

BASELINE ENGINEERING, INCORPORATED

Land Development Professional Services

October 20, 2015



Dave Schmidt, City Administrator
Kathy Thompson, City Planner
P.O. Box 1960
Buckley, WA 98321

RE: Cottage Housing Development proposal
XXX Couls Ave.
Parcel No. 3240000353
BASELINE No. 14-087

Dave and Kathy:

The purpose of this letter is to provide criteria on how we will comply with the Development Standards as set forth in the City of Buckley Municipal Code Chapter 19.24 Cottage Housing Developments.

The proposed development will provide an attractive community oriented environment with homes that exceed no greater than 1,300 square feet in size. Each home will have semi private yards, single car garage and two off-street parking spaces. Directly accessing a pedestrian oriented open space walking pathway/tract connecting to centralized common open space areas designed for active recreational use.

In addition, specifically meeting the following City standards:

(6) Common Open Space

(a) A minimum of 250 square feet of common open space shall be provided per dwelling unit.

The proposed open space areas combined are +/-15,706 square feet; which exceeds code requirement of 250 square feet in size minimum or minimum of 3,000 square feet in size.

(b) Common open space within a CHD shall be a minimum 3,000 square feet in size, regardless of number of dwelling units.

The proposed open space areas combined are +/-15,706 square feet; which exceeds code requirement of 3,000 square feet in size minimum.

(c) No dimension of a common space area used to satisfy the minimum square footage requirement shall be less than 10 feet, unless part of a pathway or trail.

The proposed shall comply with code requirement. All open space areas meet this requirement.

(d) In subdivisions and short subdivisions, common open space shall be located in a separate tract or tracts.

The proposed shall comply with code requirement for common open spaces to be located in separate tracts.

(e) Required common open space shall be divided into no more than two separate areas per cluster of dwelling units.

The proposed shall comply with code requirement for common open space to be divided into no more than two separate tracts.

(f) Common open space shall be improved for passive or active recreational use. Examples may include but are not limited to courtyards, orchards, landscaped picnic areas or gardens. Common open space shall include amenities such as seating, landscaping, trails, gazebos, barbecue facilities, covered shelters or water features. Surface water management facilities that provide LID techniques and enhance the overall quality of the space may be located in common open space areas, upon review and acceptance by the planning director.

The proposed will provide open space tracts for active recreational use. A pedestrian oriented open space pathway/tract that connects to two common open space areas to be designed to facilitate use by different ages and activity groups (i.e. small gatherings, gazebos, barbecue facilities, seating, tables, play area, lawn area).

(7) Site Design

(a) At Least 75 percent of the units shall abut common open space.

All lots abut and access directly to a pedestrian oriented open space pathway/tract that connects to a centrally designed open space area. The proposed complies with code requirement with 100 percent of the units abutting common open space.

(c) Common open spaces shall have dwelling units abutting at least two sides.

The proposed shall comply with code requirement to have dwelling units that abut at least two sides.

(9) Parking

(a) A minimum of two off street parking spaces per unit shall be provided.

The proposed will have homes designed with a single car garage and provide two off street parking spaces.

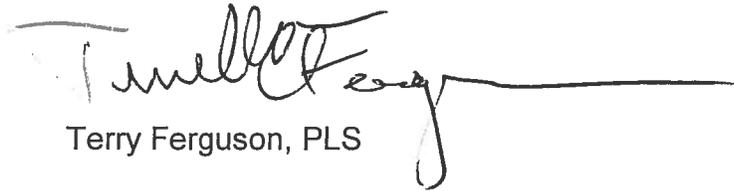
(12) Lot Coverage

Lot coverage in CHDs shall not exceed 60 percent of gross site area. Lot coverage shall be calculated for the overall CHD, not for individual lots.

The proposed complies with code requirement for 60 percent gross site area lot coverage. Gross site area is +/-73,417 square feet, max overall lot coverage is +/-43,668 square feet which is +/-59%.

Thank you for considering our proposal for development of a Cottage Housing community within the City of Buckley.

Sincerely,

A handwritten signature in black ink, appearing to read "Terry Ferguson", with a long horizontal line extending to the right from the end of the signature.

Terry Ferguson, PLS

TCF:cw

(enclosure)

cc: Dominic Miller, P.E., Gray & Osborne, Inc.
Jake Vander Vies