



Planning Permit Application

LAND USE PRELIMINARY APPLICATION (LUP)

415 W 6th ST ~ Vancouver, WA 98660, P.O. Box 1995 ~ Vancouver, WA 98668, Phone (360) 487-7800

www.cityofvancouver.us

Email Completed Applications to plans@cityofvancouver.us

EXHIBIT 2

Type Of Work		
<input type="checkbox"/> Type I**	<input type="checkbox"/> Type II	<input type="checkbox"/> Type III
<input checked="" type="checkbox"/> Type IV	<input type="checkbox"/> Tree Removal Only	
Use Type (Check One Box Only)		
<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Multi-Family
<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Duplex
<input type="checkbox"/> Wireless Communications Facility (new) please see VMC 20.890		
Process Type		
<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Streamline-Type II Application Only Pre-Submittal Meeting must be completed prior to submitting this application.	

Project Site Information And Location	
Project site address:	See attached list
Suite/bldg./apt #:	
Project name:	Four Seasons North PUD Subdivision
Tax Assessor Serial Number:	See attached list
Nearest Intersection If no site address:	

Description Of Project
114 Single family residential lots

PROPERTY OWNER	
Name	Four Seasons Place, LLC
Address:	400 E Mill Plain Blvd #500
City/State/Zip:	Vancouver, WA 98660
Phone:	
E-mail:	

APPLICANT	
Name	Ginn Development, LLC Phil Wuest
Address:	7223 NE Hazel Dell Avenue
City/State/Zip:	Vancouver, WA 98665
Phone:	360-768-5032
E-mail (required):	phil@ginngrp.com

ELECTRONIC PLANS SUBMITTER*	
Name	Ginn Development, LLC Lisa Harker
Address:	7223 NE Hazel Dell Avenue
City/State/Zip:	Vancouver, WA 98665
Phone:	360-768-5034
E-mail (required):	projects@ginndevelopment.com
ePermits Username (if existing account)	projects@ginndevelopment.com

Additional Information	
Special Review Type: (If applicable)	<input type="checkbox"/> Tenant Improvement <input type="checkbox"/> Other
	<input type="checkbox"/> Unoccupied Commercial/Utility Structure
Plan Approval Type: (If applicable)	<input type="checkbox"/> Conceptual <input type="checkbox"/> Detailed <input type="checkbox"/> Hybrid
	Sewage Disposal: <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Public
Water Source:	<input type="checkbox"/> Private Well <input checked="" type="checkbox"/> Public
# of Units:	
# of Proposed Lots:	114
# of Acres:	8.77
Size:	<input checked="" type="checkbox"/> Up to 25 acres <input type="checkbox"/> Over 25 acres
New Hard Surface Area:	284,882 Sq. Ft.
Replaced Hard Surface Area:	4,758 Sq. Ft.
Total Hard Surface Area:	289,640 Sq. Ft.
Square Feet:	Ground Floor:
	Upper Floor:

Notice
<p>I/we understand that per VMC 20.210.090 (Review for Counter Complete Status), if it is determined that the application is not complete, the City shall immediately reject and return the application.</p> <p>If submitting electronically, I/we understand that if my electronic plan submission is deemed to be incomplete I will receive notification after the prescreening process and review will not begin.</p> <p>I/we agree that City of Vancouver staff may enter upon the subject property at any reasonable time to consider the merits of the application, to take photographs and to post public notices.</p>

Required Signatures	
Applicant signature: 	
Print name:	Date:
Philip J. Wuest	3/19/2019
Property Owner signature: 	
Print name:	Date:
Albert Angelo III	3/18/19

* Please note that the contact listed as "Electronic Plans Submitter" should be the individual responsible for accessing ePlans, (electronic plan review software), and will receive all ePlans correspondence.

** Type I projects may need to complete a Stormwater Applicability form.

APPLICATION SUB TYPES				
Please check all applicable boxes and enter information where necessary				
<input type="checkbox"/> Archaeological Predetermination (fill out supplemental application)				
<input type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Land Extensive	<input type="checkbox"/> Non-Residential		
	<input type="checkbox"/> Commercial Pad	<input type="checkbox"/> Unoccupied Com/ Utility Structure		
<input type="checkbox"/> Boundary Line Adjustment		# of lots to be reviewed:		
<input type="checkbox"/> Comprehensive Plan Amendment				
<input type="checkbox"/> Conditional Use Permit	Type of Use:			
	Civil Review required?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Covenant Release				
<input type="checkbox"/> Critical Areas Permit	<input type="checkbox"/> Minor Exception		<input type="checkbox"/> Reasonable Use	
	Area Types:			
	<input type="checkbox"/> Fish & Wildlife		<input type="checkbox"/> Freq. Flooded	
	<input type="checkbox"/> Geological Hazard		<input type="checkbox"/> Wetlands	
<input type="checkbox"/> Design Review (contact case manager for submittal requirements)	<input type="checkbox"/> Vancouver Central Park			
	<input type="checkbox"/> Downtown		<input type="checkbox"/> Exterior Mod. Only	
<input type="checkbox"/> Development Agreement (see VMC 20.250 for requirements)	<input type="checkbox"/> Initial Agreement			
	<input type="checkbox"/> Modification			
	<input type="checkbox"/> Extension			
<input type="checkbox"/> Engineering Variance Request / Road Modification (see supplemental checklist)	<input type="checkbox"/> Administrative			
	<input type="checkbox"/> Design Major			
	<input type="checkbox"/> Technical / Minor			
<input type="checkbox"/> Historic Preservation * (contact case manager for submittal requirements)	Historic Type:			
	<input type="checkbox"/> Major Modification			
	<input type="checkbox"/> Place Property on Registry			
	<input type="checkbox"/> Special Valuation			
	Register Type:			
	<input type="checkbox"/> State		<input type="checkbox"/> Local	
<input type="checkbox"/> National				
<input type="checkbox"/> Human Services Siting Request (fill out supplemental application)				
<input type="checkbox"/> Joint Use Parking Agreement (see VMC 20.945.030 for requirements)				
<input type="checkbox"/> Legal Lot Determination	# of lots to be reviewed:			
<input type="checkbox"/> Master Plan Public Facilities				
<input type="checkbox"/> Modification	Modification Type:			
	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Minor		
		<input type="checkbox"/> Major		
	<input type="checkbox"/> Mixed Use Master Plan			
	<input type="checkbox"/> Public Facilities Master Plan			
	<input type="checkbox"/> Planned Unit Development			
	<input type="checkbox"/> Post Decision Review Type: <input type="checkbox"/> Planning <input type="checkbox"/> Planning and Engineering			
<input type="checkbox"/> Planned Unit Development / Master Plan	<input type="checkbox"/> Commercial			
	<input type="checkbox"/> Mixed			
	<input type="checkbox"/> Residential			
<input type="checkbox"/> Preliminary Land Division				
Plat Alteration?		<input type="checkbox"/> Yes	<input type="checkbox"/> No	

<input type="checkbox"/> Preliminary Site Plan Review	<input type="checkbox"/> Commercial Pad	<input type="checkbox"/> Land Extensive
	<input type="checkbox"/> Non-Residential	<input type="checkbox"/> Residential
	<input type="checkbox"/> Unoccupied Comm'l/Utility Structure	
<input type="checkbox"/> Shoreline Permit	Request Type:	
	<input type="checkbox"/> Conditional Use	
	<input type="checkbox"/> Variance Request	
	<input type="checkbox"/> Substantial Development	
	Shoreline Designation:	
	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Natural
<input type="checkbox"/> High Intensity	<input type="checkbox"/> Med. Intensity	
<input type="checkbox"/> Urban Conservancy		
<input type="checkbox"/> Similar Use Determination * (see VMC 20.160.030 for requirements)		
<input type="checkbox"/> Statement of Exemption*	Exemption Type:	
	<input type="checkbox"/> Shoreline Permit	
	<input type="checkbox"/> Critical Area Permit	
	Exemptions Requested: (Critical Areas only)	
	<input type="checkbox"/> Fish & Wildlife	<input type="checkbox"/> Wetlands
<input type="checkbox"/> Geological Hazard	<input type="checkbox"/> Frequently Flooded	
<input type="checkbox"/> State Environmental Policy (SEPA) (fill out supplemental application)	Use Type:	
	<input type="checkbox"/> Single Family	<input type="checkbox"/> Other
	SEPA Type:	
	<input type="checkbox"/> Grading	<input type="checkbox"/> Non-Projects
	<input type="checkbox"/> Other	<input type="checkbox"/> Site Plan (RES)
	<input type="checkbox"/> Land-division or PUD	
<input type="checkbox"/> Temporary Use * (see VMC 20.885 for requirements)	Temporary Use Type:	
	<input type="checkbox"/> Commercial/Industrial	
	<input type="checkbox"/> Unforeseen Emergency	
	<input type="checkbox"/> Seasonal or Special Event	
	<input type="checkbox"/> Model Home	
	<input type="checkbox"/> Temp Sales Office	
<input type="checkbox"/> Tree Plan (see VMC 20.770.050 for requirements or see submittal requirement document for additional information)	<input type="checkbox"/> Level 1	<input type="checkbox"/> Level 2
	<input type="checkbox"/> Level 3	<input type="checkbox"/> Level 4
	<input type="checkbox"/> Level 5	<input type="checkbox"/> Level 6
	<input type="checkbox"/> Level 7	
<input type="checkbox"/> Variance	Total # of Variance Requests:	
<input type="checkbox"/> Zoning Certification* (see submittal checklist for additional information)	Year Built:	
	Footprint/Lot Coverage:	
	Existing Bldg. Height:	
	Existing # Parking Spaces:	
<input type="checkbox"/> Zoning Verification * (see submittal checklist for addtl information)		
<input type="checkbox"/> Zoning Change	Change Type	With Comp Plan Change?
	<input type="checkbox"/> Map Change	<input type="checkbox"/> Yes
	<input type="checkbox"/> Code Change	<input type="checkbox"/> No
	Proposed Zoning:	

*These application sub-types must be submitted as a separate LUP application. They may not be bundled with other sub-types.

**Four Seasons North PUD Subdivision
(PRJ-161559)
Preliminary Plat and Site Plan Narrative**

BACKGROUND

The Four Seasons North PUD Subdivision project site is zoned R- 22 and consists of six existing legal parcels (tax lot numbers: 162742-014, 162742-026, 162742-028, 162742-030, 162742-032, 162742-034) containing a total of 8.77 acres. The site is surrounded by R-18 and CC zones. This project proposes to subdivide the site into 114 single-family residential lots for a mix of attached and detached homes.

The R-22 zone allow single-family attached and detached dwelling units. Table 20.420.030 – 1. Under the Planned Development ordinance, VMC 20.260, Single-family attached and detached dwellings in the R-22 zone are subject to Section 20.260.020.B.1.a(2). The Applicant is proposing that the detached homes in the subdivision be approved, pursuant to 20.910.050 VMC, for zero lot line buildings. The R-22 zone allows single-family detached dwelling units provided the minimum required residential density is met, on an overall project basis.

The proposal includes zero lot line detached single-family dwelling units. The single-family lots vary in size from 1451 square feet to 3140 square feet. The average lot size for the project is 1846 square feet. Installation of streets, mostly private, and associated public infrastructure will be a part of this development.

The vision for this project is to provide a small-lot primarily detached single family neighborhood with above-average open space, an appealing multi-use green street down the center spine, and an inviting street presence on NE 28th Street. The Applicant is attempting to accomplish this and still maintain relatively affordability for working families by economizing on land and building size. This necessarily means modified development standards to fit family housing on smaller lots.

