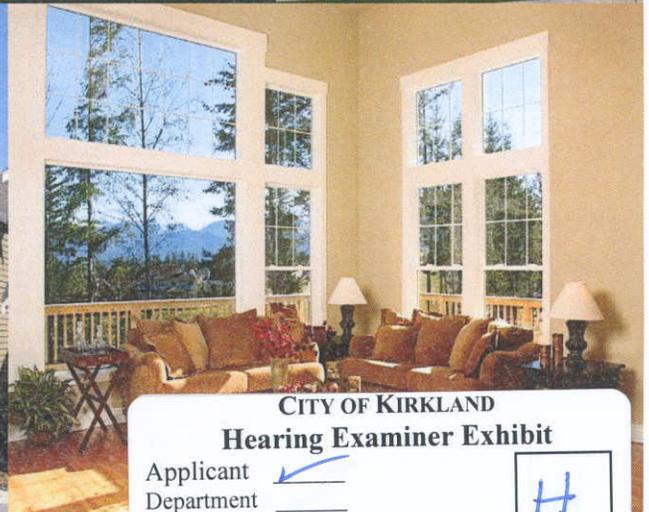
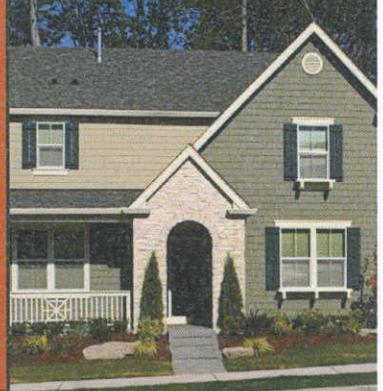


CAM·WEST

A Toll Brothers Company



CITY OF KIRKLAND
Hearing Examiner Exhibit

Applicant H
Department _____
Public _____

FILE # SUB12-00560



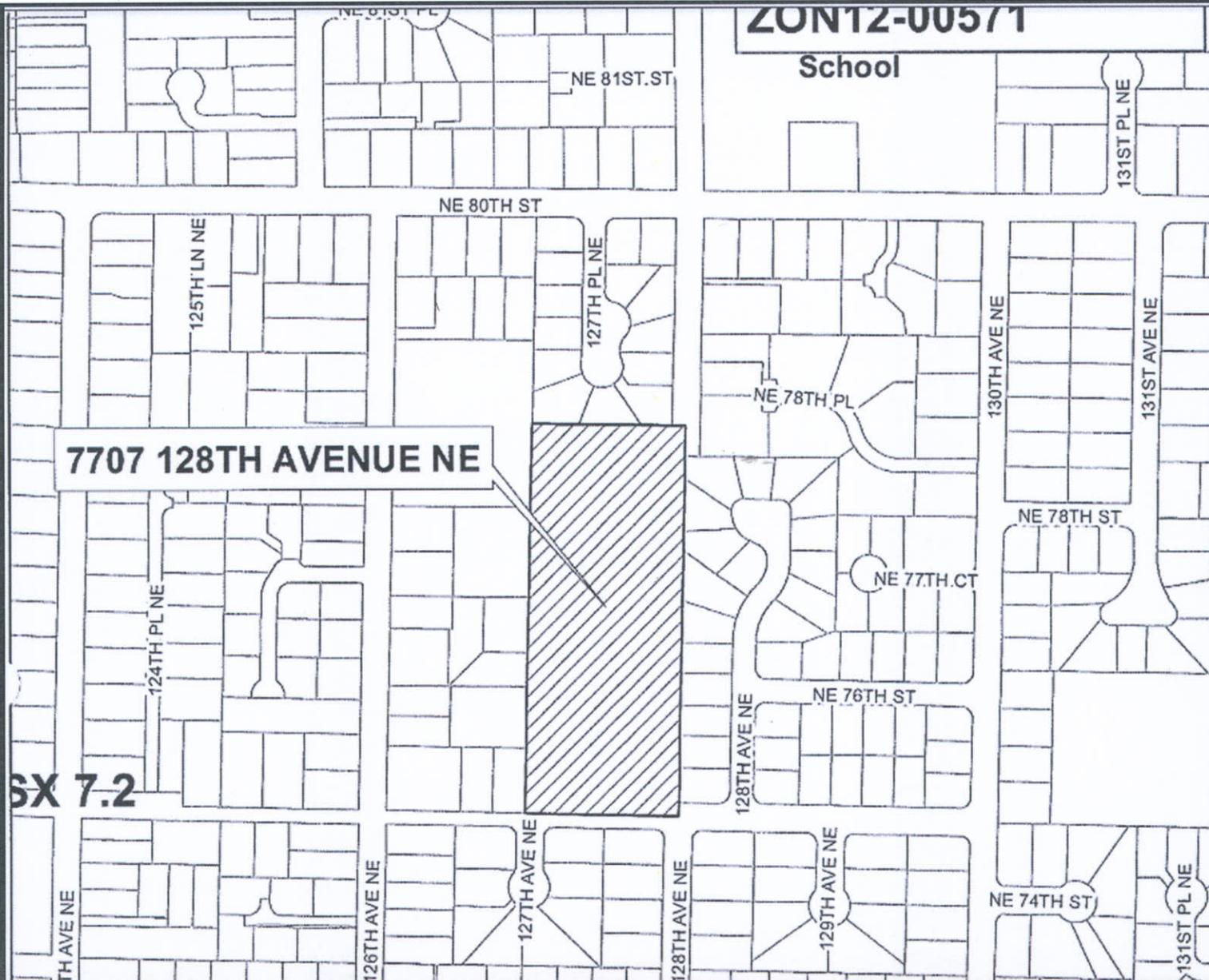
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C&G Subdivision/PUD

