

A large, leafy tree stands in a green field. In the background, a city skyline is visible under a clear blue sky. The text is overlaid on the right side of the image.

# City of Newcastle Hiemstra Assemblage

COMMUNITY MEETING

THURSDAY, NOVEMBER 18, 2021



# Agenda

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- Ground Rules
- Project Team
- Timeline
- Project Overview
- Questions & Comments

*This presentation will be recorded and posted on the webpage*

[https://newcastlewa.gov/departments/community\\_development/hiemstra](https://newcastlewa.gov/departments/community_development/hiemstra)



# Ground Rules

## WHAT TODAY IS

- An opportunity to connect!
- A discussion of a draft, proposed project
- An opportunity to learn
- An opportunity to ask questions
- An opportunity to express ideas
- An opportunity to critique, not criticize



## WHAT TODAY ISN'T

- A debate of existing policy
- An opportunity to criticize efforts
- An opportunity to discuss topics other than this project



# Ground Rules



Please:

- Keep yourself muted when not speaking.
- Raise your “hand” to speak – I’ll call on you.
- Keep comments on topic.
- Be respectful of others and their opinions.
- \* Moderator reserves the right to move to the next commentor.

# Our Job is To:



Listen



Learn



Respect opinions



Answer questions, or stop and clarify, as needed



Respond to questions: today, or at another time outside of this meeting, if additional research is required



Provide Available Information



Moderate the conversation

# Project Team

DR Horton - Developer  
Kathy Orni

City of Newcastle  
Erin Fitzgibbons

Civil/Stormwater  
Core Design

Wetland Biologist  
Acre Environmental

Civil/Stormwater  
PACE

Wetland Biologist  
Shockey

Landscape  
Core Design

Arborist  
Creative Landscape  
Solutions

Landscape  
Berger Partnership

Arborist  
Layton Tree Consulting

Traffic  
Transpo Group

Geotechnical  
The Riley Group

Traffic  
TSI

Geotechnical  
ZipperGeo

Members of the  
Community

Department of Ecology

Department of Fish and  
Wildlife

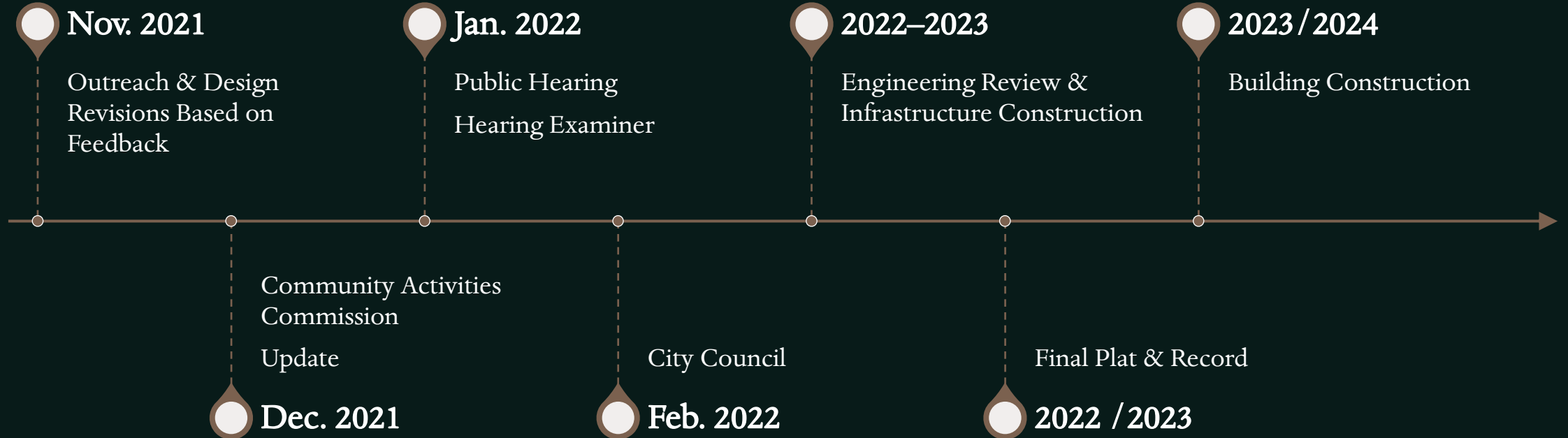
Newcastle Trails

Cities of  
Renton & Bellevue

Muckleshoot Tribe



# Anticipated Timeline



# Project Overview – Development Agreements

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1. Code Based (NMC 17.09) – i.e. Limited in potential scope.