KEY ISSUES HIGHLIGHTED IN THE PRE-APPLICATION CONFERENCE REPORT

- Site is located within the 112th Avenue Corridor Plan Area.
- Site is covered by a DA as part of the comprehensive plan amendment and zone change.
- Application must show how the proposed subdivision meets fire access requirements.
- Pedestrian access needs to be shown to the east.
- Certain adjustments are requested through the Planned Development ordinance.

ZONING DISTRICT (VMC 20.420)

The site is zoned R-22 - High Density Residential. The R-22 zoning district is designed to accommodate attached and detached single-family dwellings. This proposal conforms to the requirements of this code section.

Development Standards (VMC 20.420.050)

	Standard	Proposed
Minimum Lot Size	1500 s.f.	1451 s.f.
Minimum Lot Coverage	50%	<50%
Minimum Lot Width	20'	20'
Minimum Lot Depth	50'/60'	67'
Maximum Building Height	50'	<50'
Minimum Landscape Area	10%	>10%
Minimum Setbacks		



Front Yard	10'	10'
Rear & Through Yard	0'/5'	>5'
Side Yard	0'/5'	5'
Street Side Yard	10'	5' & 10'
Garage/Carport from Street	18'	18'
Garage/Carport from Alley	5'	5'

DENSITY

R-22 Parcels Density Calculations

381,969 Sf Or 8.77 Acres Gross Site Area

-Max Density = 22 Units/Acre

8.77 X 22 = 192.94 Units Max

250,076 Sf Or 5.74 Acres Net Site Area (Gross - R/W (public & private access) & Stormwater Tracts)

-Minimum Density = 18.1 Units/Acre

5.74 X 18.1 = **103.89 Units Minimum**

Density Summary: 114 Units Total

8.77 Acres Gross Area

0.90 Acres Right-of-way Dedication (Public)

2.58 Acres Private Access Tracts & Easements (Private Roads, Alleys & Green Street)

0.45 Acres Stormwater Facilities

1.15 Acres Open Space (Tracts & Easement along NE 28th Street)

0.21 Acres Parking Tracts

5.74 Acres Net Site Area (Gross – R/W, Access & Storm Tracts)

114 Units/ 5.74 Acres = **19.86 Units/Acre Net Density**

Parking Summary (VMC 20.945):

0.21 Acres Parking Tracts with 59 off-street guest parking spaces

47 on-street guest parking spaces

44 Lots with 2 car garage (no driveway stalls) = 88 spaces

70 Lots with 2 car garage & 2 car d/w = 280 spaces

368 Total On-Lot spaces + 106 Total Guest spaces = 474 Spaces Total

1 parking spaces per single family unit required = 114 spaces

1 guest space per 3 units = 38 required spaces

Total required parking = 152 spaces (368 provided)

PROJECT PHASING

This project will not be phased.

DEVELOPMENT AGREEMENTS (VMC 20.250)

This project has a development agreement recorded in association with the comprehensive plan amendment and zone change, Ordinance No. M-4251. The DA includes conditions for future development review.

- A comprehensive parking study that examines public safety and mobility implications based on reasonable assumptions of residents or visitors use of garages, driveways, alleys or streets for parking. Based on the results of the parking study, the City may require the developer to provide additional parking spaces above current parking standards.



- Compliance with applicable fire access requirements, including implications for any homes proposed for alley access only.
- Compliance with transportation standards, including a traffic analysis demonstrating consistency with intersection performance and capacity standards, and revisions to the proposed street network if necessary, to meet those standards.
- Provisions to ensure home frontages are as envisioned in the applicant's concept plan and supporting materials submitted, particularly on 28th Street and the associated planter strip, plantings, and detached sidewalk.
- Provisions to ensure compliance with applicable 112th Corridor Subarea Plan Design Guidelines, such as F.2 limitations on fence height to 36 inches as applied particularly to 28th Street, and internal pedestrian connections.
- Options to facilitate variety and/or openings in any proposed extended and unbroken rows of housing, along 28th Street and within the development.
- If multi-family densities are proposed to be achieved through single family structures, design provisions shall be incorporated to achieve subarea plan building design guidelines overall intent of reducing scale and adding visual interest, particularly on 28th Street. Homes in the development should be comparable in terms of articulation and design quality to Four Seasons North Illustrative Concept materials submitted on July 25, 2018.
- Provisions to facilitate tree retention consistent with the 112th Corridor Subarea Plan.
- A requirement to record against the properties covenants, conditions and restrictions that will impose a design review process to ensure all landscaping and building on the proposed development complies with design restrictions and maintenance requirements set forth in the final land use decision approving development of the subject property and that will require future property owners to maintain all private common open areas through a Homeowners Association.
- A requirement to ensure pedestrian access is provided from NE 25th Street envisioned in the southwestern portion of the rezone site to the NE Angelo Drive roundabout. (to be provided with the Four Seasons Terrace subdivision project, 2019)

The Four Seasons North PUD Subdivision development proposal meets the above conditions by providing street parking and parking in several private tracts for residents or visitors, has complied with fire access requirements, is consistent with intersection performance and capacity standards, home frontages are shown on the concept plan, complies with applicable 112th Corridor Subarea Plan Design Guidelines, homes will vary, and trees are being retained on-site, a home-owners association will ensure that landscaping and buildings will be maintained. A pedestrian access has been provided from NE 25th Street to the NE Angelo Drive roundabout with the Four Seasons Terrace Subdivision (under separate application from this PUD (PRJ-161378/PIR-71984)).

SUBDIVISIONS (VMC 20.320)

Section 20.320.010 - Purpose.

- This project promotes effective utilization of land and infrastructure, makes adequate provision for housing, and follows established procedures for the subdivision of land.

Section 20.320.015 - Applicability.

- As a land partition of more than 10 lots, this project qualifies as a subdivision.

Section 20.320.040 - Approval Criteria.

Approval criteria. To grant approval of a preliminary short subdivision or subdivision, the applicant must demonstrate compliance with all of the following criteria:

- A. Public facilities provision. Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for transportation, water,*



storm drainage, erosion control and sanitary sewage disposal methods that are consistent with the City's current ordinances, standards and plans;

- Appropriate provisions for public facilities have been made for this project as identified in materials submitted with the application, including a traffic impact study, stormwater plan, erosion control plan and appropriate provision to access public water and sanitary sewer systems. The project will install private streets to serve the development and install frontage improvements (detached sidewalk and planting strip) on NE 28th Street. The project will also extend utilities to and through the site to serve the needs of the development. Existing sewer and water systems have sufficient capacity to serve this development. The project will manage stormwater runoff in accordance with the Stormwater Manual for Western Washington and will also be developed using appropriate erosion control methods. The project will pay all applicable traffic, park, and school impact fees prior to issuance of building permits.
- B. *Proposed improvements.* *Appropriate provisions have been made for proposed streets, alleys and public or private ways, utilities and other improvements that are consistent with the City's current ordinances, standards and plans, and Department of Health and/or Washington State Department of Transportation standards and plans, where applicable;*
- Appropriate provisions for proposed improvements have been made for this project.
- C. *Open space and dedications.* *Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for open space, parks, schools, dedications, easements and reservations;*
- Appropriate provisions for open space and dedications have been made for this project. This project will also pay traffic, park, and school impact fees.
- D. *Physical characteristics.* *The design of the proposed short subdivision or subdivision site has taken into consideration the physical features of the site, including but not limited, to: topography, soil conditions, susceptibility to flooding, inundation or swamp conditions, steep slopes or unique natural features such as wildlife habitat or wetlands;*
- The project will be developed on structural fill and native soils. A geotechnical report has been submitted with this application. There are no steep slopes.
- E. *Re-platting of existing subdivisions.* *When re-platting an existing subdivision, the short subdivision or subdivision shall comply with all of the terms and conditions of the existing subdivision's conditions of approval;*
- Not applicable.
- F. *Compliance with all requirements of this title.* *The proposed short subdivision or subdivision complies with all applicable requirements of this title unless modified through the approval; and*
- This project complies with all the requirements of this title.
- G. *Compliance with State requirements.* *That the proposed short subdivision or subdivision complies with the requirements of RCW 58.17.110.*
- This project complies with all the requirements of RCW 58.17.110.



PLANNED DEVELOPMENTS (VMC 20.260)**Chapter 20.260 Planned Developments****20.260.010 Purpose**

This proposal seeks to create a cohesive planned community for families that desire to live close to live in the Four Seasons activity center in the heart of east Vancouver. The community is planned to two-level attached and detached housing, two-car garages, well designed and finished homes with on-site open space amenities and convenient proximity to groceries, retail opportunities and health care services. The homes may be purchased by any buyer, but the Applicant believes that the homes will be particularly attractive to first time home buyers that want to live close to urban services and amenities.

Planned Developments, Applicability:

A. Applicable in all zones.

The planned development is a development vehicle that may be used in all base zoning districts except in the Park, Greenway and Natural Area districts.

The applicant is proposing a planned development on land with zoned R-22; planned developments are allowed in this zone. This proposal still includes higher than average open space, smaller lots with smaller family homes and proposed amenities that will appeal to a range of buyers. Front porches and alley-load garages will aid in creating and maintaining community as owners take possession of homes and get to know their neighbors.

Planned Developments, Permitted Uses:

B. Permitted uses

The applicability provisions at 20.260.020.B.1.a.(1) and (2) indicate single-family detached residential units and two or more single-family attached residential units are allowed by right within planned developments in the R-9 zone. This section also indicates a 5% density bonus is allowed per the provision of 20.260.060 (D).

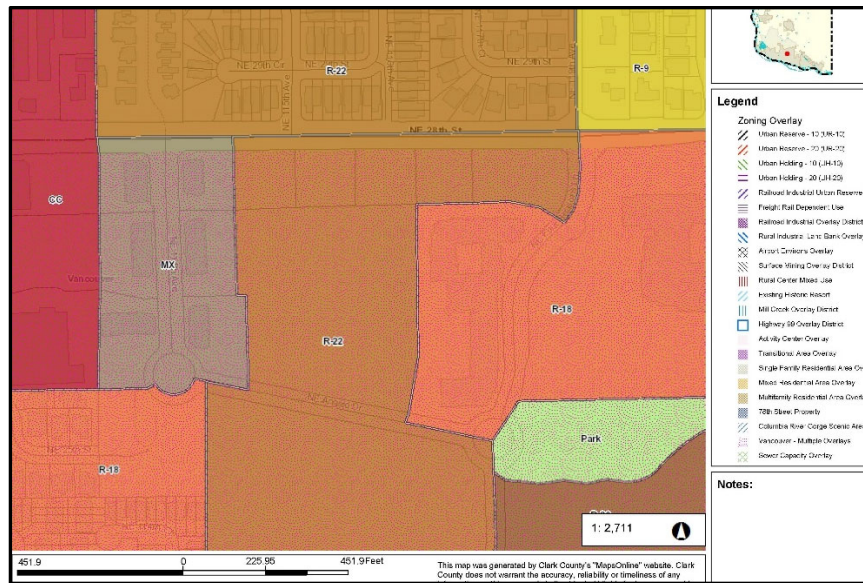
Planned development are allowed on the subject site. Thirty two attached single-family residential units and 82 detached single-family unit are proposed.

Specific 20.260.050.A Approval Criteria

1. *Content.* The concept plan contains all of the components required in Section [20.260.070](#). Compliance with all applicable standards. The proposed development and uses comply with all applicable standards of the Title, except where adjustments are being approved as part of the concept plan application, pursuant to Section [20.260.030](#) (D)(2).

The application includes a vicinity map. Surrounding land uses include retail commercial to the west, multifamily residential to the south, senior living, a public park and public school to the east. North of NE 28th Street is a single family detached neighborhood.





