhood meeting
- Overview of Master Plan and Development Agreement
- PREP Master Plan and Development Agreement (Type V)
- Project overview by applicant

Virtual Neighborhood Meeting

- +Presentation of the project process and project details posted to the web
- +21 day comment period (comments due April 14, 2020)
- +Please submit comments to:
 - +Cameron Zapata; Senior Planner
 - +czapata@Redmond.gov
- +All questions and comments responded to by review staff and the applicant will be posted to the web

Site Plan



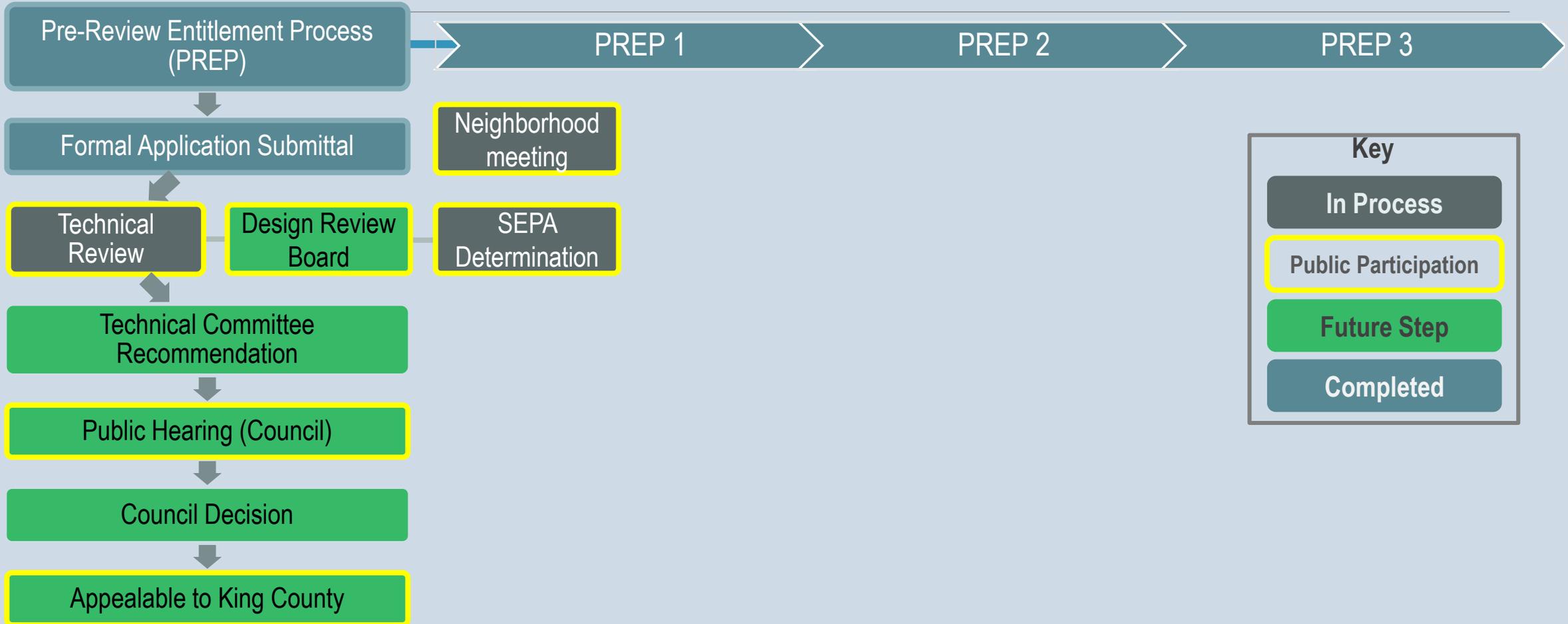
What is a Master Plan?

- + Usually for larger project sites (at least 3 acres)
- + Used for development occurring in phases
- + Sets long term conditions that offer certainty for applicants and the City
- + Benefits from long term planning because of complex site issues

What is a Development Agreement?

