

Ogden Farms, LLC
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June 11, 2013

Thara Johnson, Associate Planner
City of Redmond

Via email

RE: Kirkmond,

Dear Thara,

In response to a request from Staff we offer preliminary schematic designs for a residential product type that may be used on the affordable lots at Kirkmond. The units are 24 feet wide with tandem garages and can be either two or three bedrooms with a lower level bonus room. They are representative of a product type that one of the interested builders has in their plan inventory and can be modified to meet the compliance criteria.

The reason we are classifying these concepts as preliminary is as discussed, Taylor Development is not the home builder.

Additionally, we recently met to understand the basis of Staff's request as the project is not required to meet any design standards other than those adopted for the sub-area. You commented that Staff was concerned about the narrow lots and their design challenges. In counsel with our builders they assembled a lot by lot matrix. They have determined that for the narrow lots 19, 20, 25, 26, 29, 30, 40 and 41 they currently have 5 existing home plans ranging in square footage from 1,557 to 1,938 square feet. As we have not entered into a sales agreement these plans are not available to share with Staff at this time.

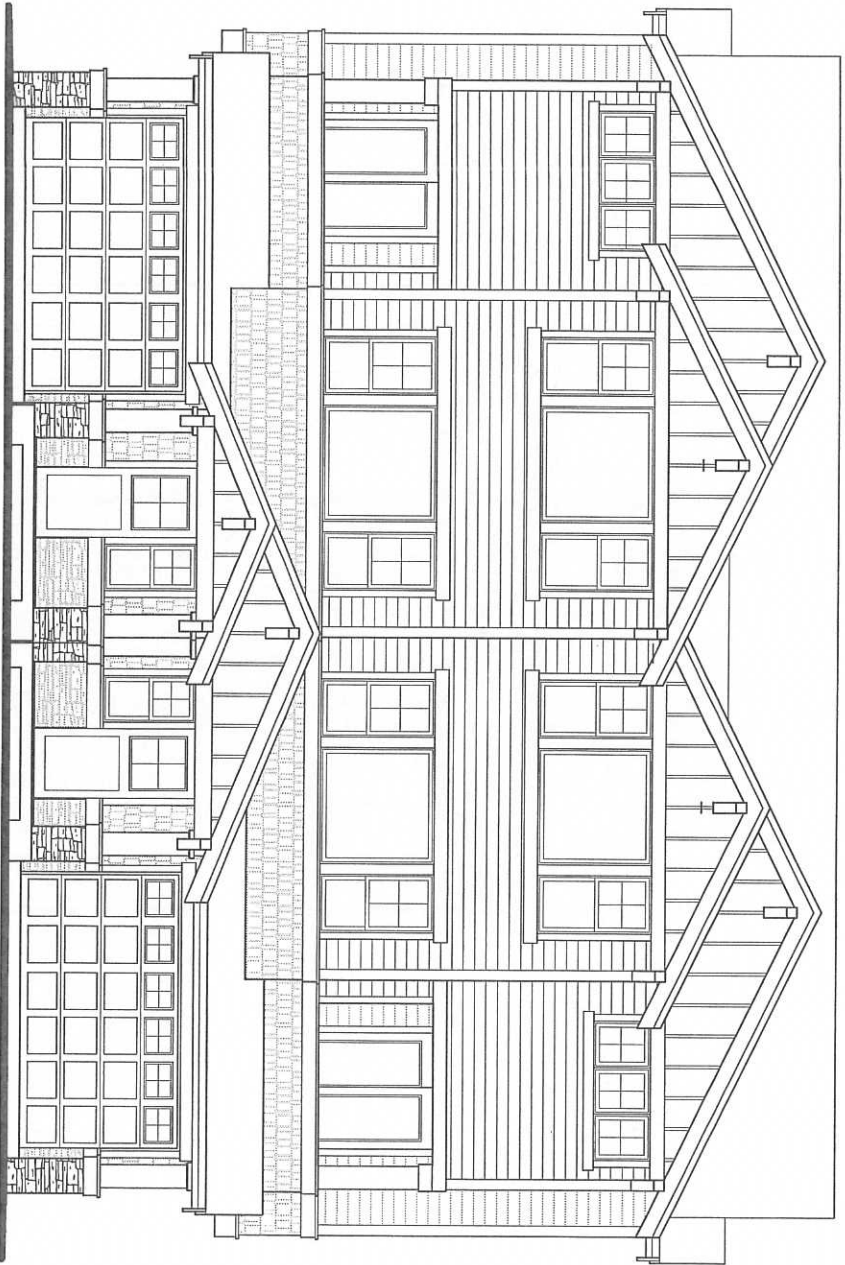
We trust this information will satisfy your request. Please contact me if further details are required.

Sincerely,-

K. O'Brien
Ogden Farms, LLC

Enclosures

 DRAFT



Scale: 1/8" = 1'-0"

 DRAFT

Hackworth Group
Architecture/Planning

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