2. *Architectural and site design.* The proposed development demonstrates the use of innovative, aesthetic, energy-efficient and environmentally-friendly architectural and site design.

The proposed development demonstrates the use of innovative, aesthetic, energy-efficient and environmentally-friendly architectural and site design. The proposed development is 100% alley loaded and will offer several different small-lot building types. The project incorporates a modified green street, good pedestrian permeability and open spaces.

3. *Transportation system capacity.* There is either sufficient capacity in the transportation system to safely support the development proposed in all future phases or there will be adequate capacity by the time each phase of development is completed.

Please see the traffic study.

4. *Availability of public services.* There is either sufficient capacity within public services such as water supply, police and fire services, and sanitary waste and storm water disposal, to adequately serve the development proposed in all future phases, or there will be adequate capacity available by the time each phase of development is completed.

As noted in the pre application report, public services are available.

5. *Protection of designated resources.* City-designated resources such as historic landmarks, significant trees and sensitive natural resources are protected in compliance with the standards in this and other Titles of the VMC.

This project will be designed and implemented consistent with the City's 112th Subarea Plan.

6. *Compatibility with adjacent uses.* The concept plan contains design, landscaping, parking/traffic management and multi-modal transportation elements that limit conflicts between the planned development and adjacent uses. If zoning districts are shifted per Section [20.260.020\(C\)](#) VMC, there

shall be a demonstration that the reconfiguration of uses is compatible with surrounding uses by means of appropriate setbacks, design features or other techniques.

The proposed higher-density single family use is entirely consistent with surrounding land uses.

7. *Mitigation of off-site impacts.* All potential off-site impacts including litter, noise, shading, glare and traffic, will be identified and mitigated to the extent practicable.

These will be established and addressed through the development review process.

Requested Adjustments: VMC 20.260.050.B

Associated with the planned development, an adjustment is requested to the maximum lot coverage standards allowed in R-22 zone. A second adjustment is also requested for a reduction in the minimum lot size. The third adjustment is related to the driveway depths and how the maneuvering area required under Table 20.420.00, note #4, is measured.

Adjustments to numerical development standards may be processed as part of the request for concept if the applicant can demonstrate compliance with all of the following approval criteria:

1. The adjustment(s) is warranted given site conditions and/or characteristics of the design.
2. The benefits accruing from the implementation of the adjustment outweigh any potential adverse impacts.
3. Any impacts resulting from the adjustment are mitigated to the extent practical.

Because the site is proposed for narrow lots and more than 50% of the lots will be provided alley access (discussed in more detail below), the base zone lot coverage is 65% on the R-22 portion of the site pursuant to VMC 20.927.050. This Planned Development proposal requests an adjustment to 75% lot coverage. The purpose of the lot coverage request is to accommodate single family homes with two-car garages that are large enough to house a family. This development will consist of relatively large homes on smaller lots. The homes will include two-car garages and well-design living space for a family. While the outside area on each lot is minimal with 75% lot coverage, the property is that is available will be located around the front porches and creating a welcoming environment. There is also emphasis on having green/open space throughout the development, including a hybrid street through the center of the project that, when combined with the private areas on the fronting homes, will be an amenity the entire community can enjoy.

Lot Coverage Adjustment:

The requested adjustment would increase lot coverage from the base zone amount to 75% to provide for sufficient ground-floor building homes large enough for families, two-car garages and front porches. A portion of the increased lot coverage will be allocated to inclusion of front porches which are allowed under City code in the front yard setback area where homes are alley loaded.

The site design is based on meeting the minimum allowable density (104 units) on smaller lots and targeting the underserved market segment for relatively affordable entry-level homes for entry level buyers and/or homes for downsizing baby boomers. Generally, proposed lot sizes range from 1451 square feet for some of the proposed attached homes to around 1750 square feet for the single family detached portion of the project, although three of the proposed lots are smaller than the 1,500 square foot minimum (going to 1451 sqft on the smallest, see lot size adjustment below). Conditioned living space for a three bedroom home will typically be about 1550-2260 square feet (average of around 1800) and a



two-car garage (necessary, we believe, due to the location of the property) will be approximately 460 square feet. If we construct a 1,700 square foot home with a 400 square foot garage, we'll need a total of 2,100 square feet of building space. One-half of that is 1050 square feet. Add a 250 square foot front porch and there will be a ground-floor footprint of 1,300 square feet. 1,300 is just under 75% of the proposed lot size of 1,750 square feet for most of the detached homes.

75% lot coverage will allow for around 2000 square feet buildings (total living space), including garages, which allows for a reasonable family home design. Including front porches on the alley load lots is an additional community amenity that the Applicant believes will help to create character and livability and the front porches will count against allowable lot coverage.

Because the Applicant is seeking to both meet minimum density and provide housing in an underserved market segment, the adjustment is warranted to accommodate the proposed community design. No impacts are anticipated to surrounding property because the project is buffered by roads and higher density/intensity uses on all sides.

The use of maximum lot coverage percentages in the zoning code is interesting in light of minimum and maximum lot dimensions, densities and setbacks. It is an issue that is not addressed in the City's narrow lot code but probably should be. More affordable housing for both those entering the housing market for the first time and for those families downsizing from larger homes is lacking in Vancouver. In this case, higher lot coverage will allow for a lower price point in exchange for smaller individual yards.

Through the Planned Development ordinance, we are proposing to build homes with smaller yards but more community open space and off-site guest parking. The proposed development includes 10% open space on several private tracts and pedestrian connections that provides access to and through the site to nearby retail opportunities, the elementary school and public park. The project also proposes guest parking in several private tract areas and significant opportunities for on-street parking in front of homes because of the alley-load design. Overall, there will be 467 parking spaces for the 114 units, including the combined 108 on-street and guest parking spaces; a ratio of .95 guest spaces for each of the proposed 114 dwelling units. Only 152 parking spaces are required by city code. This project has far exceeded that.

As noted above, the community design includes significant open space and parking and will meet all setback requirements under the code. The goal of increasing lot coverage is to build entry-level homes for families, and to do so on smaller, more urban lots. In this context, the impact of smaller yards is mitigated by including more community space and parking. The benefit is a housing product in very short supply in the City of Vancouver.

Minimum Lot Size Adjustment:

As noted above, three of proposed lot are also just under the minimum lot size of 1,500 square feet. The requested adjustment would decrease the minimum lot size from 1,500 sf to 1451 sf for those three lots. Those three lots are all internal units on the four plexes proposed on the north side of the project on the 28th Street frontage. As interior lots on a 4-plex the adjustment will not be noticeable and will have no adverse effect on any surrounding property.

Maneuvering space for driveways and alleys



Driveway depths are proposed at 18 feet off of the alleys. Table 20.420-050, note #4 explains there must be a minimum of 20 feet of maneuvering space from entrance edge of garage/carport to approved edge of alley. Because the alleys have been widened from 16 feet to 20 feet for emergency vehicle requirements this standard cannot be met. There is still 38 feet of maneuvering area for cars to turn across the alley and into their garages. The proposed 18 foot deep driveways and 20 foot wide alleys will provide the same maneuvering areas as the narrow lot 16 foot wide alley and 20 foot deep driveways. All three of the approval criteria have been satisfied for this requested adjustment.

ZERO LOT LINE (20.910.050, 20.910.050.A)

The project incorporates the zero lot line provisions contained in 20.910.050. 20.910.050.A states the minimum setback on the adjacent lot to the zero-setback side yard lot shall be either zero or 5 feet. The proposal will meet the requirement of that code section by recording the required easements and covenant and incorporating the required building design provisions.

Front yard and rear yard setback requirements in the base zone setback shall not apply to structures on the interior of the project except that any garage facing a street shall be set back a minimum of 18 feet from the front or side street property line.

All buildings will meet the front and rear yard setback standards as modified by the narrow lot standards (including allowance of front-porch encroachment into the setback) and the zero lot line standards.

All other provisions of the base zone shall apply except as modified pursuant to this Chapter, except for maximum height for which a variance shall be sought, as governed by Chapter 20.290 VMC.

112TH AVENUE CORRIDOR DISTRICT (VMC 20.691)

- This project falls within the 112th Avenue Corridor District and the project complies with the goals, objectives and design guidelines of the corridor plan. Affordable single-family housing was identified in the corridor plan as a high demand use for the future. This project will help meet that future need. This project is providing open space that also complies with the corridor goals. Pedestrian and vehicular cross-circulation were also identified as important objectives within the corridor. This project provides a pedestrian connection to the east and to the north. The project connects to 112th Avenue via Four Seasons Lane and NE 23rd Street. The applicant has worked with city staff to address the corridor plan goals.
- This project enhances the character and identity of the 112th Corridor Subarea and improves property values all around.
- The site design incorporates several of the applicable design guidelines into the overall plan, including building placement, common open space, access, green street, sidewalks, pedestrian connections, building design and landscaping and meets the intent of the 112th Corridor Design Guidelines.
- The proposed street pattern, frontage design, proposed location for the majority of on-site parking and building orientation all help to create an active and safe pedestrian environment, enhance the appearance of internal streets, and mitigate the visual impacts of parking.
- Pocket parks a green street and a variety of housing types are proposed with this development, all of which enhance its consistency with the Plan and the Design Guidelines.

ARCHAEOLOGICAL RESOURCE PROTECTION (VMC 20.710)

- The purpose of this ordinance is to encourage the identification and preservation of cultural, archaeological, and historic resources consistent with the Growth Management Act of 1990 as well as the Vancouver Comprehensive Plan. This project is located within an area of high probability for discovery of archaeological resources; the site is over 5 acres in size. The archaeological predetermination was prepared by a profession archaeologist as defined by the



state of Washington in RCW 27.53.030(8). The predetermination survey was negative of any findings. No additional site work is required. However, if any cultural or historical resources are discovered during construction activity, construction shall cease until a qualified archaeologist assesses the find. This applicant will contact all applicable authorities.

CRITICAL AREAS PROTECTION (VMC 20.740)

No wetland, habitat or critical areas exist on site.

TREE CONSERVATION (VMC 20.770)

- The site contains a few existing street trees around the perimeter of the site as well as grasses. A Level IV Tree Plan is included with this application. Most of the grasses on the site will be removed to accommodate the grading activities required to develop the site. All possible trees will be preserved on NE Angelo Drive and adjacent streets.

SEPA (VMC 20.790)

- A SEPA Checklist is included with this application.

IMPACT FEES (VMC 20.915)

- Transportation impact fees will be paid with development at a rate of \$223 x the number of average daily trips x .85.
- Overlay transportation impact fees will be paid with development at a rate of \$10 x the number of average daily trips x .85.
- School impact fees will be paid with the development at a rate of \$6,100 per single family unit and \$7,641 per multi-family unit.
- Park impact fees will be paid with the development at a rate of \$2,142 per single family unit and \$1,565 per multi-family unit.
- Impact fees are due at the time of building permit or as required by the City.

LANDSCAPING (VMC 20.925)

- Landscape area of 10% or more is required.
- Street trees and vision clearance triangles are shown along public streets.
- A Landscape/Level IV Tree Plan is included in this application which demonstrates compliance with the landscaping requirements.

PARKING AND LOADING (VMC 20.945)

- A minimum of one parking space per single-family dwelling unit is required. All homes in the project will have alley-load 2-car garages. Of the 114 total dwelling units, 70 (62%) will also have 2-car parking aprons off the alley. The other 44 (38%) will have just the 2-car garage directly off the alley. New on-street parking on internal private roadways will provide 49 more spaces for residents and guests. There will be an additional 59 parking spaces in off-street tracts owned and maintained by a homeowner's association. Overall, there will be 467 parking spaces for the 114 units, including the combined 108 on-street and guest parking spaces; a ratio of .95 guest spaces for each of the proposed 114 dwelling units.

