

**June 23<sup>rd</sup>,  
2015**



# **Development Update**



City of Duvall  
Public Works Department

Small Town. Real Life.

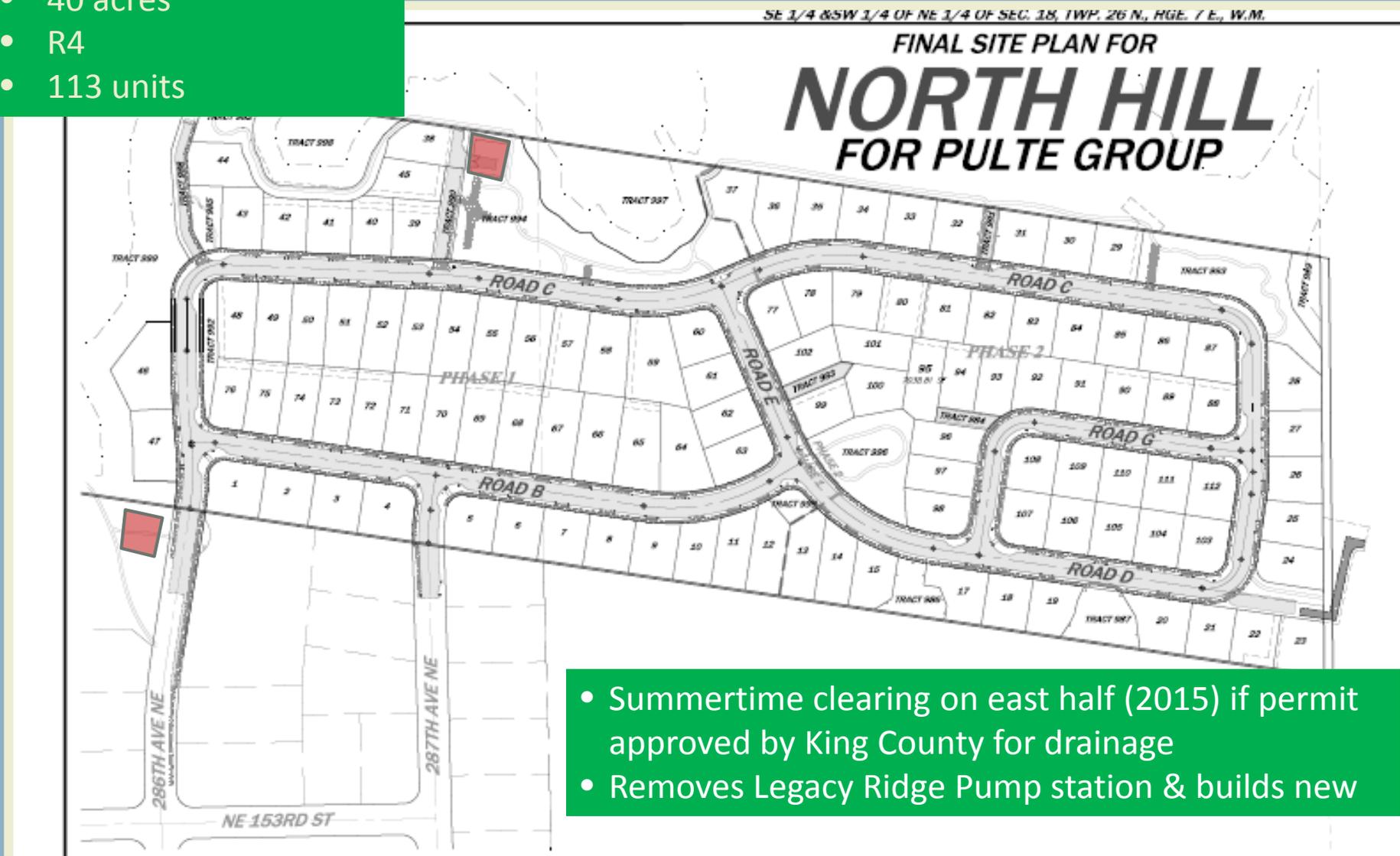
## City Stats - Current

- Population: 7,345
- Utility Services: 2,595
- Water Purchased: 182MG
- Parks: 14 (≈45 acres)
- Miles of:
  - Roadway – 33
  - Sewer – 30.0
  - Water – 39.9