35 Lot Planned Unit Development

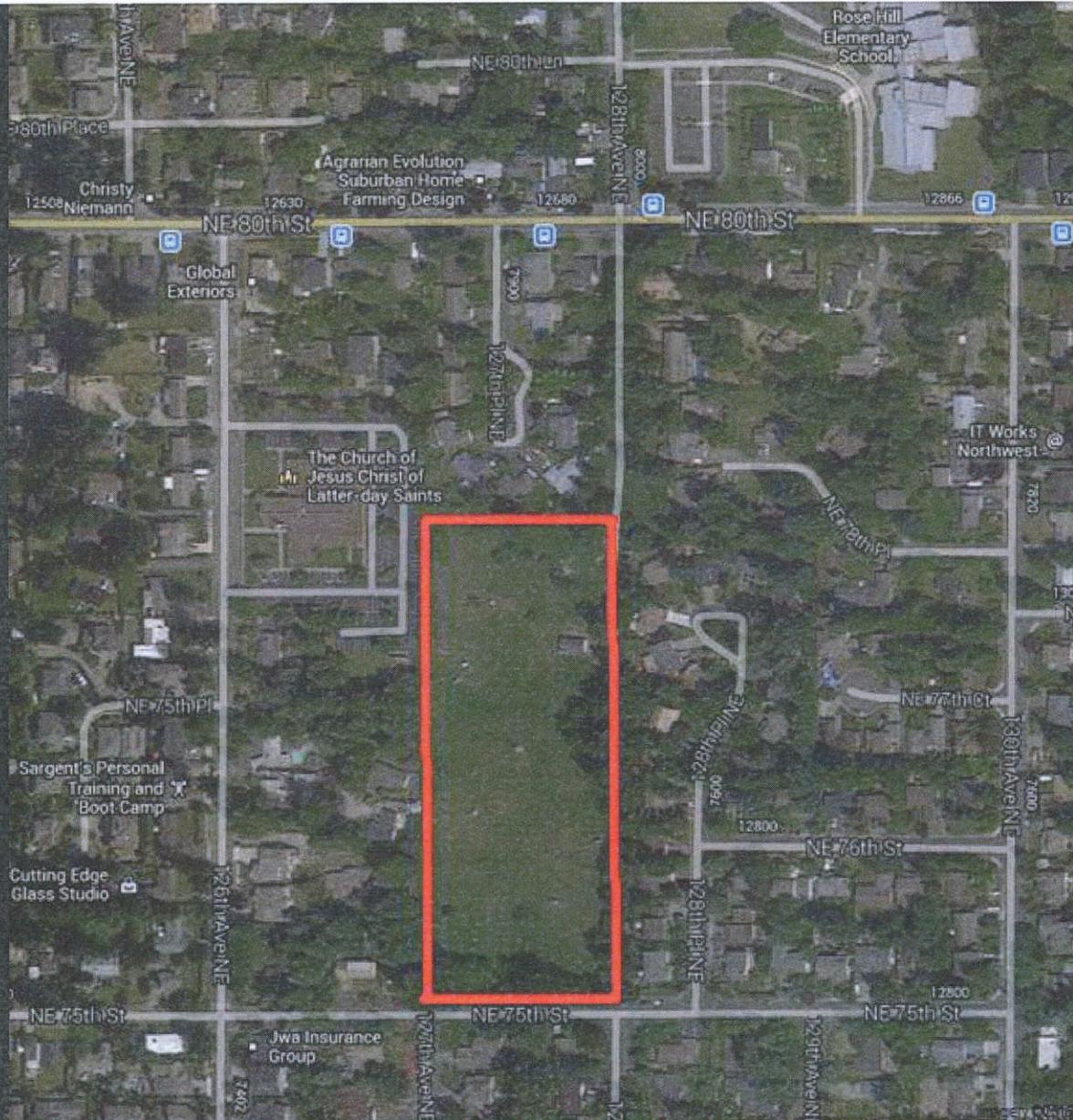
Project Team:

S. Michael Smith – Camwest-Toll – Applicant
Mike Swenson – Transpo Group – Transportation
Shane Barnes – Mead-Gilman and Assoc. - Survey
Todd Oberg – The Blueline Group – Civil Engineering
Kurt Merriman – Associated Earth Sciences – Geotechnical
Tom Rengstorf – Thomas Rengstorf and Assoc. – Landscaping
Duana Kolouskova – Johns Monroe Mitsunaga Kolouskova - Legal



C&G Subdivision/PUD

Neighborhood Context

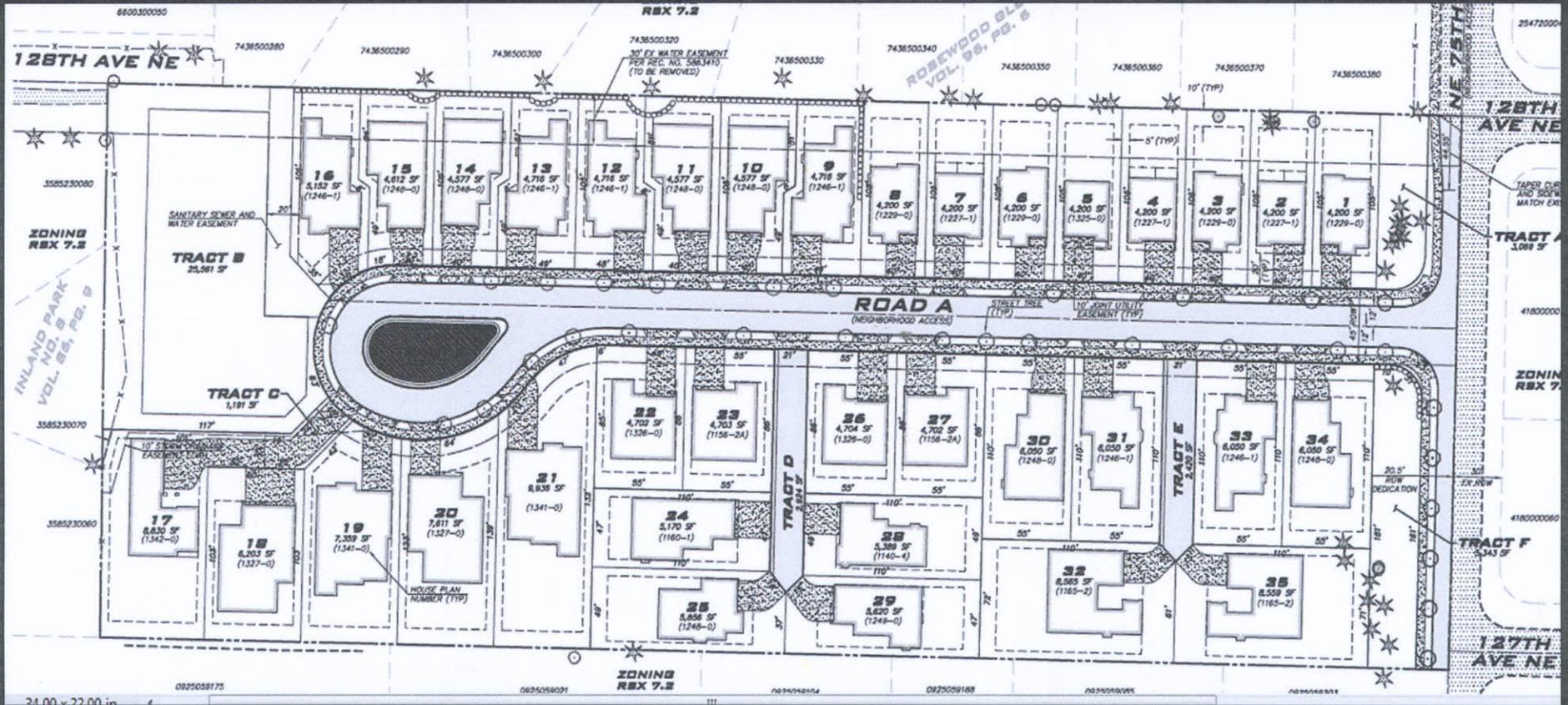


C&G Subdivision/PUD Neighborhood Context

PUD Approval Criteria

- The proposed PUD meets the requirements of [KZC Ch. 125]
- Any adverse impacts or undesirable PUD effects are clearly outweighed by specifically identified benefits to the residents of the City
- One or more benefits provided:
 - Public facilities not otherwise required
 - Preservation/enhancement of naturally occurring features
 - Superior design - open space/rec facilities, circulation, landscaping, architecture