SIGNS (VMC 20.960)

- No signs are proposed at this time. Any plans for a future sign will adhere to the standards found at VMC 20.960.

SOLID WASTE DISPOSAL AND RECYCLING (VMC 20.970)



- Each individual lot will bring their own waste containers to the curb for pickup. Final Site Plans will show locations for waste containers and demonstrate that there are no conflicts with driveway spacing.
- Trash and recycling trucks can maneuver the roads of this project.
- Trash and recycling will be picked up via the alleys of this project.

NARROW LOTS (VMC 20.927)

- The location, size, and design of features including driveways, public and private utilities (fire hydrants, sewer, utilities, garbage collection, etc.), on-street parking spaces, street trees, existing trees, light poles, common mailboxes, street signs, etc., were considered in the design of the development and, as shown in the proposed plans and other submitted materials, coordinated to eliminate and minimize conflicts (VMC 20.927.040(1)) with one another and meet minimum spacing. Adequate guest parking is provided.
- Alley access to driveways (encouraged in both the narrow lot standards and 112th Avenue Subarea Plan) is provided for all of the proposed lots, which qualifies the project for incentives available under VMC 20.927.050.

STREET AND DEVELOPMENT STANDARDS (VMC 11.80)

NE 28th Street

- NE 28th Street is designated a 4-Lane Minor Arterial with center left-turn and bike lanes and is fully improved. No additional street width is required. Detached sidewalk, planting strip and storm drainage will be installed per City of Vancouver standards. The existing street lights and power poles along NE 28th Street will remain in place. A 20 foot building setback is required off of the high transmission power lines. A 5 foot right-of-way dedication will take place with the final plat. The half width for NE 28th Street will be 50 feet. The existing attached sidewalk will be removed and replaced with a meandering detached sidewalk. The meandering sidewalk is placed in a 20 foot wide open space easement. A wider planter strip will be located behind the right-of-way and existing curb. The front doors and walkways will connect to the meandering sidewalk for the northern 32 units. No stormwater changes are necessary or are proposed to NE 28th Street.

NE Angelo Drive

- NE Angelo Drive is designated a Neighborhood Circulator which requires a minimum 27' half-width right-of-way and 18' paved street full-width per City Standard Plan T10-14. The existing street includes curb, gutter, stormwater facilities, ADA ramps, planting strip and detached sidewalks. If street lighting is required, street lights will be installed per the Clark Public Utilities design. No additional intersections are proposed onto NE Angelo Drive. Improvements will be made to the existing intersection at the southeast corner of the site. No stormwater changes are necessary or proposed to NE Angelo Drive.

NE Four Seasons Lane

- NE Four Seasons Lane is designated as a 3-Lane Collector Arterial with bike lanes which requires a minimum 35 feet half width right of way and 23 feet paved street half-width per City Standard Plan T10-12. No additional street width is required. Detached sidewalk, planting strip and storm drainage is required. The applicant has requested to maintain the existing attached sidewalk along their 150 +/- foot frontage of NE Four Seasons Lane. This is necessary due to the existing city stormwater swale which is located behind the sidewalk and in existing easements on the project site. This stormwater facility is not being touched with this project. A road modification has been requested for this proposal.



Green Street

- The proposed “Green Street” is a unique design characteristic intended to serve as unifying infrastructure element that opens the center of the project to active uses beyond those found on a typical city roadway. As presented, the roadway is intended to be constructed at-grade between the homes on either side so that there are no curbs. The roadway will accommodate one-way traffic (south to north with signage at both ends) through the site on a 16 foot wide pavement (possibly stamped concrete) or paver section. Sixteen feet of pavement will allow for through traffic and temporary stopping for loading, unloading and deliveries. An 8 foot wide planting strip will border each side of the 16 foot wide at-grade pavement section and, outside of that, 6 foot wide concrete sidewalks will run on each side of the road, providing access to the walkways and front porches on the houses.

Use of the roadway by residents or guest of the project will be governed by a homeowners association, with the intent that the green street will be used primarily for deliveries and loading and unloading, but not for through traffic or any long-term parking. Speed limits will also be enforced by the HOA. The intent is to create a shared space that will accommodate access needs but where it is also safe to meet, play and otherwise recreate in the whole street, from sidewalk to sidewalk.

Interior Roadways

- Interior roadways will be private and will meet the minimum requirements for emergency and service providers. The proposed private streets will be consistent with the existing private street on the adjacent senior living facility. Two sizes of primary private roads will provide 28-36 feet of pavement. Two types of private alleys will be provided on the site. A 20 foot wide alley will provide emergency vehicle access and additional maneuvering area. A 16 foot wide “Narrow Lot Alley” will provide for access to the units in the northeast corner of the project where garage access is only taken off of one site. The road sections are detailed out on the street plan submitted with the PUD application package.

Existing Private Driveway/Street

- Frontage improvements will be installed along the west side of the existing private driveway/street of the adjacent senior living facility, to include attached sidewalk, street lighting, ADA ramps and storm drainage.
- The existing Private Road on the east side of the project is shared with the senior living center. An existing reciprocal cross access easement per AFN 3293633 provides for a varied width easement which covers the existing asphalt road, parking areas and sidewalks. The width of the easement varies from 27-65 feet. No parking fire lane curb paint currently exists on the east side of the shared drive aisle. With the proposed 36 foot wide asphalt road section parking will be available on both sides of the eastern private road. Portions of the NPFL curb paint may be removed on the senior living property. The southern 150 feet of the east private road reduces down to 32 feet of asphalt.

Driveways

- All driveways and garage access will be off of alleyways.
- 70 of the lots in the project have two car driveways. Most of the driveways measure 18 feet wide by 18 feet deep. Six corner lots have a reduced depth parking space on one side of their driveway. These corner units essentially have a compact parking space and a full size parking space. Making sure the owners do not park across the drive aisles and alleys will be an HOA enforcement task.



Road Modifications (VMC 11.80.160)

This project currently has three road modifications to address:

- Connecting the proposed utilities to the existing utilities in NE 28th Street and in NE Four Seasons Lane. A road modification has been asked for in the pre-application conference report if road cuts in NE 28th Street and in NE Four Seasons Lane will happen prior to September 2019. We do not believe that horizontal construction will begin prior to this date, so a road modification is not relevant.
- Driveway edge setbacks to property lines (Transportation Standard Plan T04-12). While demonstration of compliance with this standard plan is not required for approval of the narrow zero-lot-line lots included in the proposed plat under VMC 20.917.050.A, the applicant has, nonetheless, submitted a roadway modification to address the subject transportation standard plan. If this roadway modification is not approved, then, pursuant to the city code incentivizing alley access, the plat may still be approved.
- The applicant requests to maintain the attached sidewalks along the small portion of Four Seasons Lane at the northeastern corner of the project. Due to the existing stormwater facility, road improvements, street lights and existing easements on the project site the impacts created by reconstructing detached sidewalk for ~150 feet are too great. The stormwater facility cannot be pushed any further west without creating impacts to the buildable area on-site. The existing attached sidewalks are up and down the majority of Four Seasons Lane. Existing crosswalks and pedestrian paths are set in this area. There are a number of dry utilities located behind the sidewalk along with city signs and infrastructure.

Please see the road modification application and supporting materials for additional information and demonstration of compliance with all applicable criteria required for approval.

TRANSPORTATION CONCURRENCY (VMC 11.80)

Trip Generation Estimate

Land Use	ITE Code	Size (units)	Weekday Daily Trips	Weekday AM Peak Hour Trips			Weekday PM Peak Hour Trips		
				Total	In	Out	Total	In	Out
Proposed Site Development									
Single Family Detached Housing	210	112	1,066	85	21	64	112	71	41

Please refer to the traffic study produced by Kittelson and Associates for additional information.

FIRE (IFC AND VMC 16)

- A fire apparatus access route has been provided by the internal streets in the development. No "Parking Fire Lane" signage will be placed on all internal roads where required, for example cul-de-sac's, hydrants, and in the vicinity of intersections.
- New fire hydrants will be provided throughout the development in accordance with fire regulations. Hydrant locations will be determined throughout the review process and with coordination between SGA and the fire marshal and city water staff.

WATER, SANITARY SEWER AND STORMWATER MANAGEMENT (VMC 14)

- Water. Water will be connected to the existing 8" DI water stub in NE Angelo Drive. 8" DI water extended to and through the site, connecting to the existing 8" DI stub near the northeastern



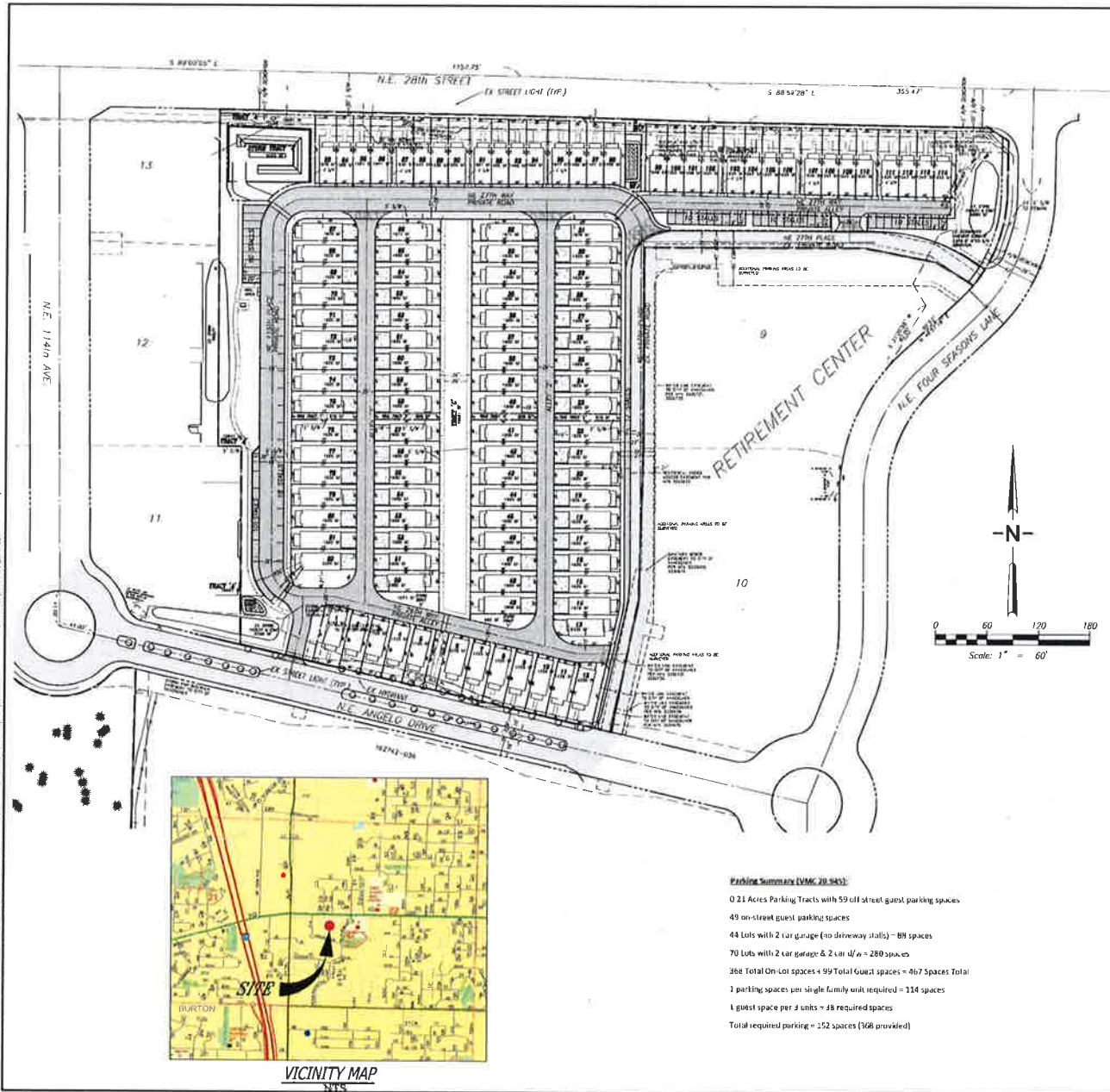
property corner as well as the two 8" DI stubs on the west side of the property, as required by the City of Vancouver. Laterals to water meters will be provided for each lot.