# City Projects-Development in Design

## North Hill – Pulte Homes

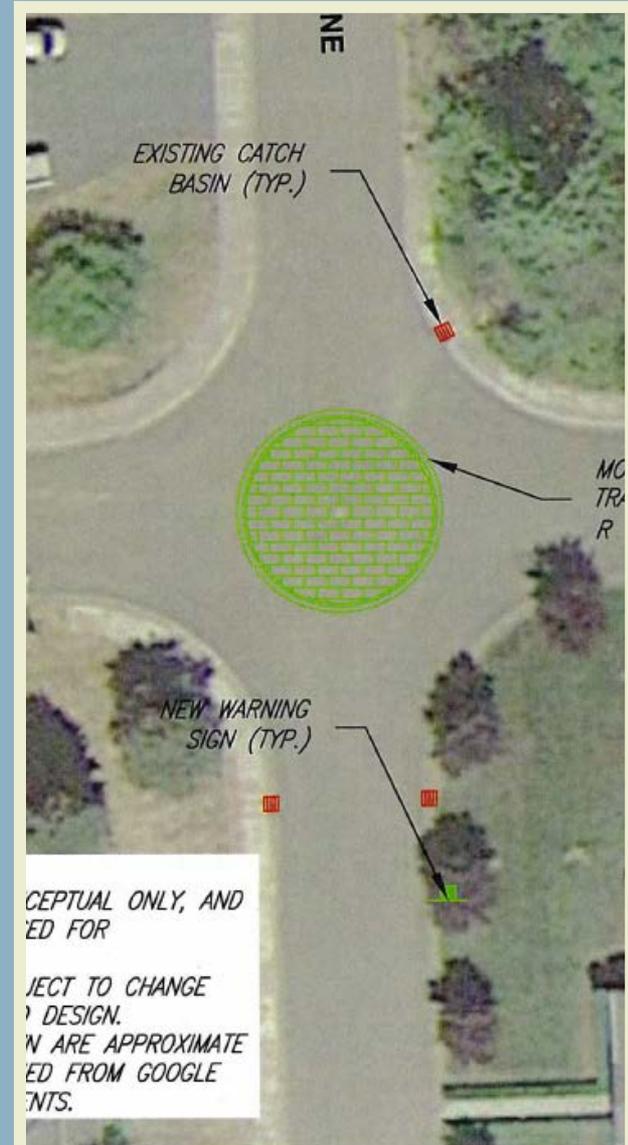
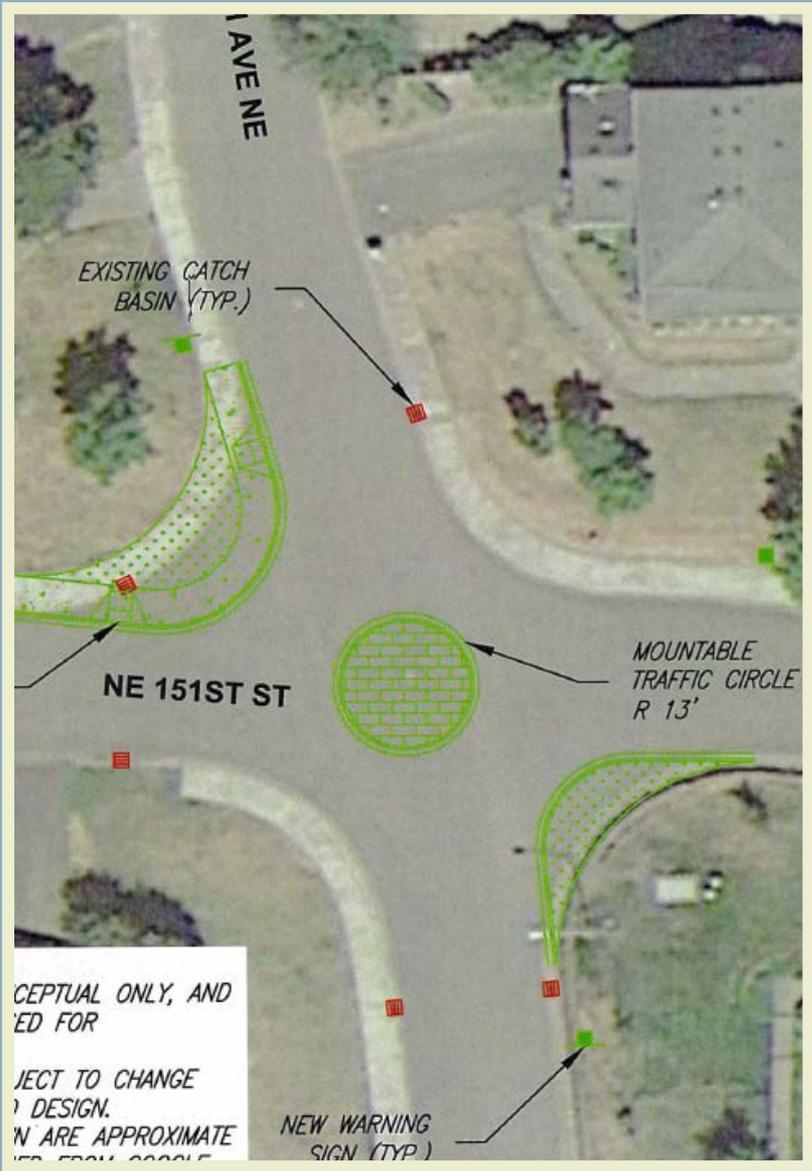
- 40 acres
- R4
- 113 units



- Summertime clearing on east half (2015) if permit approved by King County for drainage
- Removes Legacy Ridge Pump station & builds new