C&G Subdivision/PUD



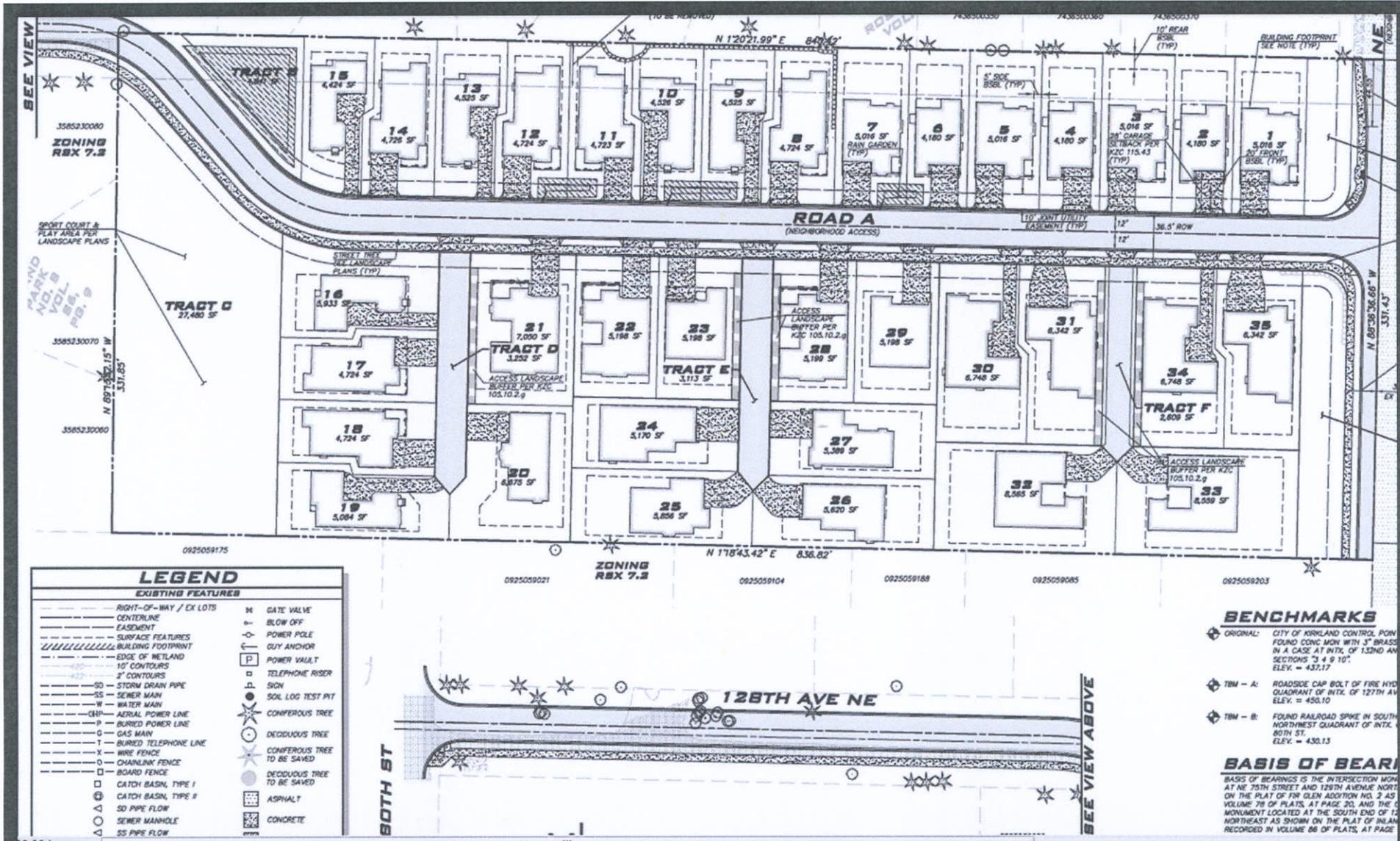
C&G Subdivision/PUD

First Design 6/12/12

Public Concerns - First Design

- Too much traffic on 80th
- Signal should be provided at 80th and 128th
- Street connection should be only to south
- Street connection should be only to north
- Connections should be provided both north and south
- Traffic study should add a.m. peak hour analysis
- Too many/not enough trees saved
- Private park no benefit
- Park should allow public access
- Too many houses

C&G Subdivision/PUD



C&G Subdivision/PUD

Second Design 1/23/13