- Sewer. New public sewer mains will be extended through the site and new service laterals will be provided for each lot. Sewer will connect at NE Angelo Drive and the connection to the existing sanitary mains to the west. Traditional gravity sewer will provide service to the development.
- Stormwater. Runoff treatment and flow control will comply with the stormwater requirements under the Vancouver Municipal Code for Stormwater Management. Stormwater will be managed on the site using bioretention areas or Stormfilter catch basins for the surface water treatment and infiltration trenches/drywells for flow control. If the on-site systems are exceeded, runoff will continue to follow the predeveloped path to existing stormwater facilities in NE Four Seasons Lane, NE Angelo Drive or NE 28th Street.
- Erosion Control. Erosion control measures will be in place to prevent sediment from being tracked onto adjacent roads by construction equipment. Erosion control measures will also be in place to protect infiltration systems and catch basins from sediment.

Please see the application and all materials submitted in support of this application for additional documentation and contact Phil Wuest at 360-768-5032 for additional information or clarification.



© 2015 ENGINEERING & DESIGN, INC. - DATE PLOTTED: May 26, 2015 - 10:40 AM - 150 DYNAMIC PLOT - FOUR SEASONS NORTH PUD SUBDIVISION - PRELIMINARY PLOTTING



VICINITY MAP
SITS

Parking Summary (VMC 20.543):

0.21 Acres Parking Tracts with 59 off-street guest parking spaces
 49 on-street guest parking spaces
 44 Lots with 2 car garage (no driveway stalls) = 88 spaces
 70 Lots with 2 car garage & 2 car lift = 280 spaces
 386 Total On-Lot spaces + 99 Total Guest spaces = 485 Spaces Total
 1 parking spaces per single family unit required = 114 spaces
 1 guest space per 3 units = 18 required spaces
 Total required parking = 132 spaces (368 provided)

FOUR SEASONS NORTH P.U.D. SUBDIVISION

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH,
 RANGE 2 EAST OF THE WILLAMETTE MERIDIAN CLATSOP COUNTY, OREGON
 PRELIMINARY P.U.D. SUBDIVISION APPLICATION
 MARCH 2014

APPLICANT:
 GWA DEVELOPMENT, LLC
 ATTN: PHIL NUEST
 7223 HAZEL DELL AVENUE
 VANCOUVER, WA 98685
 PH: 360.508.5032
 EM: phil.nuest@gwadep.com

PROPERTY OWNERS:
 FOUR SEASONS PLACE, LLC
 100 E WALKER BLVD SUITE 500
 VANCOUVER, WA 98660
 PROPERTY ADDRESSES:
 11511, 11521, 11501, 11515, 11605
 NC 28TH ST
 2778 NE FOUR SEASONS LANE
 VANCOUVER, WA 98682, 98684

CONTACT PERSON:
 SCA ENGINEERING, PLLC
 ATTN: SCOTT WALKER
 2035 BROADWAY STREET
 VANCOUVER, WA 98663
 PH: 360.593.0911
 PH: 360.593.0912
 EM: scott@scengineering.com

EXISTING SITE INFORMATION

EXISTING PARCEL NUMBERS
 182742-014, 182742-026, 182742-029,
 182742-030, 182742-032, 182742-034

CURRENT USE
 VACANT LAND

ZONING DESIGNATION
 R-22

GROSS SITE AREA
 8.77 ACRES 361,069 S.F.

TRANSIT ROUTES
 C-TRAN TRAVELS ALONG NE 28TH STREET

EXISTING WATER AND SEWER
 EXISTING LOTS ARE SERVED BY CITY OF
 VANCOUVER SEWER & WATER

ENVIRONMENTAL CONDITIONS

NONE KNOWN

EXISTING CONDITIONS DISCLAIMER

THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION
 PROVIDED BY THE APPLICANT AND PUBLIC SOURCES. SCA ENGINEERING, PLLC DOES
 NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

PROPOSED SITE INFORMATION

PROPOSED USE
 SINGLE-FAMILY RESIDENTIAL (114 LOTS) PUD SUBDIVISION

DEVELOPMENT STANDARDS
 MINIMUM LOT AREA 1,500 SF MIN. ALLOWED
 MINIMUM LOT WIDTH 28' MIN. ALLOWED, 20' PROPOSED
 MINIMUM LOT DEPTH 50' MIN. ALLOWED, 67' PROPOSED
 FRONT YARD SETBACK 10' TO ROW, 18' TO GARAGE
 STREET SIDE YARD SETBACK 10' OR 5'
 INTERIOR SIDE YARD SETBACK 5' MIN.
 REAR YARD SETBACK 10'
 MINIMUM LANDSCAPING 10%
 MINIMUM BUILDING HEIGHT 50'

UTILITY PROVIDERS
 SEWER CITY OF VANCOUVER
 WATER CITY OF VANCOUVER
 ELECTRICAL CLARK PUBLIC UTILITIES

STORMWATER MANAGEMENT
 TREATMENT CITY OF VANCOUVER SHAMROCK
 STORMWATER IS PROPOSED TO BE TREATED USING
 800-RETENTION FACILITIES OR OTHER APPROVED BMP'S
 STORMWATER WILL BE INFILTRATED INTO THE GROUND
 WHERE FEASIBLE OR DETAINED AND RELEASED AT OR
 BELOW PRE-DEVELOPED RATES

PROPOSED SITE AREA SUMMARY

ACRES	S.F.
GROSS SITE AREA	8.77
NET SITE AREA (GROSS AREA - R/W & STREAM BEDS)	8.74
AVERAGE LOT AREA	0.04
PUBLIC & PRIVATE HIGH-OF-WAY 2.58	112,305
OPEN SPACE	1.01
	44,647

FILLING OF
 GROSS SITE



CIVIL ENGINEERING - LAND PLANNING
 DEVELOPMENT SERVICES
 LANDSCAPE ARCHITECTURE

2005 BROADWAY
 VANCOUVER, WA 98663
 PHONE: (360)993-0911
 FAX: (360)993-0912



FOUR SEASONS NORTH P.U.D. SUBDIVISION

PRELIMINARY PLAT

CITY OF VANCOUVER

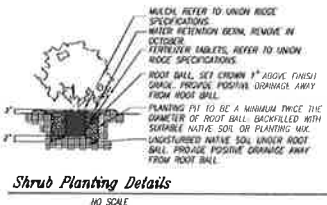
PRELIMINARY

REVISIONS
 REVISED 8-26-19
 REMOVED GREEN
 STREET, BY S.A.T.

DESIGNED BY: SAT,SEM
 DRAWN BY: SAT,SEM
 CHECKED BY: JTM
 SCALE: 1" = 60'

JOB NUMBER 1874 SHEET PREZ.0

© SCS CONSULTING LLC - LATE PLANTING Aug. 28, 2015 - 10:29 AM SCS DRAWING FILE: FOUR SEASONS NORTH AND LUMINANCE 2 - PRELIM SHEET SET (PRELIMINARY LANDSCAPE) DWG



Shrub Planting Details

NO SCALE

OPEN SPACE CALCULATIONS:
GROSS SITE AREA: 381,959 SF
OPEN SPACE = 11.53% OF GROSS SITE AREA, MIN. 10% REQ'D.
34,239 SF OF OPEN SPACE
31,331 SF OF ACTIVE OPEN SPACE
9,808 SF OF QUALIFYING STORM FACILITIES
44,047 SF OF TOTAL OPEN SPACE

20,260,080 C.I.C. - STORM FACILITIES MAY COUNT FOR UP TO 50% OF TOTAL REQ. IF NOT FENCED AND VISUALLY ACCESSIBLE FROM ADJACENT OPEN SPACE.

*OPEN SPACE IS HATCHED ON THIS SHEET FOR PLANNING PURPOSES.

PLANTING LEGEND

SYMBOL	DESCRIPTION	SIZE	SPACING	QUANTITY
○	ZELENYA SEROTINA "GREEN VASE" "GREEN VASE ZELENYA"	2" CAL. 30" O.C.		17
○	CORNUS KOUSA + FLORIDA "STELLAR PINK DOCKWOOD"	2" CAL. 30" O.C.		80
⊗	ACER RUBRA "OCTOBER GLORY MAPLE"	2" CAL. 30" O.C.		14
⊕	ACER DRUMMONDI "HAPPY MAPLE"	1.5" CAL. AS SHOWN		19
●	CHAMAECIPARISS MOOREANENSIS "GREEN ARROW"	5-6" TALL AS SHOWN		77
○	QUERCUS BICOLOR "TORCH"	1.5" CAL. AS SHOWN		13
○	PSEUDOTSUGA MURRAYANA "DOUGLAS FIR"	3-6" TALL AS SHOWN		11
○	REY ORENTA (JAPANESE HOLLY)	1 GALLON AS SHOWN		126
	TURF GRASS or approved equal	N/A	45 SHOWN	18,997 SF

TREE DENSITY TABLE

NET SITE AREA (GROSS AREA - R/W AND STORM FACILITIES)	5,777 SQUARE FEET
TREE UNITS ALLOWED PER ACRE	30
TREE UNITS REQUIRED	173
EXISTING TREE UNITS RETAINED	0
ADDITIONAL TREE UNITS REQUIRED	173
ADDITIONAL TREE UNITS PROVIDED	173

TIMELINE & NARRATIVE

TREES IN THE PUBLIC RIGHT OF WAY SHALL BE INSTALLED BY DEVELOPER OR BUILDER PRIOR TO ISSUING OF OCCUPANCY PERMIT FOR LOT ADJACENT TO RIGHT OF WAY IN QUESTION.
TREES ON INDIVIDUAL LOTS SHALL BE INSTALLED BY DEVELOPER OR BUILDER PRIOR TO ISSUING OF OCCUPANCY PERMIT FOR SAID LOT. TREES ARE EXPOSED TO DAMAGE DURING CONSTRUCTION AND SHOULD NOT BE INSTALLED UNTIL AFTER ALL DRIVEWAYS, SIDEWALKS AND HEAVY CONSTRUCTION ACTIVITIES ARE COMPLETED.
TREES SHALL BE WATERED AND MAINTAINED IN A HEALTHY CONDITION YEAR ROUND. EXISTING TREES SHALL BE PROTECTED FROM DAMAGE DURING AND FOLLOWING CONSTRUCTION. PRUNING AND OTHER MAINTENANCE SHALL BE PERFORMED BY INDIVIDUAL HOMEOWNERS OR THE HOMEOWNERS ASSOCIATION.

COST ESTIMATE

INSTALLATION (BODY) TREE	218 TREES X \$200 = \$43,600
MAINTENANCE (BODY) TREE	218 TREES X \$40/YEAR X 3 YEARS = \$26,160
TOTAL	\$69,760

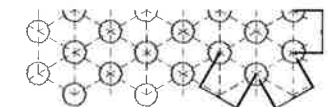
COST ESTIMATE IS APPROXIMATE.
PROPOSED TREE LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE.