- +Contract between the City and Developer
- +Details obligations of both parties
- +Specifies standards and conditions that governs development
- +A vesting tool for development regulations
- +20 year maximum
- +Must provide a public benefit

Type V Quasi-Judicial Permit Process Flow Chart—PREP



WOODSIDE



A 170 Unit Residential Condominium Community

3rd Woodside Neighborhood Meeting

March 24, 2020



NE 70th STREET

[From 188th AVE NE]

SITE ACCESS

PEDESTRIAN TRAIL EXTENSION

EVANS CREEK REGIONAL TRAIL EXTENSION

NO SITE ACCESS

3-STORY ZONE (with height bonus)

SLOP

PEDESTRIAN PATH EXTENSION

CITY PARK PROPERTY

100 FOOT 2-STORY ZONE

WOODBRIDGE NEIGHBORHOOD

NE 68th Way

NE 68th St

191st Ave NE

191st Pl NE

192nd Pl NE

193rd Pl NE

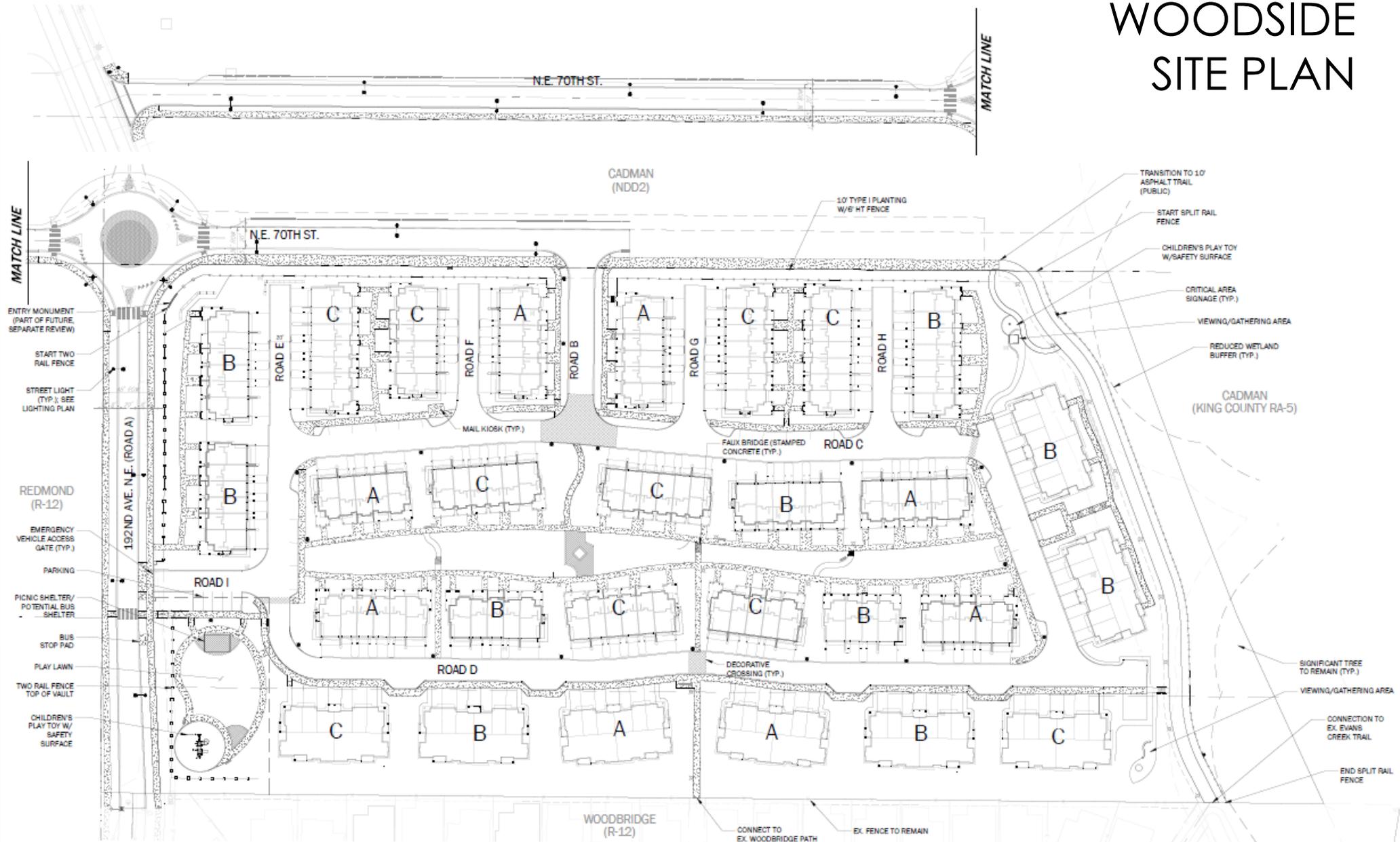
194th Pl NE

195th Pl NE

Evans Creek Trail

196th Ave NE

WOODSIDE SITE PLAN





WOODSIDE OPENSOURCE PLAN

