Cooke Riverside Properties, LLC

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City of Tukwila

Housing Options Program

12/7/2007

To Director of Community Development,

This cottage or clustered housing project will be developed in two phases. Phase I being the property at 13325 Macadam Road S and the property directly west of said property. I acquired this property in 1997 and have waited until property values and zoning/housing criteria made it advantageous to develop the property. The back property has Southgate Creek as its west boundary and a type 3 wetland running through it. Phase II will be done on the 2 parcels, 13319 & 13305 Macadam Rd., North of Phase One. I am in the process to acquire this property.

Phase I is ready with a completed design layout, wetland survey, mitigation plan and successful neighborhood meeting. During this meeting I would like to note that all of the neighbors had many concerns and were pleased that we had the forethought to be proactive to address them in our design proposal. I have found no other active housing options development in my neighborhood of Riverton, while there are no other developments within 1500 feet of this project. With these factors in mind, I would appreciate that Tukwila’s Community Development Director Permits Phase I to allow it to continue through the development process.

Phase II, topographical survey, wetland survey, and mitigation plan, results would very likely be comparable to Phase I. A determination from the City whether to allow cottage housing on the Phase 1 site will be critical as to whether to proceed with the acquisition of Phase II.

What we have concluded from Phase I process is the wetland and Southgate Creek can be protected, and from my neighborhood meeting there is every indication from the surrounding community that they approve the project. Furthermore, Phase I and II tie or complete the preservation of the lower area of the wetland making the sum of its parts more engaging, while removing four at risk housing units from Tukwila’s inventory. Please review the design layout of our proposal to find that about 1/3 of the property remains open space exceeding the criteria of the Housing Options Ordinance. We strategically embraced the wetlands and integrating them into the design layout.

A problem with our local society is we divide land; we plat it to give a slice of America to each household. In today’s society people drive to work, they return home, park in their garage, seldom meeting or communicating with their neighbors. This kind of environment is what this development is strategically trying to change.

Another concept is establishing where people and wildlife can live. By setting aside areas for wildlife and allowing humans to live in close proximity, this gives them the responsibility for maintaining the symbiosis. By doing so, you move people into closer confines, and the concept of what is mine becomes less important while what is ours becomes more important. A point I would like to make is that to preserve these sensitive areas more people, not less, need to be responsible for its management. They are a jewel, and shall be enhanced with improved plantings, and removal of invasive species. The more people that have the opportunity to enjoy and cultivate the societal importance of a stream and wetland in their backyard the more benefits the community will reap from their stewardship.

Quality human contact with nature and community is what this project is about. Your Housing Options Ordinance has made this concept possible. This brings us to my proposal for cottage/clustered housing in Tukwila. This project is consistent with the goals of the program because it increases housing styles by maximizing small spaces, allowing for a small amount of wasted space both inside the houses and outside, plus an indoor/outdoor continuum. These homes will be owned as single family residences while the common area will be jointly owned in a maintenance agreement. A primary objective of the project is to maintain a community through design, building a respect for ones privacy. By ignoring the cookie cutter approach we will provide all residents a feeling of community and pride to be part of this new community in Tukwila. We will be providing variations in building styles with a mixture of 1000 SF Cottages and 1500 SF Compact Residences. Among these types, several building designs will be used to maximize space criteria and keep the site architecturally unique and attractive. To compound the variations we will be providing metal roofs with different colors, and different styles of exterior surfacing and colors and different house configurations to address individuality and specific site concerns. The housing will provide innovative interior and exterior amenities to include green built features and sustainability, use of salvageable products, and multiple porches per unit, Bay Windows, basements and some cottages will have multi-media centers that will modulate temperature, lighting, and electronic media. Regarding water drainage from house roof drains and hard surfaces, we have discussed a design to channel drainage to and into landscape and wetland areas throughout the site. This will help keep plantings green and re-charge water tables. We are looking for an equal distribution of water disbursement and infiltration into our site to match the locations of impervious surfaces, allowing our run off to absorb in a similar pattern as before development. Our goal is to provide a warm, welcome feeling that will be environmentally friendly to include sustainable design while being flexible to the community’s needs. Sustainable design and energy reducing features could include passive solar heating, passive heat control, passive ventilation, passive cooling, passive lighting, increased insulation, high efficiency appliances and possibly photo voltaic panels to produce electricity.