LANDSCAPE MAINT.

LANDSCAPING SHALL BE WATERED WITH AN IRRIGATION SYSTEM CAPABLE OF SUSTAINING THE PLANTINGS IN A HEALTHY CONDITION YEAR AROUND.

TREES AND OTHER PLANTINGS SHALL BE PRUNED, WATERED, FERTILIZED AND MAINTAINED IN A HEALTHY CONDITION.

APPROXIMATE LOCATIONS FOR TREES ARE SHOWN ON THE PLAN. EXACT LOCATIONS TO BE DETERMINED BY DEVELOPER OR BUILDER AFTER CONSTRUCTION OF DRIVEWAYS, SIDEWALKS AND OUTLETS.



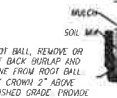
NOTES:

ALL GROUND COVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS SPECIFIED IN PLANTING LEGEND.
GROUND COVER TO BE LOCATED ONE HALF OF SPECIFIED SPACING.
DISTANCE FROM ANY HARD SURFACE, UNLESS OTHERWISE SPECIFIED, SPECIFICATIONS ARE INCLUDED WITHIN PLAN SHEETS, LANDSCAPE NOTES AND SPECIFICATIONS. REFER TO ALL PRIOR TO BIDDING AND CONSTRUCTION.

EVERGREEN WIND



(2) 2" 42" TREE
STAKES (SET PLUMB). DO NOT PENETRATE ROOT BALL.



Evergreen Tree Planting Details

NO SCALE

DECIDUOUS WIND



NOT FOR USE IN WATER QUALITY AREAS.



Deciduous Tree Planting Details

NO SCALE

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DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

2005 BROADWAY
VANCOUVER, WA 98663
PHONE (360)993-0911
FAX (360)993-0912

SCOTT A. TAYLOR
LICENSE NO. 1247
ENGINEER IN CHARGE

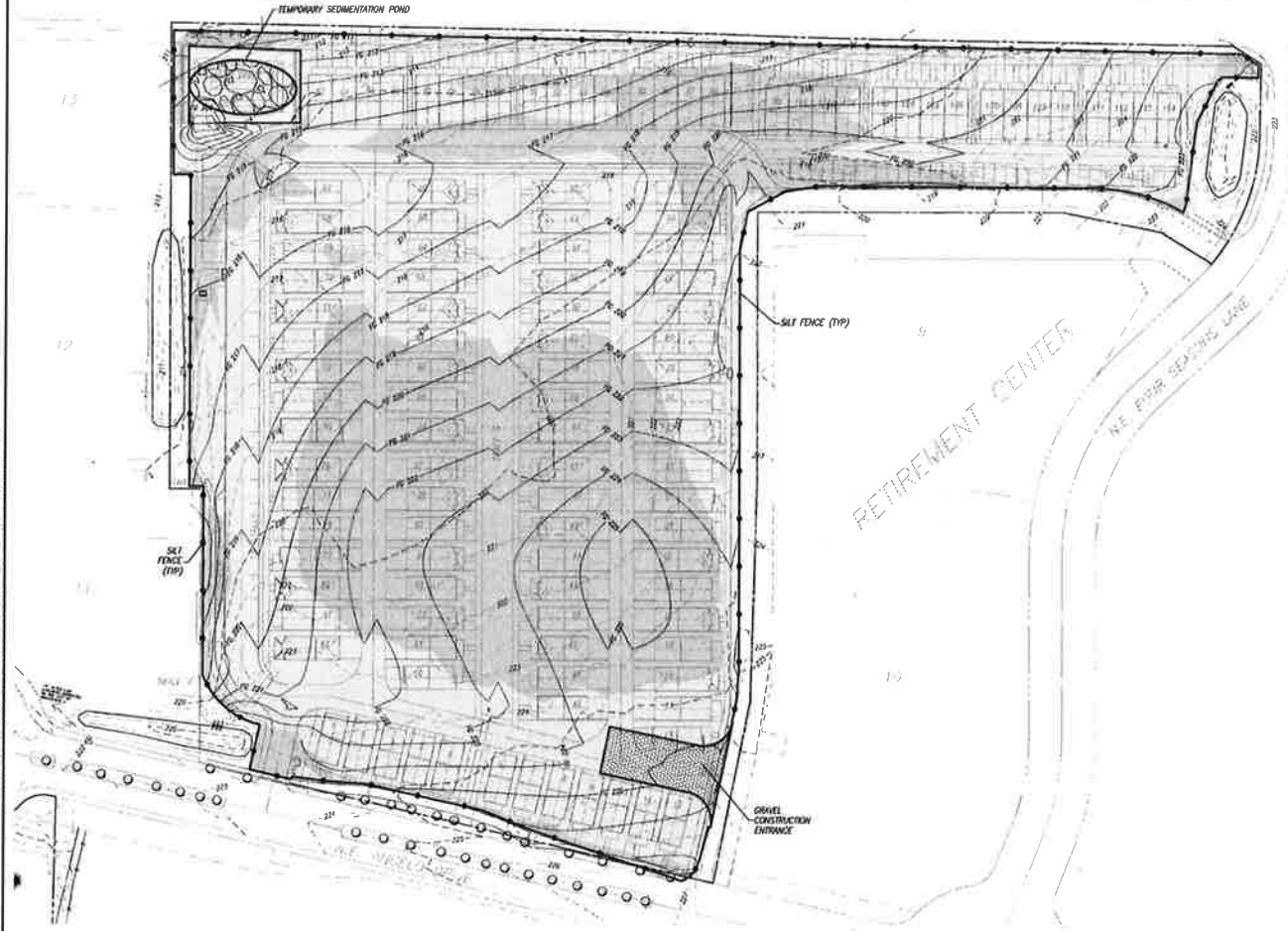
PRELIMINARY LANDSCAPE, LIGHTING, & LEVEL IV TREE PLAN

FOUR SEASONS NORTH P.U.D. SUBDIVISION

CITY OF VANCOUVER WASHINGTON

PRELIMINARY	
REVISIONS	
DESIGNED BY:	SAT, SEM
DRAWN BY:	SAT, SEM
CHECKED BY:	JTM
SCALE:	1" = 60'
JOB NUMBER	SHEET
1874	PRE4.0

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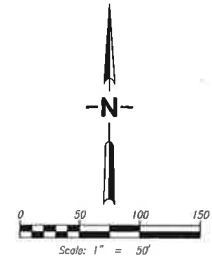
STRUCTURAL CUT/FILL = 10,000 CY

ADDITIONAL EROSION CONTROL MEASURES WILL BE REQUIRED DURING HOME CONSTRUCTION.

**erosion control
inspection required**
call 619-1200
Before You Begin Any Sitework

LEGEND	
GRAVEL CONSTRUCTION ENTRANCE PER E-1.05 & E-1.06	TEMPORARY SKY FENCE PER E-2.33
CUT AREA	EXISTING CONTOURS
TEMPORARY SEDIMENTATION TRAP PER E-2.40	FG 212 FG CONTOURS
	FILL AREA

IF ANY ARCHAEOLOGICAL DEPOSITS ARE FOUND DURING CONSTRUCTION, WORK SHALL STOP AND THE CITY OF VANCOUVER'S COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT AND THE WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION SHALL BE NOTIFIED.



SCS ENGINEERING & DESIGN
CIVIL ENGINEERING - LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

3005 BROADWAY
VANCOUVER, WA 98663
PHONE (360)993-0911
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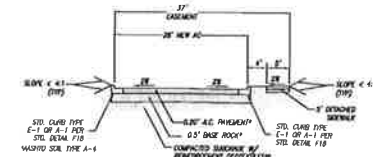
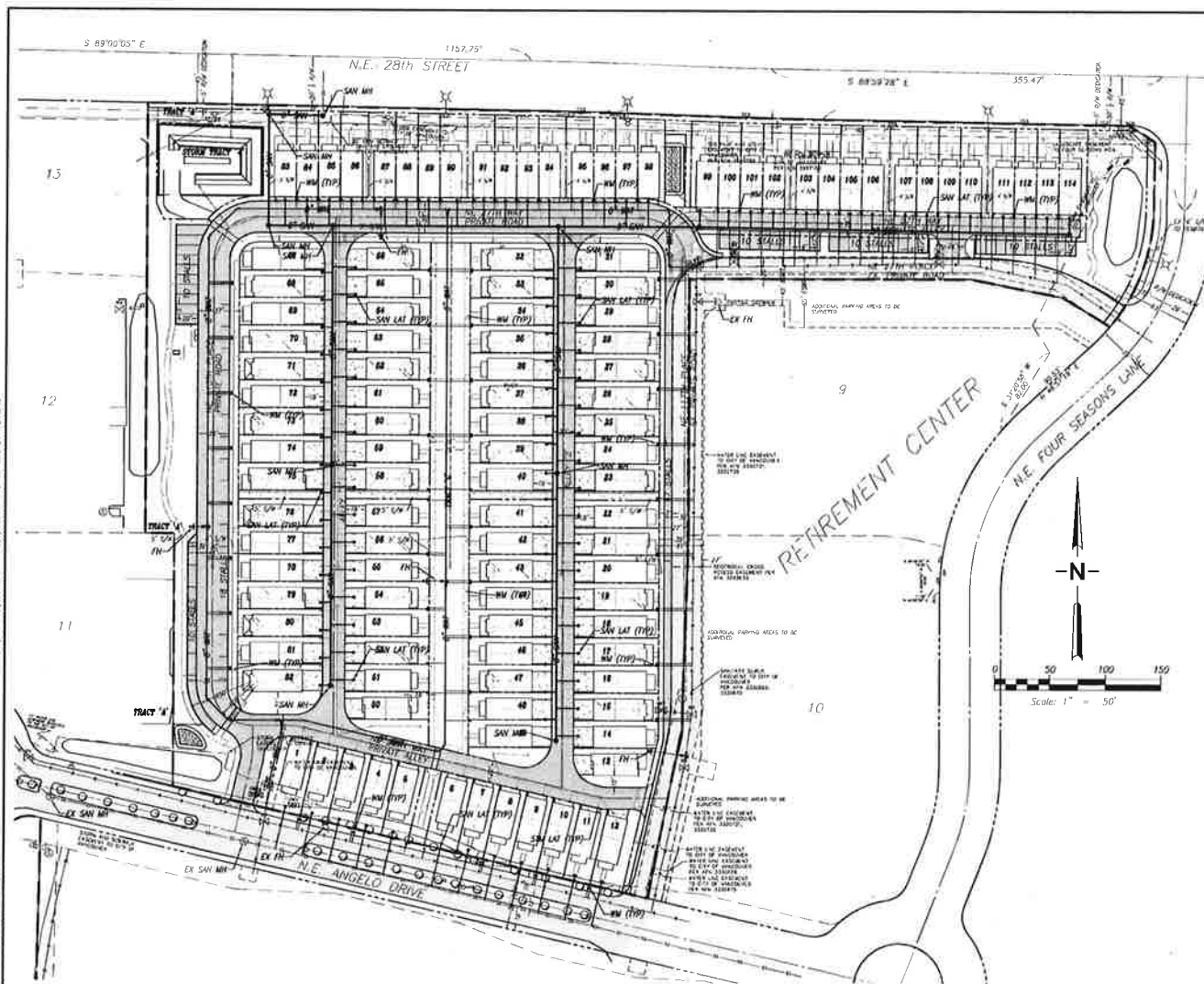
PRELIMINARY GRADING, EROSION CONTROL, & TREE PROTECTION PLAN