- TRANSITION TO 10' ASPHALT TRAIL (PUBLIC)
- START SPLIT RAIL FENCE
- TOT LOT
- CRITICAL AREA SIGNAGE (TYP.)
- SMALL SHELTER
- VIEW/GATHERING AREA
- SEATWALL
- REDUCED WETLAND BUFFER (TYP.)
- CADMAN (WING COUNTY RA-5)
- LANDMARK TREE TO REMAIN (TYP.)
- MAILBOX KIOSK, TYP.
- SIGNIFICANT TREE TO REMAIN (TYP.)
- VIEW/GATHERING AREA
- END SPLIT RAIL FENCE
- CONNECTION TO EX. 12' EVANS CREEK TRAIL
- EX. FENCE TO REMAIN
- CONNECT TO EX. WOODBRIDGE PATH
- WOODBRIDGE (R-12)
- FAUX BRIDGE, TYP.
- DECORATIVE CROSSING (TYP.)
- FAUX CREEK/DRAINAGE & NATURE PLAY AREA
- REDMOND (R-12)
- 192ND AVE NE
- EMERGENCY VEHICLE ACCESS W/ GATE
- PARKING
- SHELTER
- BUS SHELTER
- PLAY LAWN
- CHILDREN'S PLAY TOY W/ SAFETY SURFACE
- TWO RAIL FENCE
- ENTRY MONUMENT
- N.E. 70TH ST.
- CADMAN (NDD2)
- 10' TYPE I PLANTING W/ 8' HT. FENCE
- CENTRAL GATHERING AREA W/ PLAZA
- ROAD E
- ROAD F
- ROAD B
- ROAD G
- ROAD H
- ROAD C
- ROAD D
- ROAD I