NMC 17.09.030.C. “A development agreement may modify the following development regulations ...only to the extent the applicant can demonstrate the modification ... is necessary to provide flexibility to achieve public benefits and to provide superior outcomes than those that would result from strict compliance with applicable development regulations.”

2. May only modify specified portions of the code.
3. Must provide a Public benefit.





# So what is this project asking for & achieving?

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- The Public Benefit:

- A neighborhood park on the City's west side with trails and active space
- Park location consistent with Comprehensive Plan at no cost to the City
- Park dedicated to the City / HOA Maintenance of the Park
- Environmental protection and enhancement of wetland and stream
- Trail connection to the 112<sup>th</sup> Street Corridor & City of Renton

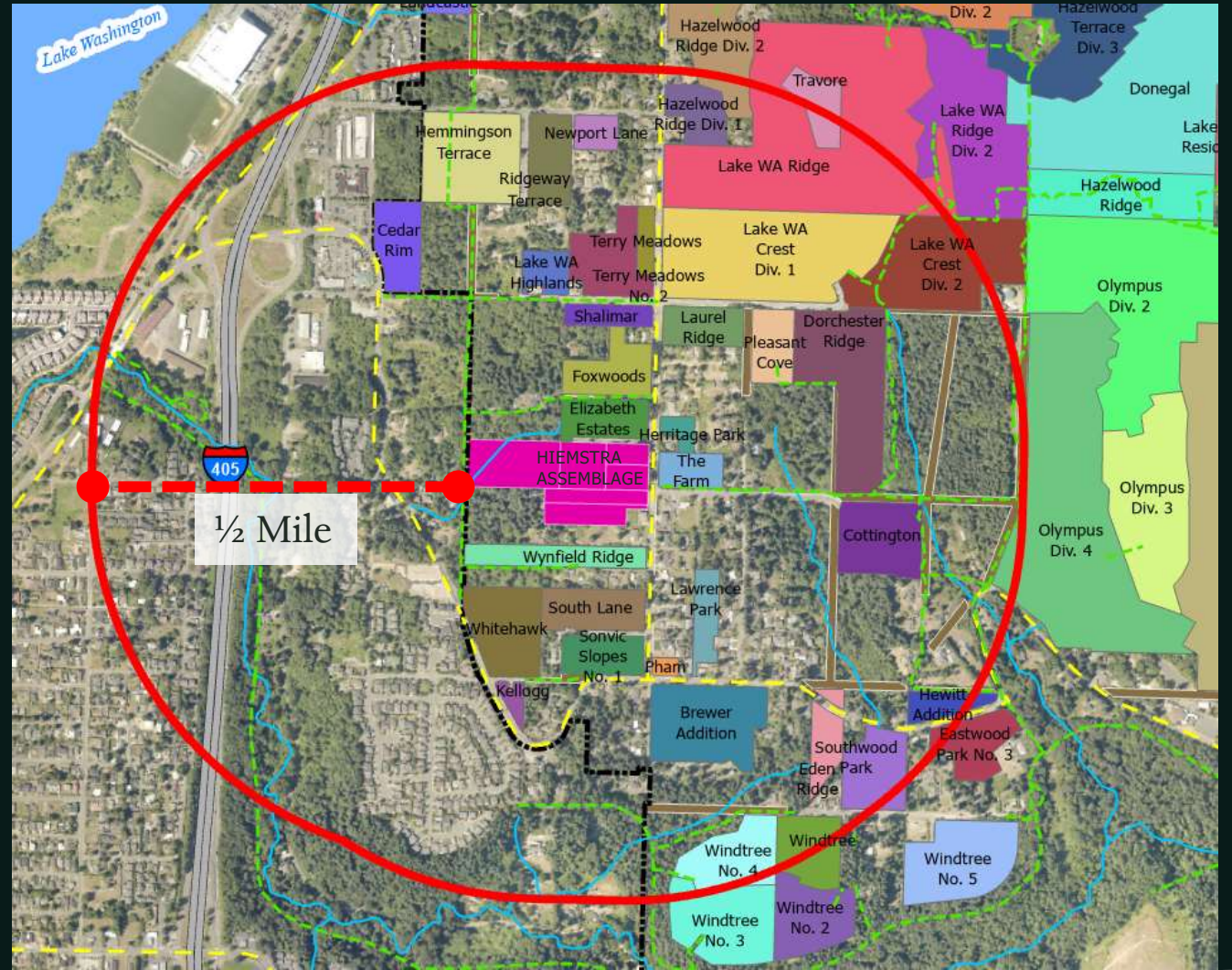
- The Ask:

- Reduced Setbacks
- Reduced Lot sizes
- Increased impervious surface on each lot (due to reduced lot size)
- Density based on full site area
- Wetland buffer reduction, but improved to exceed existing conditions