FOUR SEASONS NORTH P.U.D. SUBDIVISION

CITY OF VANCOUVER WASHINGTON

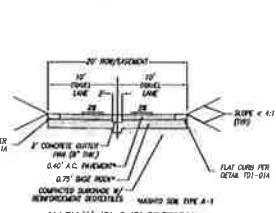
PRELIMINARY	
REVISIONS	
DESIGNED BY:	SAT, SEM
DRAWN BY:	SAT, SEM
CHECKED BY:	JTM
SCALE:	1" = 50'
JOB NUMBER	SHEET
1874	PRE5.0

© SEA ENGINEERING PLLC - DATE PLOTTED: Aug. 26, 2019 - 1:21 PM S:\DRAWING FILES - DATE PLOTTED: Aug. 26, 2019 - 1:21 PM S:\DRAWING FILES - DATE PLOTTED: Aug. 26, 2019 - 1:21 PM



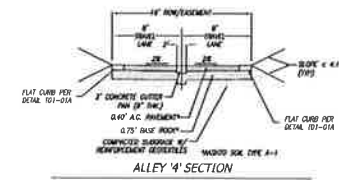
PRIVATE ROAD 1' & 2' SECTION

URBAN PRIVATE ROAD (DWC 15)



ALLEY 1', 2', & 3' SECTION

TYP-250 - NO SCALE



ALLEY 4' SECTION

TYP-250 - NO SCALE

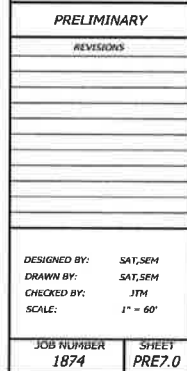


3005 BROADWAY
VANCOUVER, WA 98663
PHONE: (360)993-0911
FAX: (360)993-0912

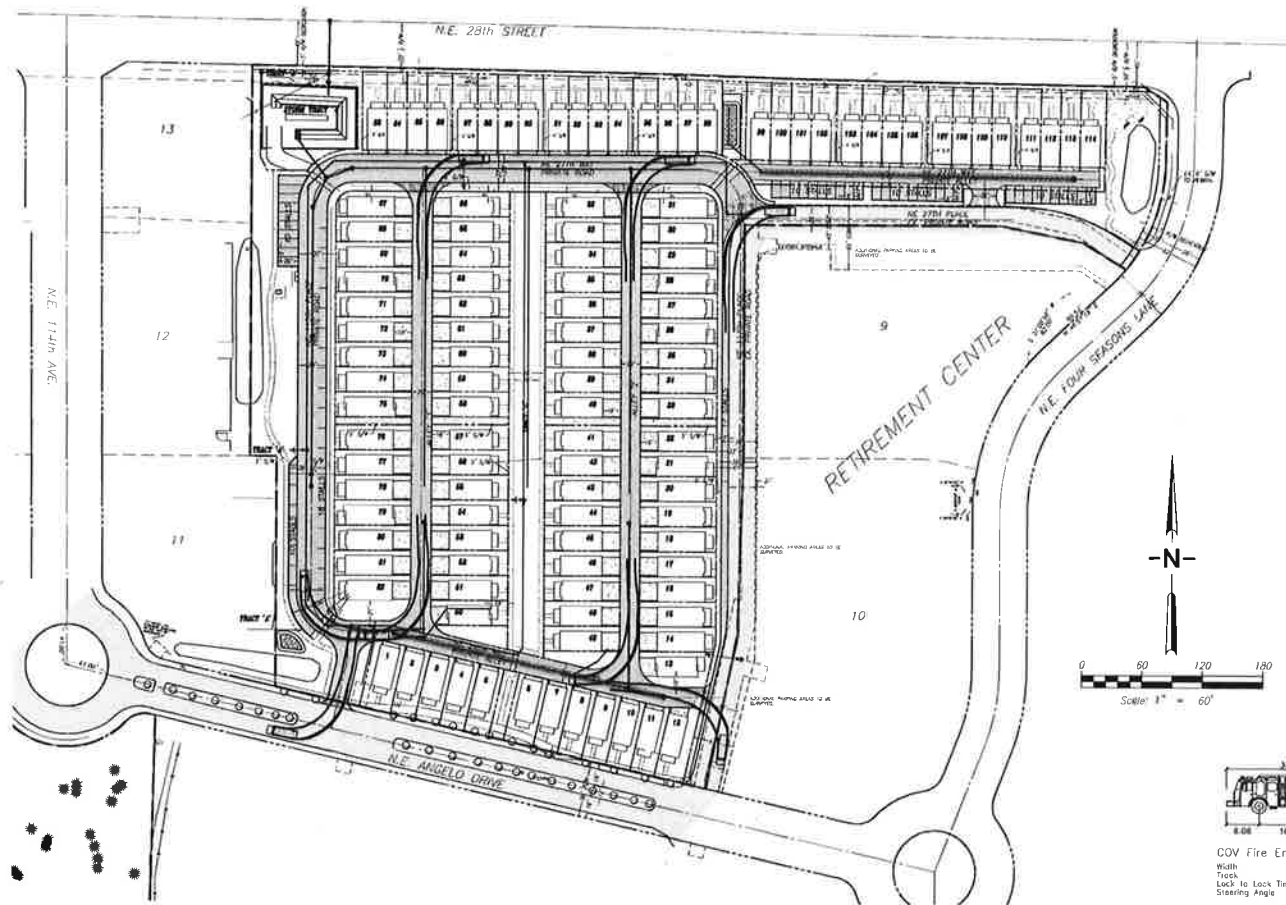


PRELIMINARY STREET STORMWATER & UTILITY PLAN **FOUR SEASONS NORTH** **P.U.D. SUBDIVISION** CITY OF VANCOUVER WASHINGTON

PRELIMINARY	
REVISIONS	
DESIGNED BY:	SAT, SEM
DRAWN BY:	SAT, SEM
CHECKED BY:	JTM
SCALE:	1" = 50'
JOB NUMBER	SHEET
1874	PRE3.0



© SDC ENGINEERING PLLC - DATE PLOTTED: Aug. 28, 2015 - 11:49 AM SDC DRAWING FILE: W:\CITY\1874- FOUR SEASONS NORTH P.U.D.\1874-04 PRELIMINARY FIRE RESPONSE PLAN.DWG



FIRE NOTES

RED CURB WITH WHITE 4\"/>

PROPOSED FIRE HYDRANT

TRASH/RECYCLING VEHICLE TURNING MOVEMENTS
TRASH/RECYCLING VEHICLES CAN UTILIZE THE SAME PATHWAY
AS THE FIRE TRUCK SHOWN ON THE PLAN.



CIVIL ENGINEERING - LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

3005 BROADWAY
VANCOUVER, WA 98663
PHONE: (360)993-0911
FAX: (360)993-0912



PRELIMINARY FIRE RESPONSE PLAN

FOUR SEASONS NORTH P.U.D. SUBDIVISION

WASHINGTON

CITY OF VANCOUVER

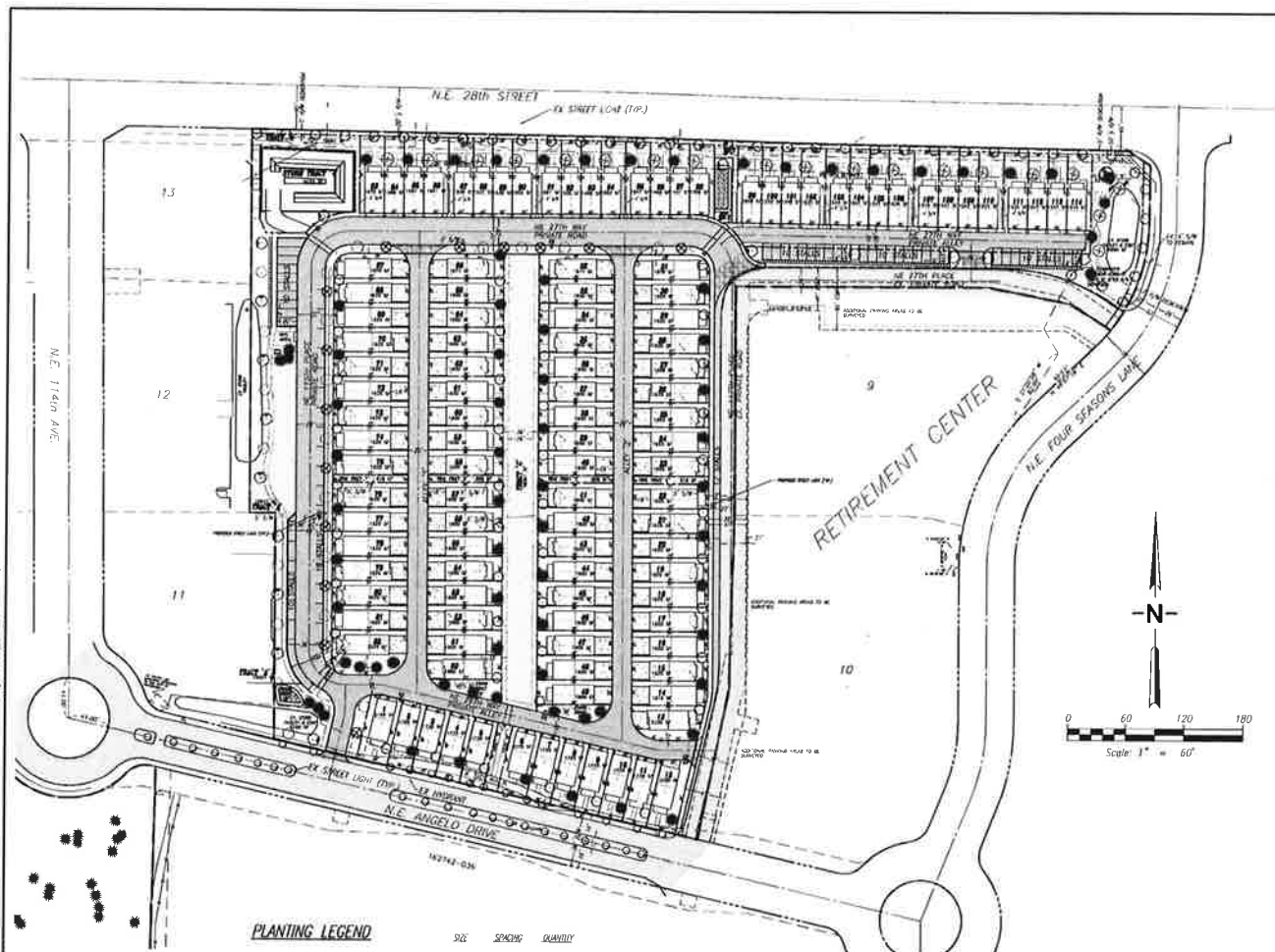
PRELIMINARY

REVISIONS

DESIGNED BY: SAT, SEM
DRAWN BY: SAT, SEM
CHECKED BY: JAI
SCALE: 1\"/>

JOB NUMBER
1874

SHEET
PRE8.0



PLANTING LEGEND

	SIZE	SPACING	QUANTITY
① TREEMOR SPRINGER "GREEN WAVE" 2" CAL. 30' O.C.	2"	30' O.C.	17
② CORNUS KUSA "FLORIDA STELLAR PINK DOGWOOD" 2" CAL. 30' O.C.	2"	30' O.C.	80
③ ACER HEDERA "OCTOBER GLORY MAPLE" 2" CAL. 30' O.C.	2"	30' O.C.	14
④ ACER GRISEL "TUPPERWARE MAPLE" 1.5" CAL. AS SHOWN	1.5"	AS SHOWN	19
⑤ CHAMAECARYS MODICATA "GREEN ARROW" 5-6" TALL AS SHOWN	5-6"	TALL AS SHOWN	77
⑥ GINKGO BILoba "GOLDEN" 1.5" CAL. AS SHOWN	1.5"	CAL. AS SHOWN	13
⑦ PSEUDOTSUGA MENDAN "DOUGLAS FIR" 5-6" TALL AS SHOWN	5-6"	TALL AS SHOWN	11
⑧ AEA CHENNA "JAPANESE HOLLY" 1 GALLON AS SHOWN	1 GALLON	AS SHOWN	126
⑨ RITE GRASS or approved equal	N/A	AS SHOWN	18,997 S