WOODSIDE - ENTRY DRIVE



WOODSIDE – DRIVE ISLE





WOODSIDE – DRIVE ISLE

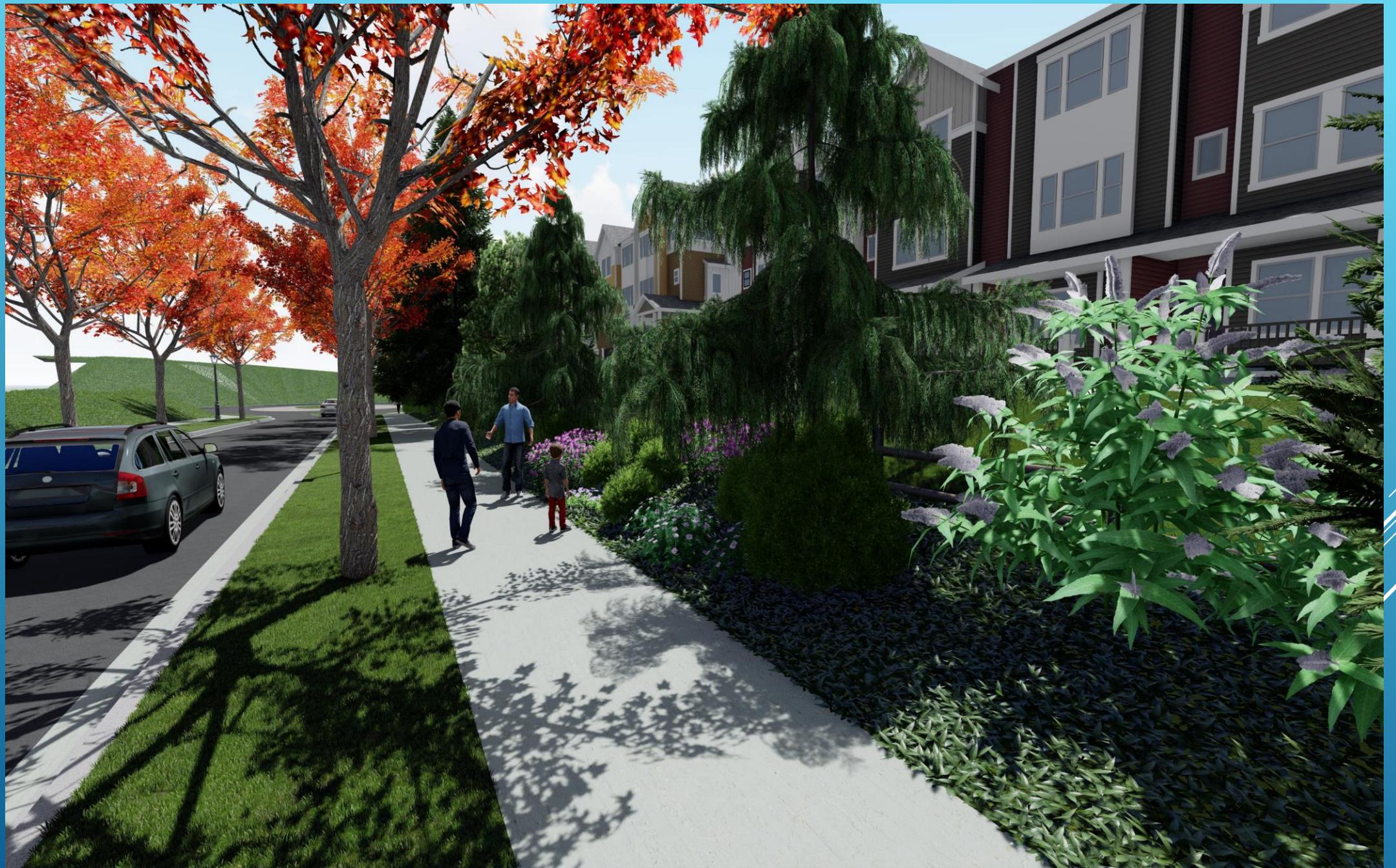


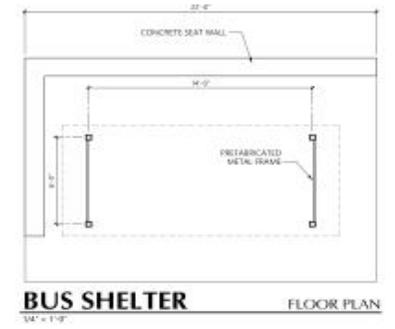
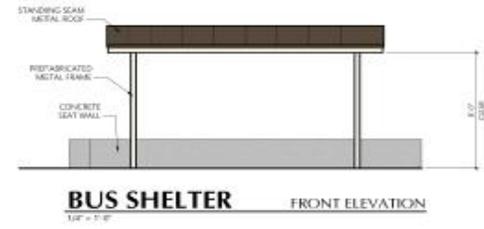












Color Option

- A. Concrete Paint #76 - 001A-1000
- B. Metal Sides Burstinbond Stone [91] - 0000
- C. PIG1891-S Merle Maple - 100