# City Projects-Development in Design

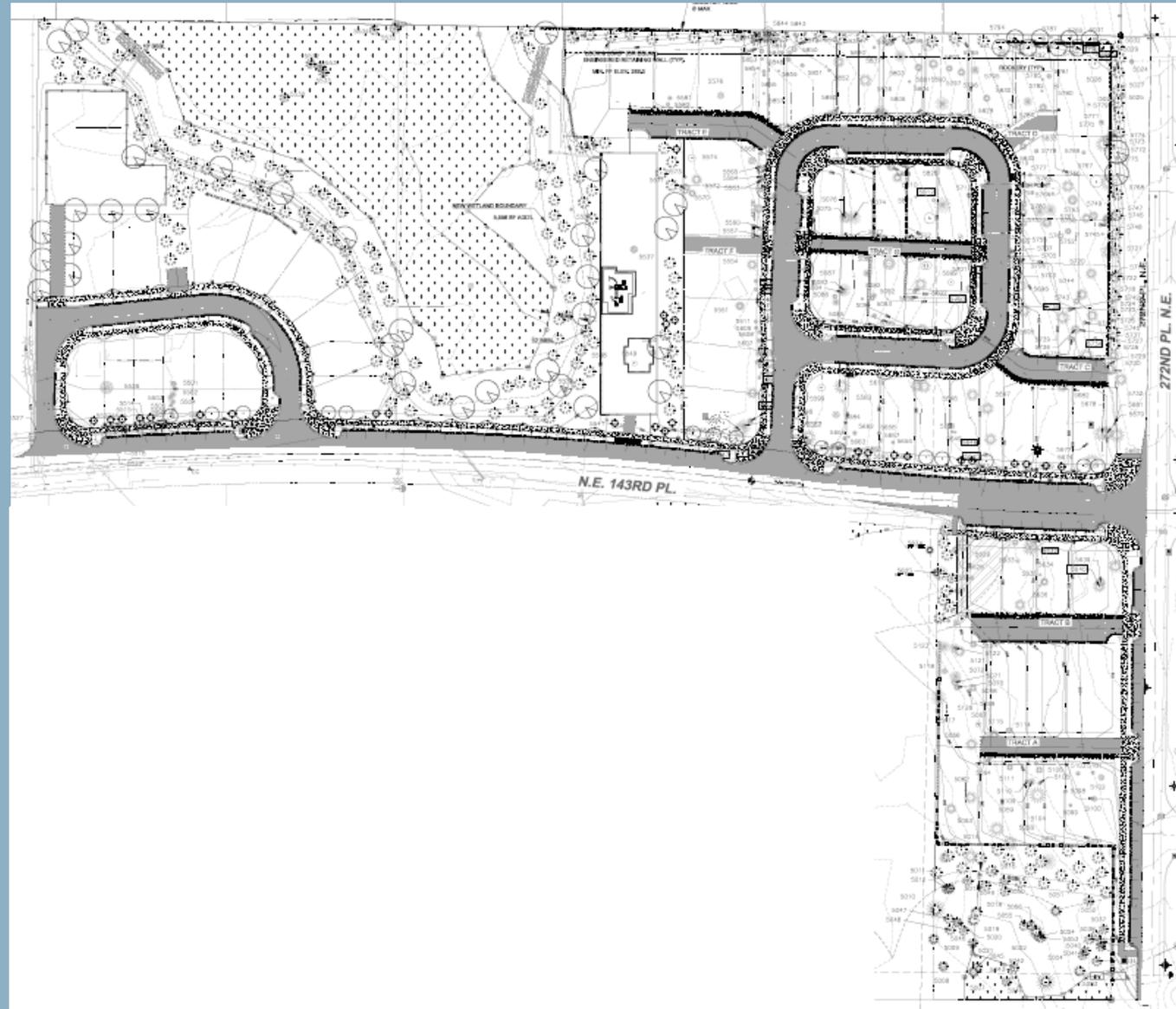
## North Hill – Legacy Ridge Traffic Calming (draft)



# City Projects-Development in Design

## RioVista

- 65 Units
- R12
- Builds water main and improves NE 143<sup>rd</sup> Place
- City Park provided through an approved Development Agreement



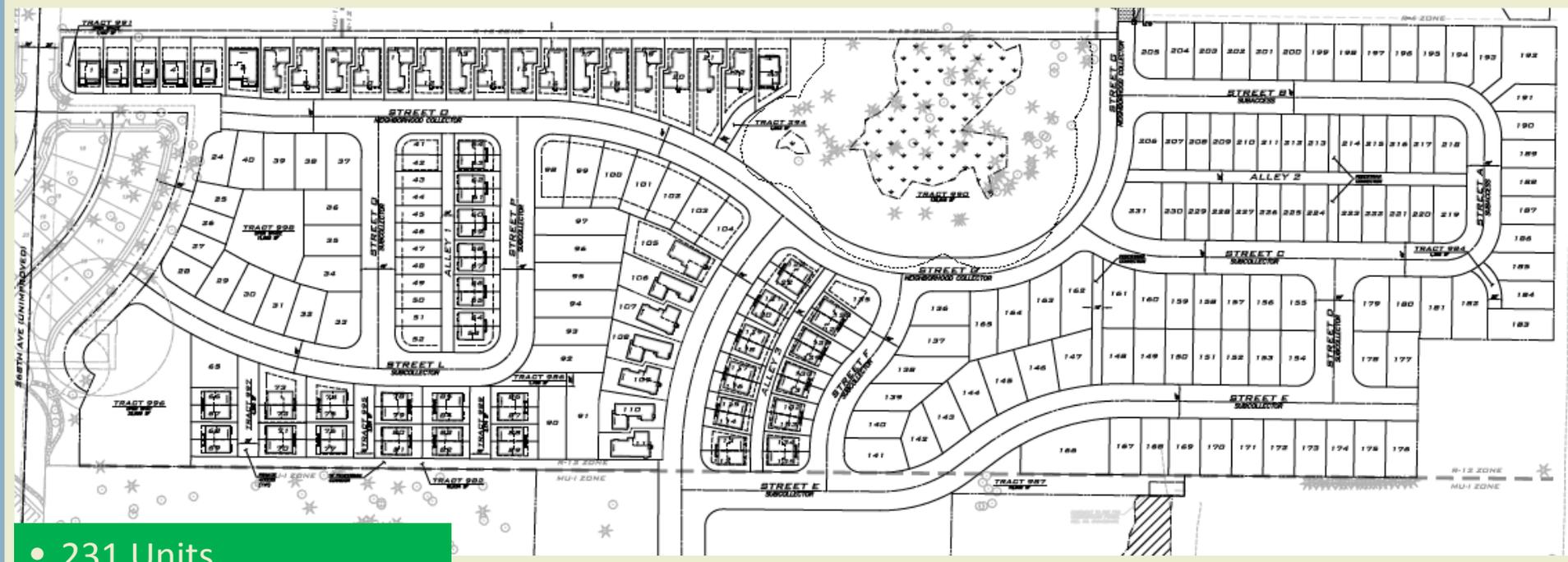
# City Projects-Development in Design

## RioVista



# City Projects-Development in Design

## Toll Brothers (formerly CamWest)



- 231 Units
- 2 acre City Pad
- 3 acres of City Park provided
- Connects 272<sup>nd</sup>
- Improves 3<sup>rd</sup> Avenue
- Realigns water main
- Some Big Rock Rd. improvements

