

Milano Townhomes at Bear Creek

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Redmond Planning Commission Mtg

REVISED 4/3/20

Milano Townhomes Redmond

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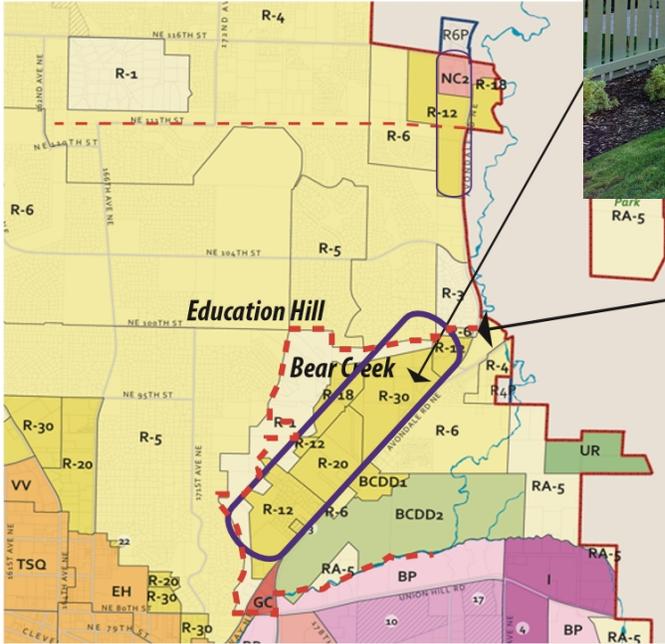
10007 Avondale Rd NE, Redmond
98052
59,241 sf

Rental townhome community
planned for startup and other
Redmond families with children,
pets and extended family members.
For families new to the area seeking
high-quality 3 bedroom units, non
-ownership homes with flexible

terms. Each unit will have a garage and private yard. The proposed plat will be
submitted under City RZC 21.20 Affordable Housing rules and guidelines, and
RCDG 20C.30.57 Green Buildings and Green Infrastructure.



We are a family business and never sell the properties that we own. We become part of the community we serve.



The Milano Site _
A 1.36 ac. Avondale Rd./
North Bear Creek
Neighborhood

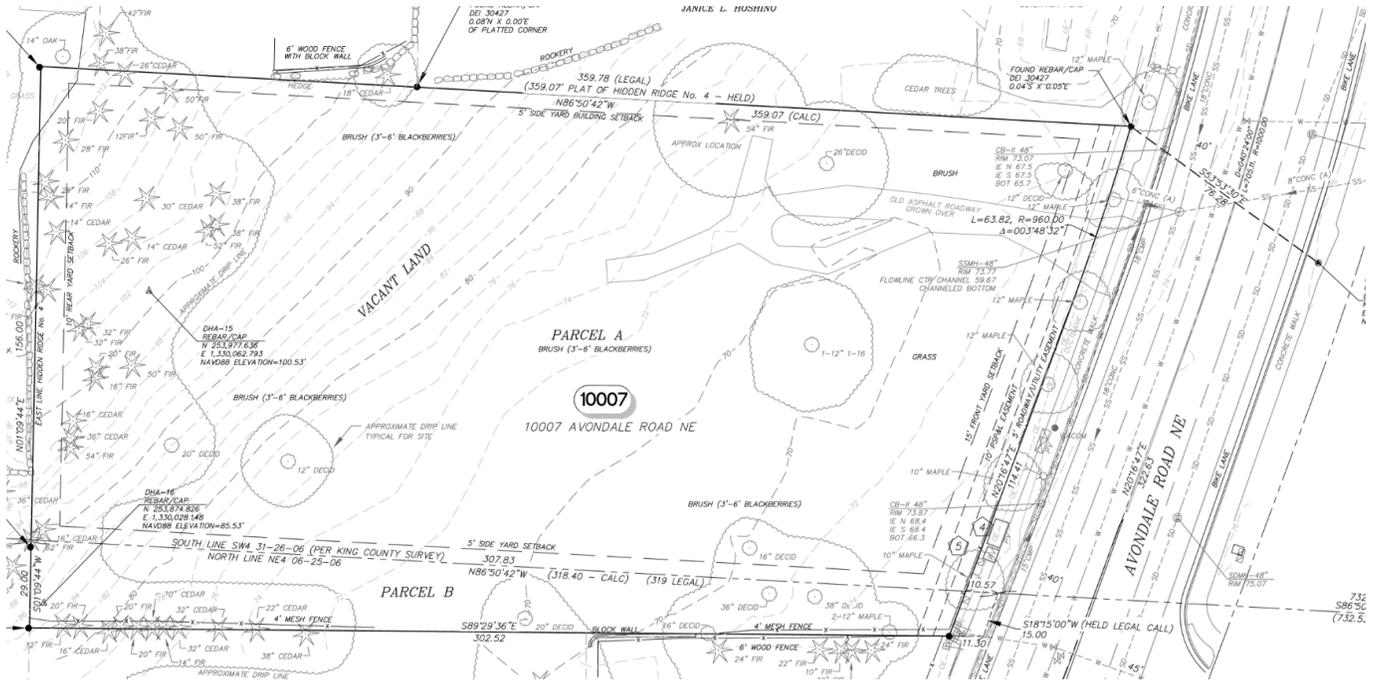
Milano Townhomes at Bear Creek _ Zoning Map

Stuart and Associates Greg@StuartandAssociates.com www.stuartandassociates.com Fort Myers, FL Cashmere, WA (239) 677-6126

R-12, R-30, R-20, and R12 to the South along Avondale Road
Elevation at low point of the site: 70 ft

Elevation at high point of the site:

112 ft, adjacent to SF Zone



RZC 21.08 RESIDENTIAL REGULATIONS

21.08.130 R-20 Multifamily Urban Residential A. Purpose. The R-20 Multifamily Urban Residential zone provides for multifamily residential neighborhoods on lands suitable for residential development with an allowed base density of 20 dwellings per gross acre. This designation provides for stable and attractive residential neighborhoods which have an urban character and a full range of public services and facilities. To complement the primary residential nature of these zones, some nonresidential uses are allowed.

R-20, Townhomes Density Calculations

(59,241x20)/43,560= 27.12 rounded to: 27

10% Affordable Housing Requirement 2.7 rounded to: 3

10% Affordable Housing Density Increase Bonus 2.7 rounded to: 3

Total Units: 33 including 3 Affordable Units

However, if a R-20 rezone is approved in 2021-2022, Milano Townhomes at Bear Creek LLC is willing to provide an additional affordable unit resulting in a 33-unit

townhome development with **4 Affordable Units** (representing the 3 required units plus one market rate unit voluntarily converted to an affordable unit). All affordable units will have the same size and finishes as the market rate units and built with strong energy and natural resource conservation measures.