WOODSIDE REVISED BUS SHELTER



WOODSIDE – COMMUNITY BUFFER



WOODSIDE – DRIVE ISLE





WOODSIDE – VIEW FROM WOODBRIDGE PEDESTRIAN TRAIL



WOODSIDE – REAR YARD VIEW

SAMPLE PLANT SCHEDULE

Large Deciduous Trees

- Red Sunset Maple
- River Birch
- Honey Locust

Medium Deciduous Trees

- Amur Maple
- Kousa Dogwood
- Coral Bark Maple
- Star Magnolia

Deciduous Shrubs

- Red Twig Dogwood
- Euonymus

Large Evergreen Trees

- Douglas Fir
- Western Red Cedar
- Western Hemlock

Evergreen Shrubs

- Strawberry Tree
- Salal
- Barberry
- Abelia

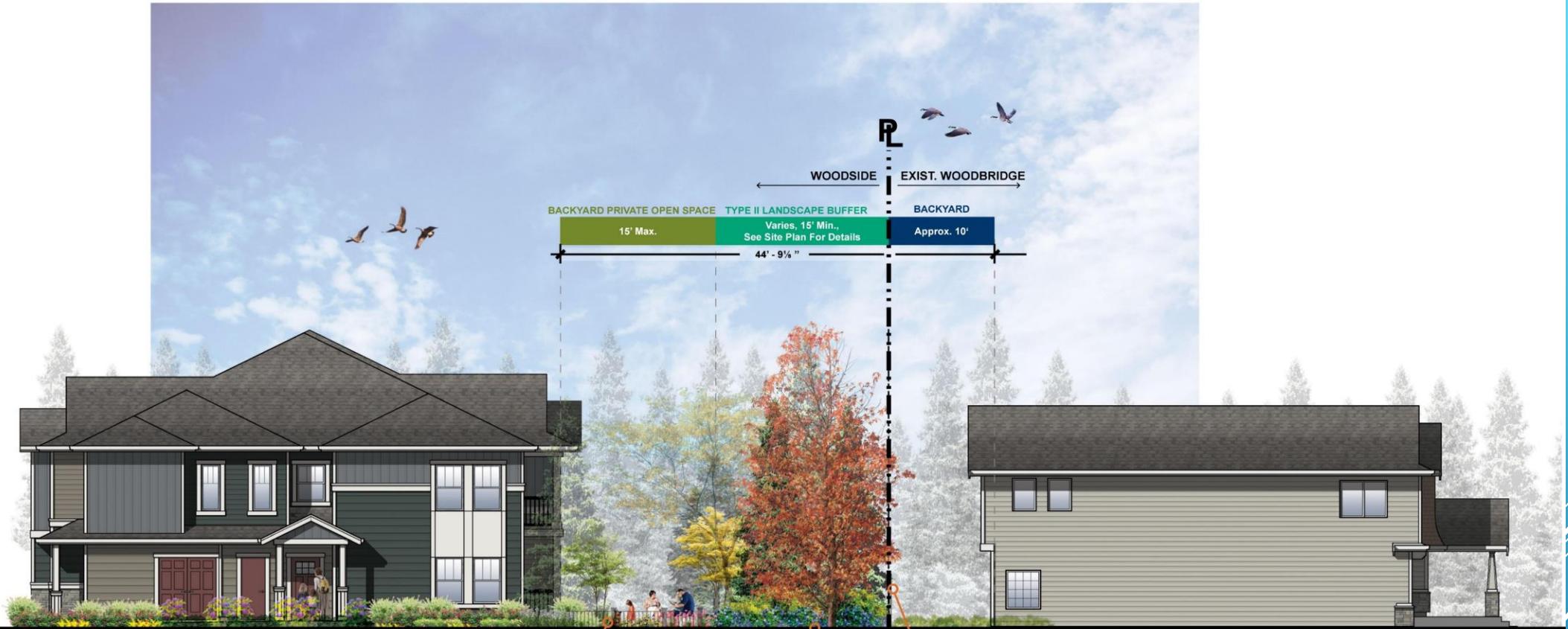
Ground Cover

- Kinnikinnik

INCREASED BUFFER PLANT SIZES

	QTY	Typ Size	Proposed Size
Deciduous Trees	24	2" cal	30% @ 3" cal
Evergreen Trees	63	6-8' Ht	30% @ 12' + Ht
Shrubs	1800	2 gal	30% @ 5 gal