# City Projects-Development in Design

## Westcott Homes

- 99 Units + Commercial
- Connects to SNQ Valley trail
- City Parking lot provided
- DA complete
- Pad for Barn project

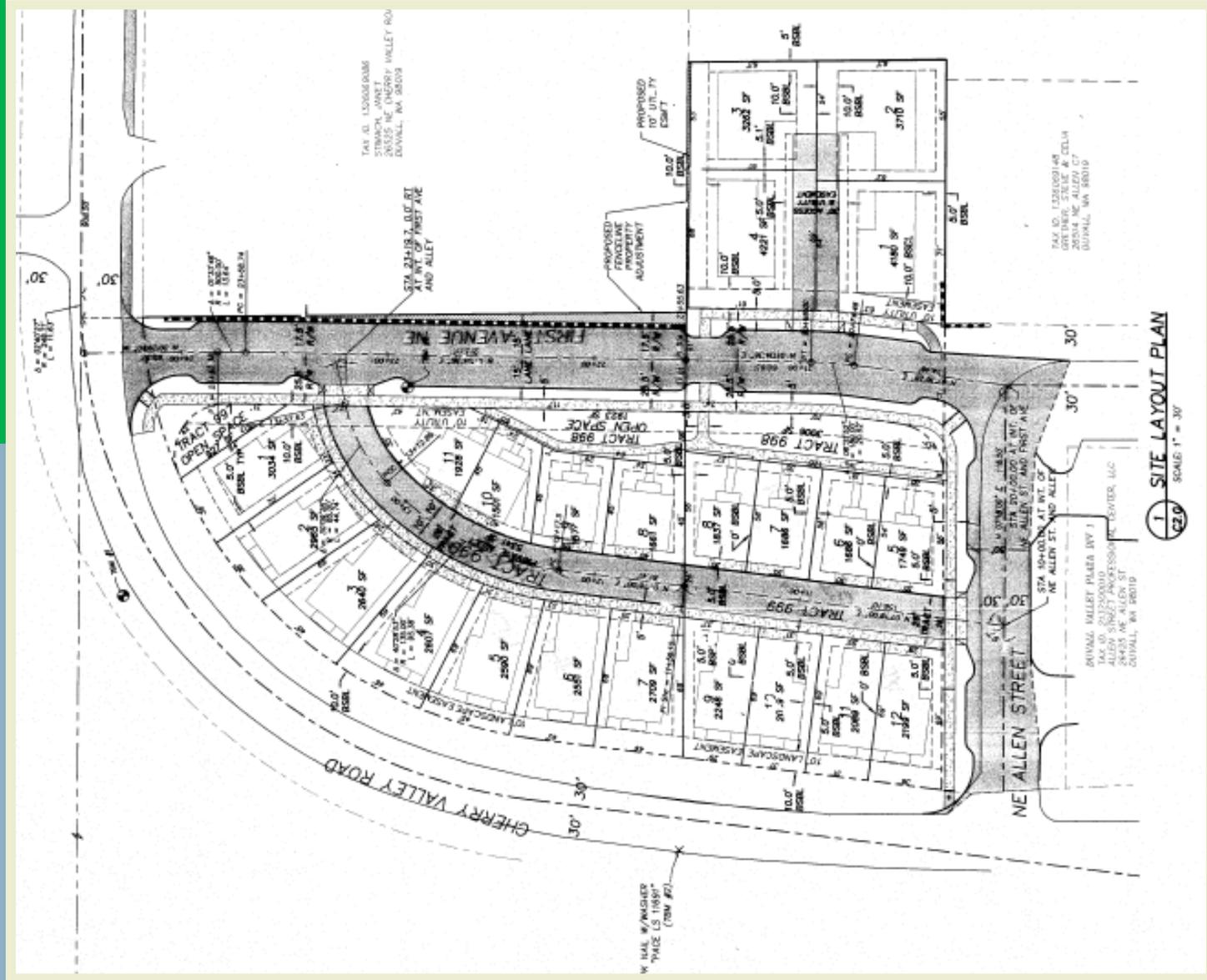




# City Projects-Development in Construction

## Cherry Valley Village

- 23 units
- 10 attached multi family units and 13 single family detached units
- Connects First Avenue & improves Allen Street



## City Stats: Current & [After Listed Projects]

- Population: 7,345 [9,024, +23%]
- Utility Services: 2,595 [3,184]
- Parks:
  - 14 (≈45 acres) [17(≈50 acres)]
- Miles of:
  - Roadway – 33 [36]
  - Sewer – 30.0 [33]
  - Water – 39.9 [43]

# City Projects-Development Budget

## Building, Engineering & Planning Revenue

<u>BARS Lines</u>	<u>YTD Revenue</u>	<u>Budget</u>	<u>YTD % of Budget</u>
Building Permits	64,300	162,759	40%
Plan Review	34,336	104,638	33%
Engineering Fee	22,162	45,000	49%
Zoning / Dev.	<u>36,307</u>	<u>50,000</u>	<u>73%</u>
TOTAL	\$157,105	\$362,397	43%