To meet the City’s affordability goal this project team will acknowledge this formidable task to provide quality, and innovative domiciles at a price that empty nesters, professionals and small or single families will want to call home at an affordable price. One way I plan to accomplish this task is by bringing to the Project Team an award winning Architectural firm Designs Northwest Architects.. They have designed several clustered housing developments that were affordable and well received by the community. For all projects, they provide a high standard of personalized and responsive service from planning through completion. Another aspect is to reduce energy consumption costs. Our goal for these houses is to reduce their energy consumption by 50% from normal building design.

We feel strong about the team’s abilities and skills which are well suited for this undertaking. I have considerable experience in cottage life and buildings, living and working on houseboats in Seattle for 12 years, and managing Shoreline Management Regulations to maintain and grow houseboat livability. I was also an early member of the Houseboat Association that petitioned the City of Seattle to re-route the sewage system around Lake Union to allow houseboats the ability to connect to the city’s system, making the houseboat community a viable alternative housing style and revitalizing the quality of Lake Union making it a jewel within Seattle. This is an example of humans managing their symbiotic relationship with wildlife resources. My other attributes are 13 years as a general contractor. I was involved during the 1970’s with the restoration of numerous town houses. This required the metamorphosis of rooming houses to remodeled single family residences for the professional staff of Washington D.C. I was proud to be part of the change for a more livable sustainable city. Furthermore, I have numerous years as a Project Manager with the City of Seattle. My more memorable project was the restoration of Evans Pool and Green Lake Complex. To this day it is the largest Public Works Project undertaken by the Parks Department.

A principle cog in our team is ESA Adolfson who is providing biological and site landscape design. This firm and its staff have numerous cottage, clustered housing and small housing developments on its list of credentials. They have been instrumental in moving this project to fruition.

Attached is the resume’ for Chandler Stever Architects, Project Architect. Chandler has a long track record of effective project management and architectural design with complicated and environmentally sensitive projects. An example in Tukwila is the Family Fun Center which he designed and executed. This project had 24 regulatory agencies requiring approval including wetland enhancement, habitat creation, riparian habitat and Brownfield soil cleanup mitigation. What he brings is an artful design edge with expertise in detailing and cost management combined with a strong knowledge of sustainable Green building design including management and design of passive energy systems.

Attached is the resume’ for Designs Northwest Architects, Principal Dan Nelson AIA. This firm is multi-faceted with various architects, landscape architects and an urban designer, Ron Kasprisin, who is an Associate Professor at the University of Washington. The firm has several cottage and cottage multi-use developments in various stages being built and completed in the Northwest. Please review Sequoia project in Kirkland which was entitled and completed, Haller Point, Collins Cottages, and Spiritbrook Cottages in Redmond, which we’re submitting along with their resume’.

Regarding Architectural responsibilities, Mr. Stever would be designated the "Architect of record", as he would be creating and stamping the permit drawings. He would be the Project Architect with general design and process oversight throughout the project related to the typical architect responsibilities. He is local and accessible. Designs NW along with their associate Ron Kasprisin role would be both assisting and providing Concept site design and Concept house design at the initial stages. Their role would morph into design consulting and review during permit documents, and perhaps participate with their team helping assemble individual cottage design plans for variety. Then their involvement would include review of projected costs and pricing analysis using their in house development team and contractors. Finally they could have some site review and quality control review during construction.

The development meets the criteria #5 and #6 because the location and size is within the criteria set by the program and has been accepted by the neighbors and will be of low impact relative to the neighborhood which is single family residence and light industrial. The topography will be discussed in our mitigation plan. The street system abuts Macadam Road a collector arterial and is blocks away from Interurban, US I-5 and Marginal Way Hwy. We have petitioned Metro Bus Service to plan a route for 2009 north and south on Macadam Road to connect the area with Light Rail Facility and South Center. This location is within walking or biking to places of worship, shopping, Community Center, Duwamish River and its pedestrian pathway. We would like to reiterate that the concerns of the community were addressed in the proposal’s design.

To build houses on a piece of land is a task almost any builder or general contractor can accomplish. You have only to evaluate the housing developments in Tukwila. To preserve a wetland, enhance Southgate Creek buffer, and create a feeling of community one needs skill and life experience to accomplish this endeavor. This, beyond a doubt, conclusively demonstrates our ability to successfully develop a project of this nature.

Sincerely submitted by,

Todd Smith,

CEO, Cooke Riverside Properties, LLC.

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**This Project was successfully approved by the Tukwila Community Development Director, 4/4/08.**