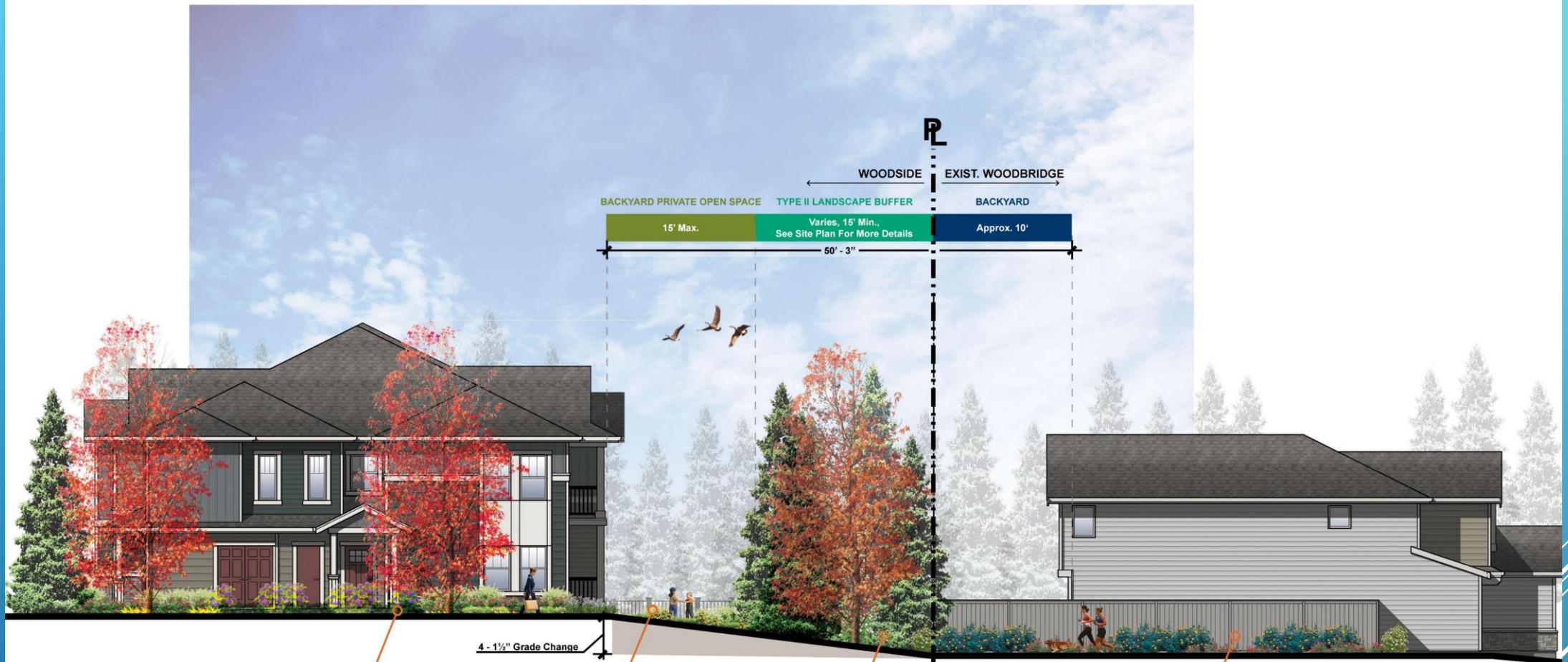
Section Location

3'6" Tall Poppy Fence
Backyard of proposed Woodside Development

Type II landscape Buffer
Dense vegetated buffer of various plants

Fence
Existing fence of Woodbridge, approximately 6' tall.