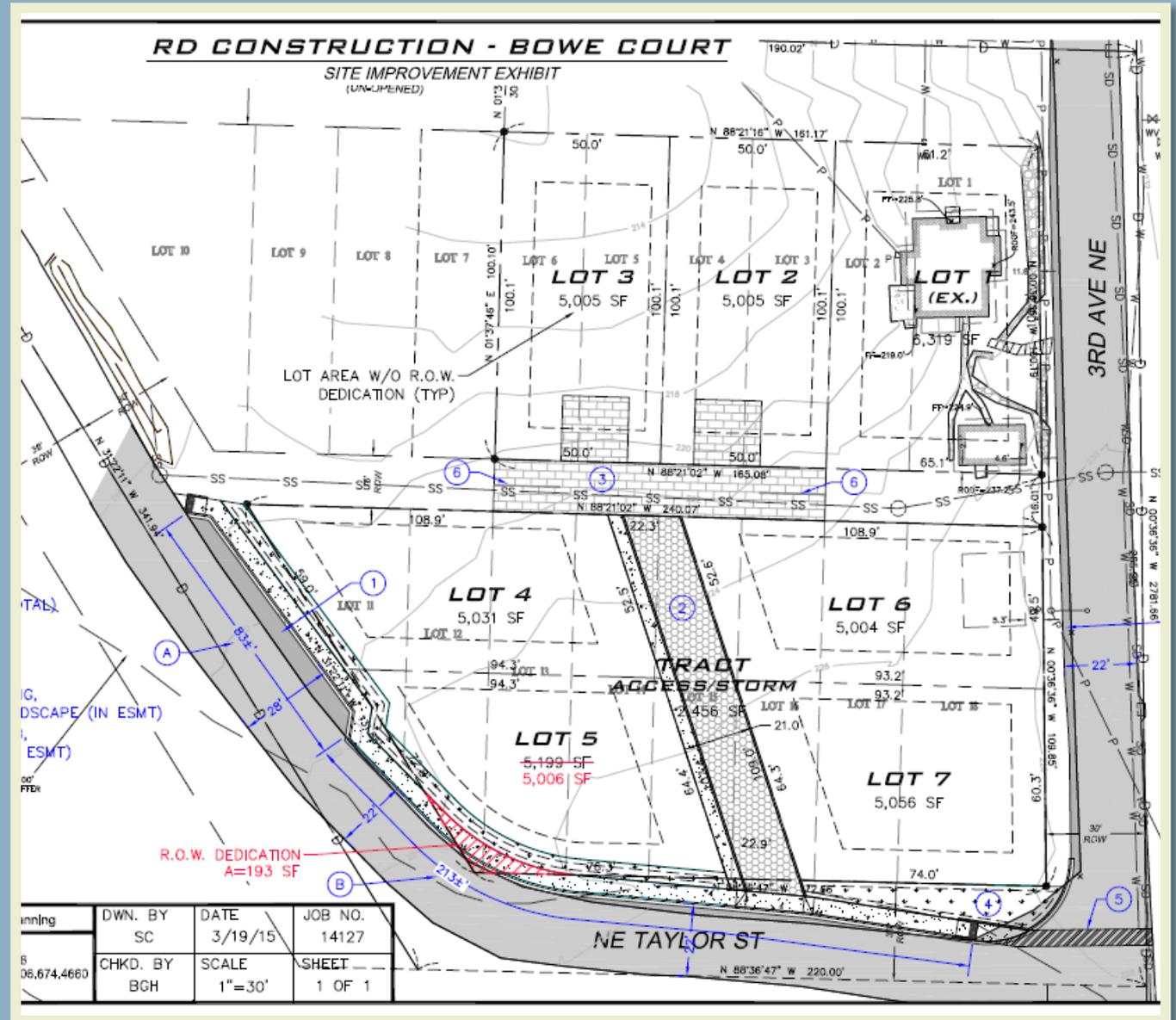
	<u>Permits</u>	<u>SFR</u>	<u>Budgeted</u>	<u>% of Budget</u>
Year to date:	164	14	48	29%
Reasonably expected by year end	??	<u>+16</u> 30		63%
Snapshot @ 1/2 of year				
Estimate at year end		\$314,210	W/out any development projects	87%
Estimate at year end		\$372,210	With development	102%