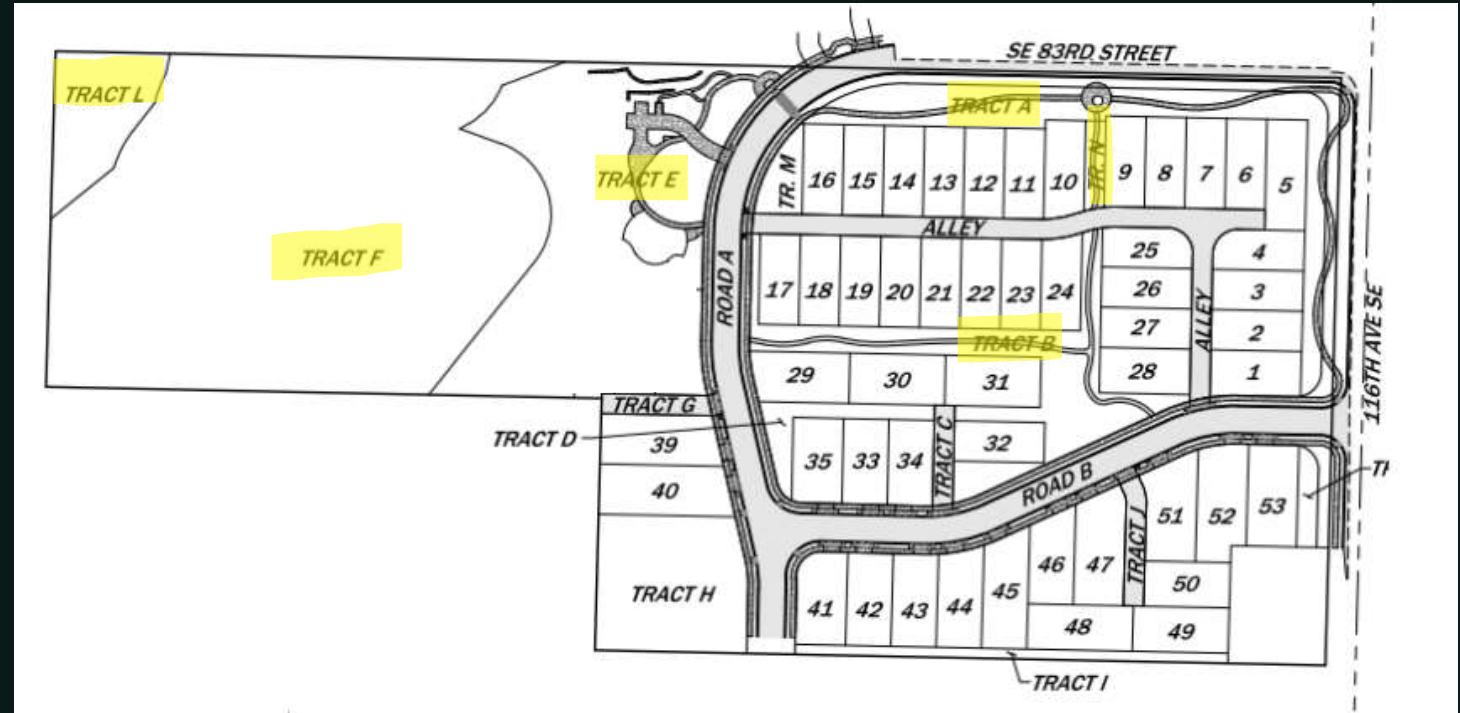
# “Neighborhood Park”

- ~2-5 acres in size
- Serves residents in ~ ½ mile radius
- Passive and active space
- No restrooms or night lighting for evening activities



# “Neighborhood Park”

- Dedication of tracts: A, B, E, F, L, N
- Total approximately: 5-6 Acres of Land Dedicated (13.69 Acres total)
- Tract E: 69,162 SF (1.6 Acres)
- Over ½ mile in trails and pathways



# Project Overview



# Project

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- Site plan
- <https://newcastle.civicweb.net/document/42227/Attachment%20%20-%20Westside%20Park%20Plan%202021-10-05.pdf?handle=ECFC43ACCC2140CE84B5BB8DC358B077>



# Comments, Questions, Discussion

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- Traffic Impacts
- Cost to Maintain Park
- Why isn't there a restroom?



# Contact

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- Erin Fitzgibbons, Associate Planner
- [erinf@newcastlewa.gov](mailto:erinf@newcastlewa.gov)
- 425.386.4117 – direct
- Email Erin to be added to the list of interested parties with "Hiemstra Party of Record" in the subject line
- Construction activity email list, email Erin to be added with "Hiemstra Construction Activity" in the subject line

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