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December 16, 2024

Colleda Monick
Senior Planner
HLA, Planner on behalf of City of Cle Elum
119 West 1st Street
Cle Elum, WA 98922

Re: Bullfrog Flats – Minor Modification
CORE Project No. 24019

Dear Colleda Monick:

The Bullfrog Flats project has an existing Development Agreement (DA) in place, which was established in 2002. As a part of the development extension request, we respectfully request three minor modifications to the agreement.

Modification #1
As outlined in Section 7 of the development agreement, the standards for lot coverage are currently limited to 45% for all single-family detached lots and 60% for all multifamily lots, including townhomes. These limits are lower than both current industry standards. Additionally, the vision for this neighborhood is to offer a diverse range of housing types that are both affordable and attractive to year-round residents. To achieve this objective, we respectfully request an increase in the lot coverage to 60% for all single-family detached lots and 75% for all multifamily lots.

Modification #2
As outlined in Appendix D of the development agreement, the standards for impervious cover are currently limited to 50-55% for all single-family detached lots and 85% for all multifamily lots. With the proposed increase in lot coverage, there will be a corresponding rise in overall lot imperviousness. For the reasons outlined previously, this adjustment is essential to create a well-developed and desirable neighborhood.
To support this objective, we respectfully request an increase in impervious cover to 70% for all single-family detached lots. The existing 85% limit for multifamily lots is considered sufficient, and no increase is proposed for these lots. Additionally, it is important to note that all impervious surfaces, including the requested increase, will be managed and mitigated through the stormwater infrastructure design for each site, ensuring no associated risk.

Modification #3
As outlined in Section 7 of the development agreement, front-entry garages for single-family detached lots are subject to a limitation that restricts the total width of garage doors to no more than 50% of the front façade width. The proposed homes for this project will vary in width, ranging from 30 to 60 feet or

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more. The 50% restriction would force narrower homes to accommodate only a single-car garage, which may not be ideal for future homeowners or the City. This limitation could lead to increased on-street parking, which is intended for guests or temporary use. Additionally, the restriction would prevent the inclusion of a three-car garage in larger homes. Given the site's location and the common outdoor activities in the area, additional garage space would be beneficial for homeowners.
To support this goal, we respectfully request the removal of the limitation on garage door width in relation to the front façade. The development regulations include a modulation requirement for the front of the house, which ensures that the garage doors will be deemphasized, maintaining the visual appeal of the streetscape.

Modification #4
The original DA outlined a large, 10-acre lake and clubhouse as central features of the site. The lake was to be manmade, with the agreement specifying that it could not be fed by stormwater, requiring the use of domestic water sources. However, through discussions with the City and community members, it has become clear that a lake is not the preferred amenity. There is a strong desire for public active amenities from all parties involved.
In light of this feedback, we respectfully request a minor modification to the development agreement, replacing the clubhouse and lake with a large public park. The specific amenities to be included within the park will be determined through future collaboration with the City Parks Department, City Planning, Public Works, and the applicant team. The overall size of the space will remain as originally stipulated in the development agreement, with only the proposed uses being subject to change.

Modification #5
Under condition 39 of the development agreement, it is stipulated that all parks are to be designated as public spaces, dedicated to the City for ownership and ongoing maintenance. However, following discussions with the City, it has been determined that the smaller pocket parks, those compact green spaces within the neighborhoods, are not suitable for public use due to their limited size. Furthermore, maintaining these small parks would impose an undue burden on the City. In light of this, we propose that the pocket parks be privately owned and maintained by the Homeowners' Association (HOA). It should be noted that the large central park, as referenced in Modification 4 above, is excluded from this proposal and will remain publicly owned and maintained.

Sincerely,

CORE DESIGN, INC.

Holli Heavrin, P.E.
Principal, Senior Project Manager