# City Projects-Home Building Phase (BLA)

## Park and 3<sup>rd</sup> Ave:

- 1 Existing remodel
- 6 new units

SOLD

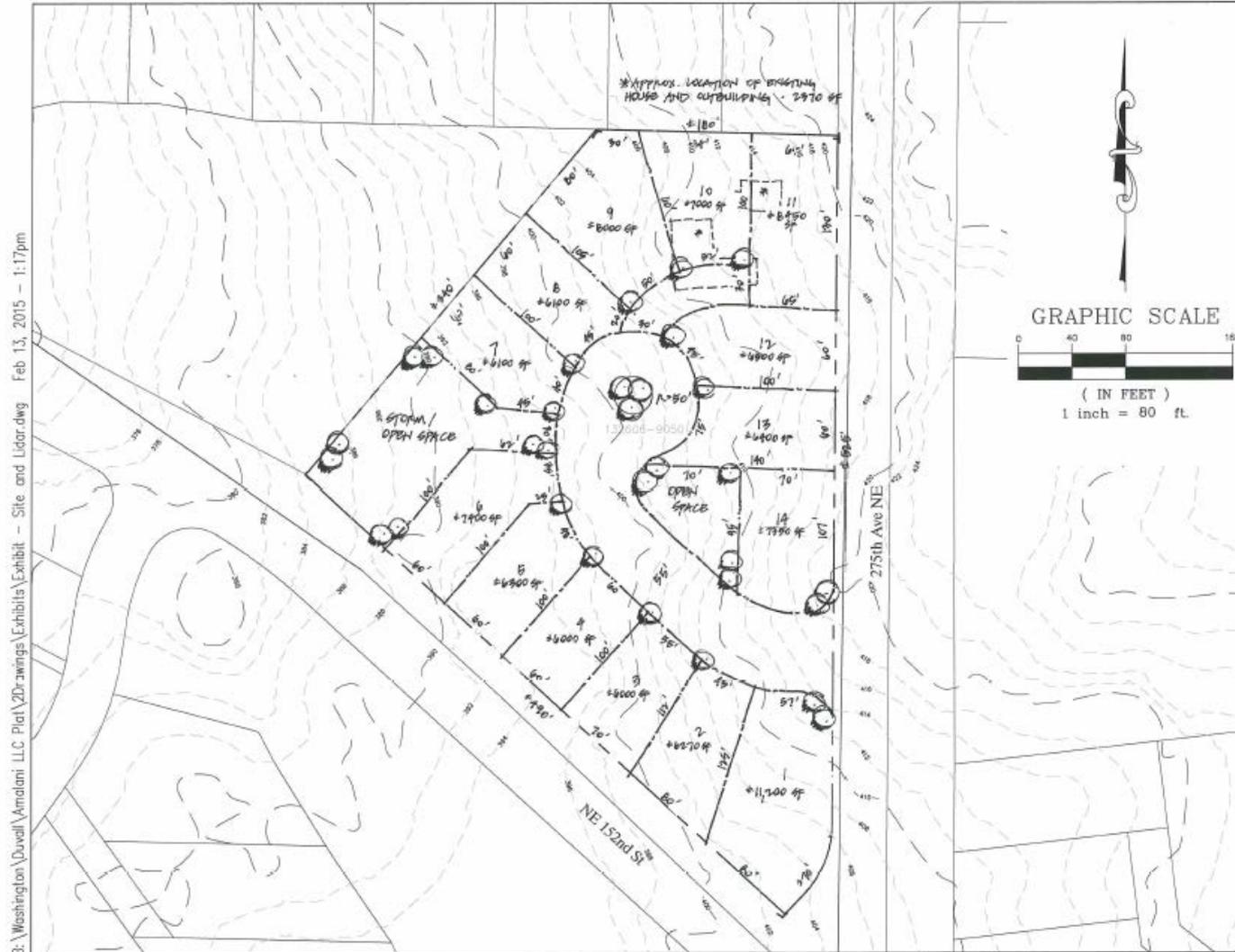


# City Projects-Preliminary Phase

## Hower Hill

- 14 Units
- Sold on 5/4/15 for \$750,000
- ≈\$54,000 per lot

**SOLD**



# City Projects- Future Development

## Thayer Property

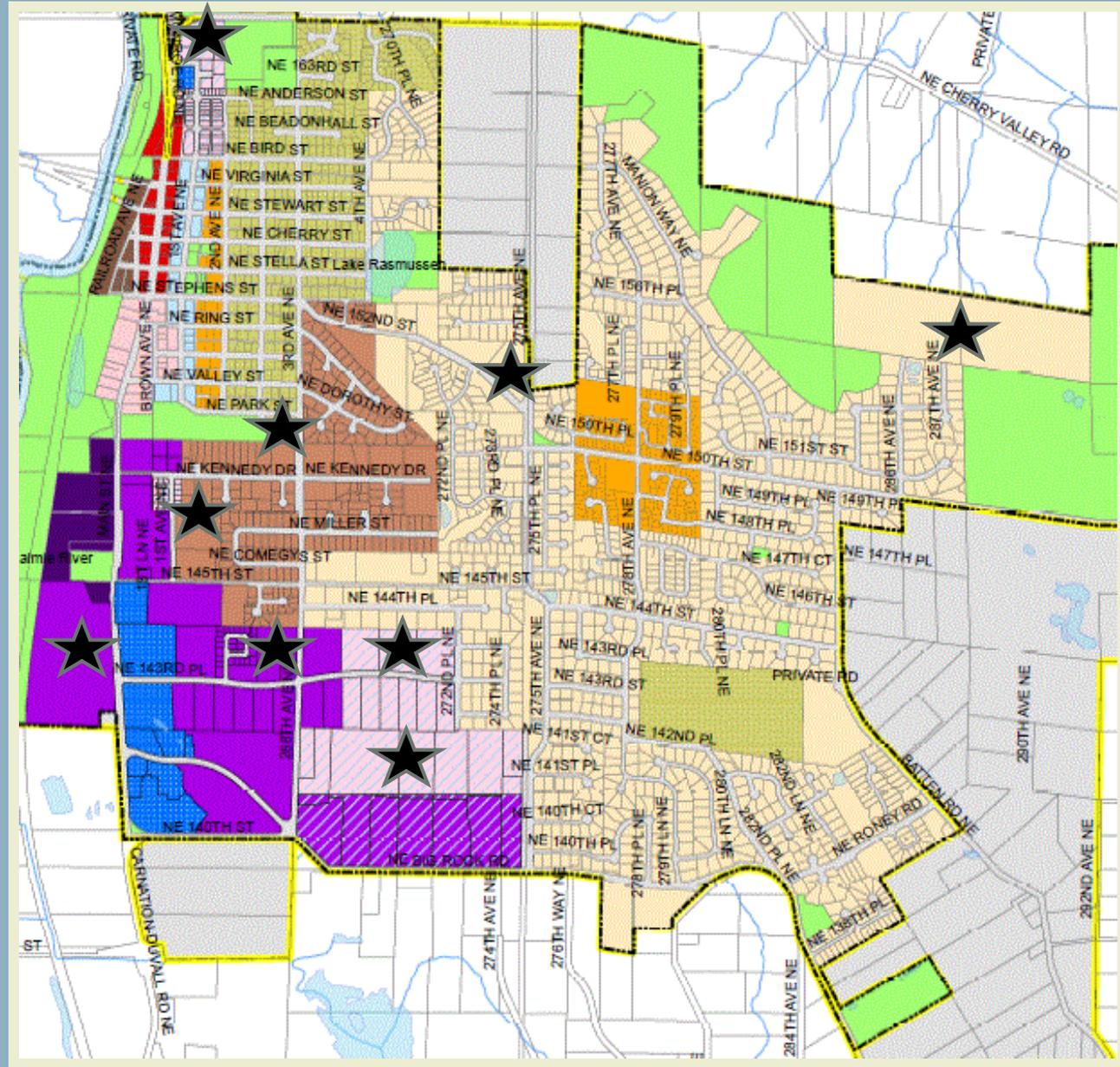
- ≈ 17 units
- Listed for sale at \$2,500,000
- Size =3.68 acres
- Zoned R 4.5
- *Reasonable price is \$1M*