COMMUNITY BUFFER SECTION-West



Neighborhood Trail
 Connected to the central green space
 Providing visual relief of proposed development

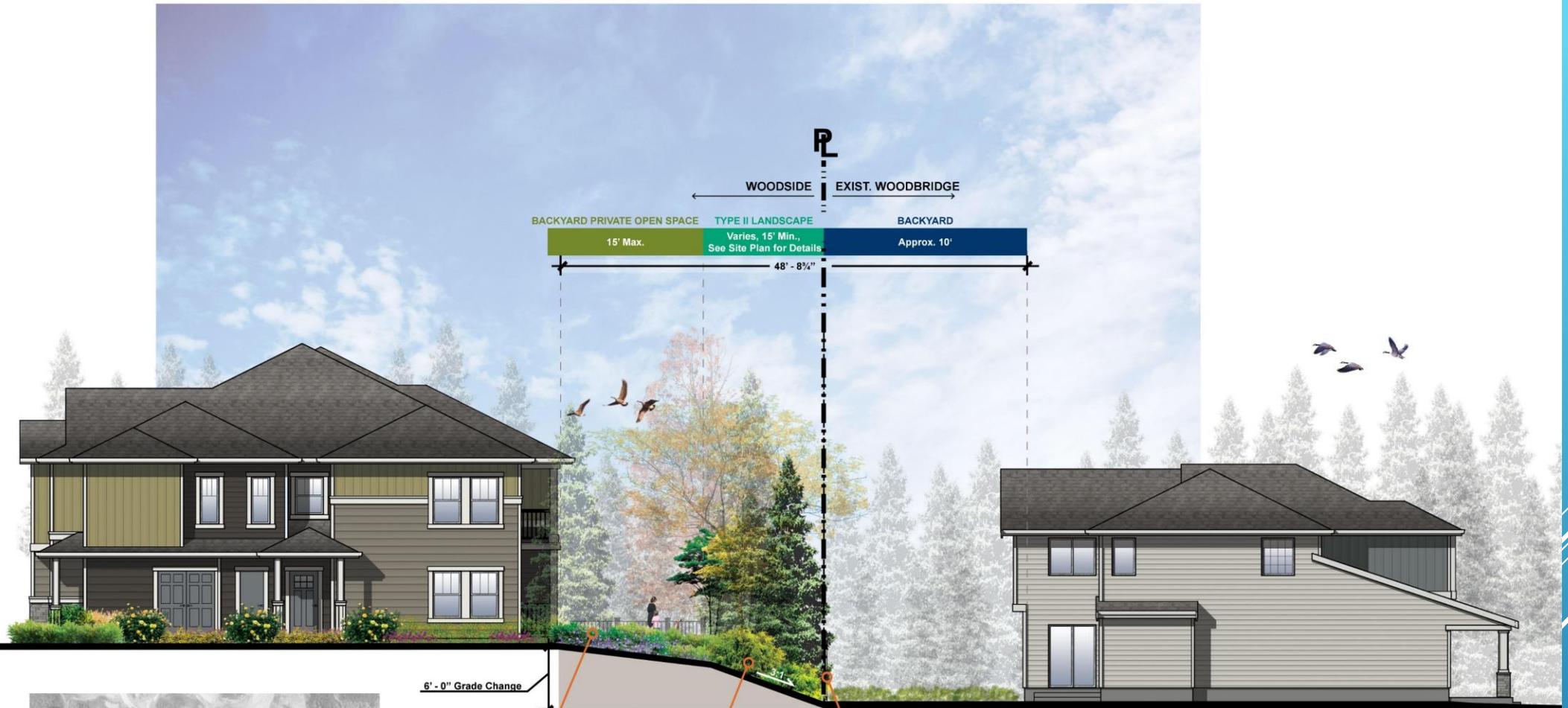
3'6" Tall Poppy Fence
 Backyard of proposed
 Woodside Development

Type II landscape Buffer
 Dense vegetated buffer of various plants

Fence
 Existing fence of Woodbridge,
 approximately 6' tall



COMMUNITY BUFFER SECTION-Central



6' - 0" Grade Change

3'6" Tall Poppy Fence
Backyard of proposed
Woodside Development

Type II landscape Buffer
Dense vegetated buffer of various plants

Fence
Existing fence of Woodbridge
approximately 6' tall

COMMUNITY BUFFER SECTION-East

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Contact Information

City Contact Information

Cameron Zapata, Senior Planner

425.556.2411

czapata@Redmond.gov

City of Redmond Website

www.Redmond.gov

Applicant Contact Information

Sunshine Kapus, Taylor Morrison

206.889.2139

skapus@taylormorrison.com