# City Projects- Development

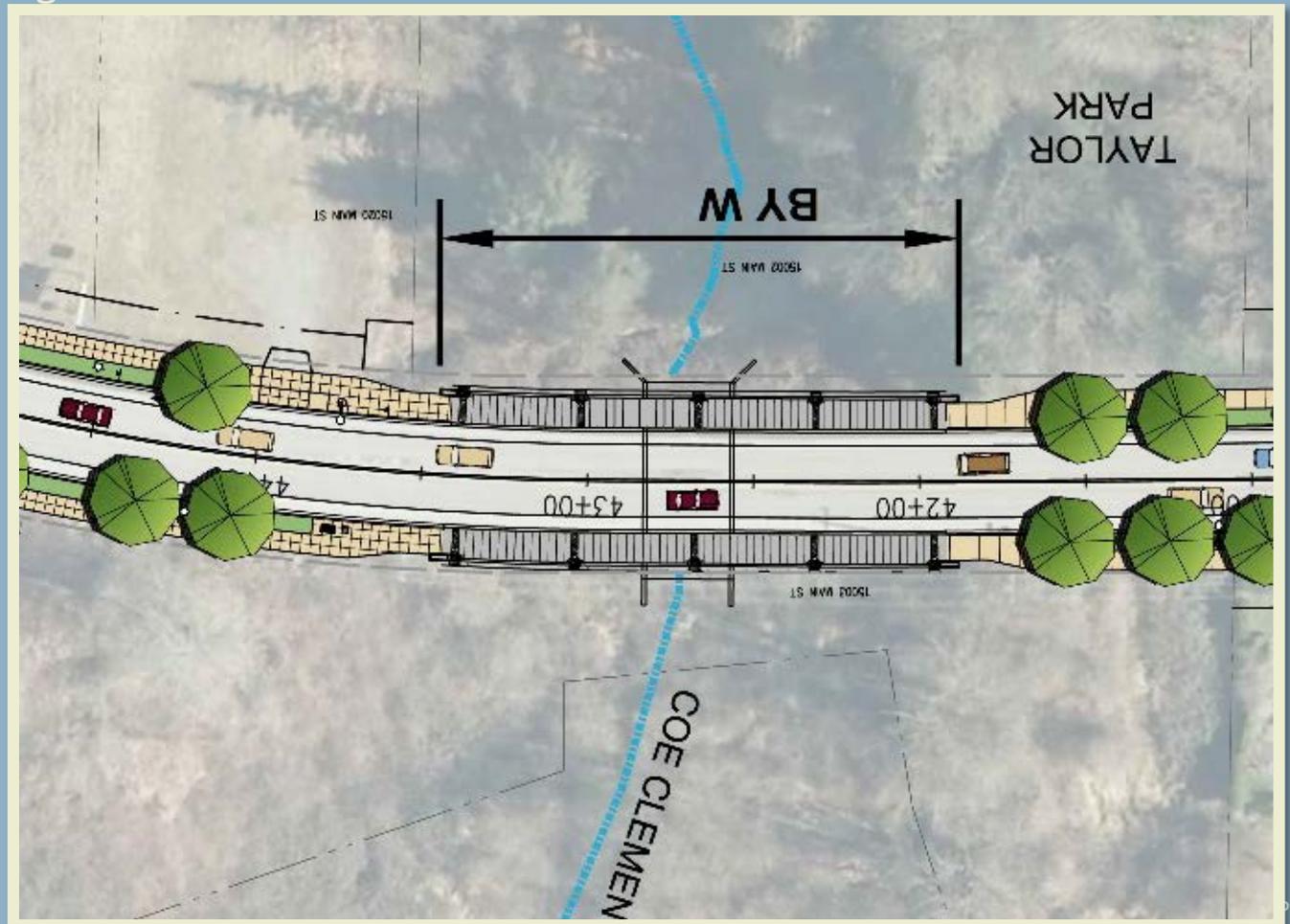
## Listed Project

- Locations



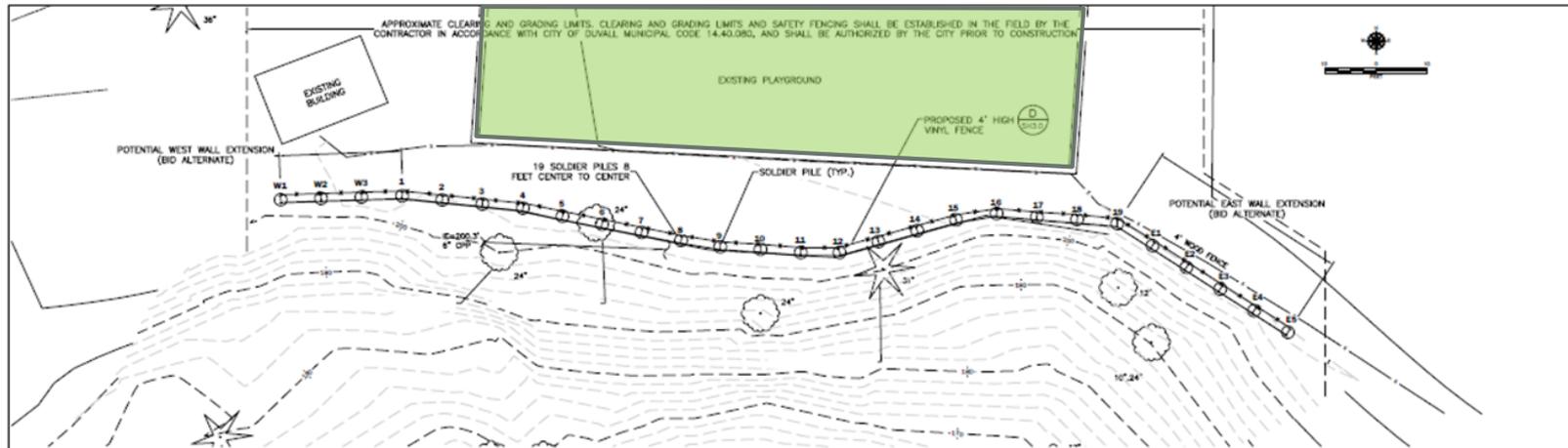
# City Projects-Construction

- Coe Clemons Creek (C<sup>3</sup>) [shown below] – WSDOT (7 day closure, late July)
- C<sup>3</sup> sewer bypass (City)
- Overlay (Stephens St., water repairs)
- Storm Detention Fence Replacement (Chardonnay Place), WWTP Roof & Siding
- Taylor Park Retaining Wall

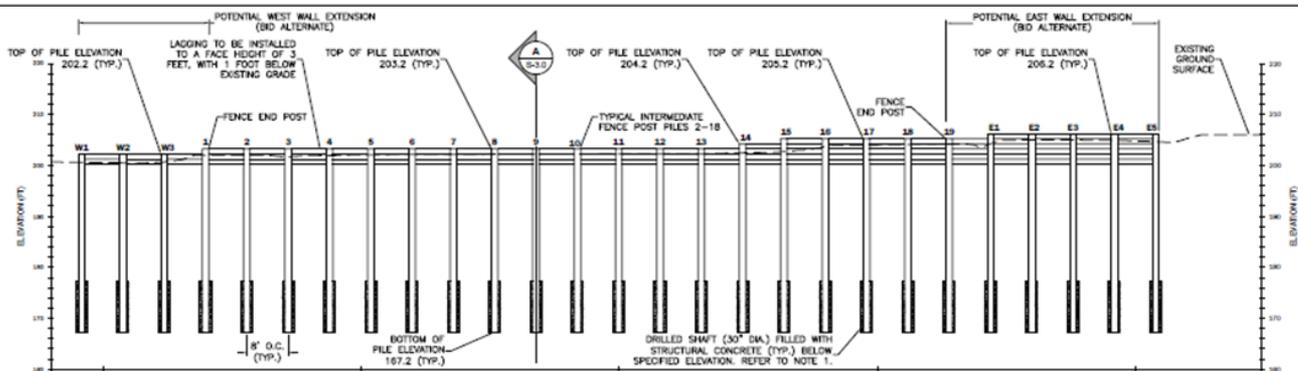


# City Projects-Construction

- Taylor Park Retaining Wall  
(up to 8 feet exposed, ≈40 feet embedment)



PLAN



ELEVATION

NOTE:  
1. TOP OF STRUCTURAL CONCRETE WALL TERMINATE 10- FEET ABOVE PILE TIP ELEVATION. ANNULUS ABOVE STRUCTURAL CONCRETE TO BE FILLED WITH LEAN MIX CONCRETE.

HORIZONTAL SCALE 1" = 20'  
VERTICAL SCALE 1" = 10'

Revision	Description	Date	By	Chk	App

DESIGNED	JSS	DATE	11/06/2014	FILE NO.	8298/0002
DRAWN	TW	SCALE	AS NOTED		
CHECKED	KJC				




SITE PLAN AND SOLDIER PILE LAYOUT		SHEET
TAYLOR PARK LANDSLIDE EVALUATION AND MITIGATION -		
SOLDIER PILE WALL DESIGN COE CLEMMONS CREEK DUWALL, WASHINGTON		

S-2.0

# City Projects-Design/ Main Street South



## Current Status

- JARPA submitted
- NEPA submitted
- ROW acquisition underway
- SEPA (Duvall) coming soon.
- WSDOT Channelization plan review submitted

## SR 203: Coe Clemons Creek Bridge 203