FOUR SEASONS NORTH P.U.D. SUBDIVISION

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN CLATSOP COUNTY, WASHINGTON
PRELIMINARY P.U.D. SUBDIVISION APPLICATION
MARCH 2019

APPLICANT:
SGA DEVELOPMENT, LLC
ATTN: PAUL WOOD
7223 HAZEL, CELL AVENUE
VANCOUVER, WA 98665
PH: 360.788.5522
CEL: 360.788.5522
E: paul@sgaeng.com

PROPERTY OWNERS:
FOUR SEASONS PLACE, LLC
400 E. MILL PLAIN BLVD SUITE 500
VANCOUVER, WA 98660
PROPERTY ADDRESS:
1511, 1142, 1150, 1151, 1160
NE 28TH ST
2712 NE FOUR SEASONS LANE
VANCOUVER, WA 98662, 98664

CONTACT PERSON:
SGA ENGINEERING, PLLC
ATTN: SCOTT TAYLOR
2000 BROADWAY STREET
VANCOUVER, WA 98665
PH: 360.933.0911
F: 360.933.0912
E: SCOTT@SGAENGINEERING.COM

EXISTING SITE INFORMATION

EXISTING PARCEL NUMBERS: 182742-014, 182742-028, 182742-026, 182742-025, 182742-032, 182742-034

CURRENT USE: VACANT LAND

ZONING DESIGNATION: R-22

GROSS SITE AREA: 8.77 ACRES 381,888 S.F.

TRAFFIC ROUTES: C-TRAIL TRAVELS ALONG NE 28TH STREET

EXISTING WATER AND SEWER: EXISTING LOTS ARE SERVED BY CITY OF VANCOUVER SEWER & WATER.

ENVIRONMENTAL CONDITIONS
NONE KNOWN

EXISTING CONDITIONS DISCLAIMER
THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY THE SURVEYOR AND PUBLIC SOURCES. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

PROPOSED SITE INFORMATION

PROPOSED USE:
SINGLE-FAMILY RESIDENTIAL (114 LOTS) PUD SUBDIVISION

DEVELOPMENT STANDARDS

MINIMUM LOT AREA	1,300 SF MIN. FULFILLED
MINIMUM LOT WIDTH	20' MIN. ALLOCATED, 18' PROPOSED
MINIMUM LOT DEPTH	10' MIN. ALLOCATED, 47' PROPOSED
FRONT YARD SETBACK	10' TO HOME, 18' TO GARAGE
STREET SIDE YARD SETBACK	18' OR 5'
INTERIOR SIDE YARD SETBACK	5' MIN.
REAR YARD SETBACK	10'
MINIMUM LANDSCAPING	NONE
MINIMUM BUILDING HEIGHT	8 FT

UTILITY PROVIDERS

SEWER	CITY OF VANCOUVER
WATER	CITY OF VANCOUVER
ELECTRICAL	CLATSOP PUBLIC UTILITIES
STORMWATER MANAGEMENT	CITY OF VANCOUVER STANDARDS
TREATMENT	STORMWATER IS PROPOSED TO BE TREATED USING BIO-RETENTION FACILITIES OR OTHER APPROVED MEANS
DISPOSAL	STORMWATER WILL BE INFILTRATED INTO THE GROUND WHERE FEASIBLE OR DETAINED AND RELEASED AT OR BELOW PRE-DEVELOPED RATES

PROPOSED SITE AREA SUMMARY

GROSS SITE AREA	8.77	381,888
NET SITE AREA (GROSS AREA - R/W & STORM TRACTS)	5.74	250,076
AVERAGE LOT AREA	0.04	1846
PUBLIC & PRIVATE RIGHT-OF-WAY	2.58	112,325
OPEN SPACE	1.01	44,067

11.81% OF GROSS SITE



2005 BROADWAY
VANCOUVER, WA 98661
PHONE: (360)933-0911
FAX: (360)933-0912



FOUR SEASONS NORTH P.U.D. SUBDIVISION

CONCEPT DEVELOPMENT PLAN

WASHINGTON

CITY OF VANCOUVER

PRELIMINARY

REVISIONS

NO.	DESCRIPTION	DATE

DESIGNED BY: SAT, SEM
DRAWN BY: SAT, SEM
CHECKED BY: JTM
SCALE: 1" = 60'

JOB NUMBER: 1874
SHEET: PRE6.0

EXHIBIT 5



P.O. Box 1995 • Vancouver, WA 98668-1995
www.cityofvancouver.us

July 25, 2019

**Notice of Application, Public Hearing, and
Optional SEPA Determination of Nonsignificance
Four Seasons North Planned Development
PRJ-161559/LUP-73694**

Request: Planned development and subdivision for a 114 lot single-family residential development. The site carries a zoning designation of R-22.

The application was submitted April 2, 2019, and deemed fully complete July 11, 2019.

Location: Tax Lots 162742034, 162742026, 162742028, 162742030, 162742032, and 162742014 located in the SW Quarter of Section 22, Township 2N, Range 2E of the Willamette Meridian

Applicant/Contact: Ginn Group, LLC, Phil Wuest, 7223 NE Hazel Dell Ave., Vancouver, WA 98665

Owner: Four Seasons Place, LLC, 400 E Mill Plain Blvd. #500, Vancouver, WA 98660

Public Hearing Scheduled Land Use Hearing conducted by the Hearing Examiner
Tuesday October 15, 2019, 6 p.m.
Council Chambers, 2nd Floor of City Hall
415 W. 6th Street, Vancouver, WA

Under the authority of VMC 20.790.230, the City of Vancouver will use the optional combined determination of nonsignificance (DNS) and notice of application process. Based on the initial review of the proposed project, the City of Vancouver expects to issue a DNS on the proposal, finding the project will not create probable significant adverse environmental impacts.

The comment period for the notice of application may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the review process may incorporate or require mitigation measures regardless of whether an environmental impact statement is prepared.

Comments on the project received before 4 p.m., Aug. 26, 2019, will be incorporated into the staff report; comments received after that date will be presented at the hearing.

This notice is intended to inform potentially interested parties about the threshold determination and the public hearing, and to invite them to appear before the hearing examiner, to offer oral testimony, or to submit written statements for the record. A decision by the hearing examiner may be appealed to City Council by the applicant or any aggrieved person. Such an appeal must be in writing and be filed with Community and Economic Development Department within 14 calendar days after the hearing examiner's decision is mailed. In the absence of such appeal, the examiner's decision shall be final and conclusive.

Procedural appeals to the SEPA determination shall be filed in writing within 14 calendar days following the last day of the comment period. The hearing examiner's decision of the SEPA procedural appeal shall be final and not subject to further administrative appeal.

Substantive SEPA appeals shall be filed in writing within 14 calendar days of the issuance of staff's decision approving, conditioning, or denying the project.

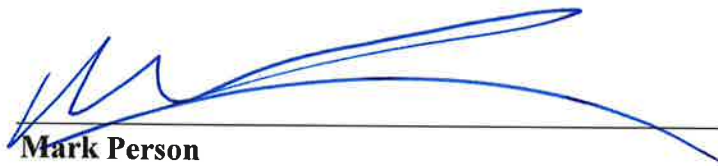
A copy of the final determination may be obtained upon written request. Please include any one of the project numbers listed.

Information regarding this application may be examined at the Permit Center, located at 415 W. 6th Street, Vancouver, WA, Monday through Friday between the hours of 9 a.m. and 12:30 p.m. and 1:30 p.m. and 4 p.m.

Case Manager: Mark Person, Senior Planner 360-487-7885

E-mail: mark.person@cityofvancouver.us

Mailing Address: Community & Economic Development Dept., PO Box 1995, Vancouver, WA 98668



Mark Person

7/25/19
Date

Coverage of this hearing is being cablecast live on Clark/Vancouver Television Channel 23, Comcast Cable Television System. For replay dates and times, please check newspaper listings or telephone 360-487-8703.

Vancouver City Hall is served by C-Tran Route.. For schedule information, telephone C-Tran, 360-695-0123 or visit www.c-tran.com.

**SUBMIT TO:**

City of Vancouver
Community & Economic Development
415 W. 6th ST
Vancouver, WA 98660
www.cityofvancouver.us

SEPA ENVIRONMENTAL CHECKLIST**WAC 197-11-960**

Property Owner: Four Seasons Place, LLC Telephone: 360-768-5032
(Print or Type Name)

Mailing Address: _____
(No., City, State, ZIP)

Applicant: Ginn Development, LLC Phil Wuest Telephone: 360-768-5032
(Print or Type Name)

Mailing Address: 7223 NE Hazel Dell Avenue Vancouver, WA 98665
(No., City, State, ZIP)

Relationship to Owner: Applicant

Tax Assessor Serial Number(s): 162742-014, 162742-026, 162742-028, 162742-030, 162742-032, 162742-034

Legal description: Lot(s) _____ Block(s) _____ Plat name Four Seasons Phase 1
(If a Metes and Bounds description, check here ☐, and attach narrative to this application.)

Site Address (if any): _____

② Include 8½" x 11" copies of ☐ Quarter Section Map, ☐ Topographic Map, ☐ Scaled Site Plan. Delineate site on maps.

Notice to Applicants: You must use the current revision of this form or your application will not be accepted. If you use our disk version of this form (MS Word 6.0) you may not alter the format. Make sure you have the current version before submittal.

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [help]

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements—that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
Four Seasons North PUD Subdivision
2. Name of applicant: [\[help\]](#)
Ginn Development, LLC Phil Wuest
3. Address and phone number of applicant and contact person: [\[help\]](#)
7223 NE Hazel Dell Avenue
Vancouver, WA 98665
360-768-5032
4. Date checklist prepared: [\[help\]](#)
7223 NE Hazel Dell Avenue Vancouver, WA 98665
March 18, 2019
5. Agency requesting checklist: [\[help\]](#)
City of Vancouver
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
Spring 2020
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
None known.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
The project will be designed and developed in accordance with state & local requirements for stormwater management, erosion control, and any other environmental standards.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)
None known at this time.
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
Clark County Health Department Review & City of Vancouver planning, engineering, and construction approvals and permits.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)
This project proposes to develop 114 single family attached and detached residential lots.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)
11511 NE 28th Street, Vancouver, 98684 SW 1/4 of Section 22, T2N, R2E

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)**1. Earth**

- a. General description of the site [\[help\]](#)
(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#) Less than 5%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)
Hillsboro Loam (HIB & HIC)
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
None known.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
Grading for the development is estimated to move approximately 10,000 cubic yards of soil. More accurate quantities will be available following final engineering.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
Yes, heavy rain or wind during construction could cause erosion. The project will implement appropriate erosion control measures.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
Approximately 75%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
The project will comply with applicable city and state erosion control measures. Measures to control erosion may include but are not limited to: silt fencing, mulching, seeding, inlet protection etc...

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)
Air may get dusty during construction when the weather is dry. Construction vehicles & equipment with gasoline powered engines will emit exhaust. Odorous fumes will be released from asphalt paving and painting.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
None known.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
Erosion control measures will help to control dust.

3. Water

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
No.
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
No.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)
N/A
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
No.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)
No.
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)
No.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
Ground water will not be withdrawn. Stormwater will be treated and infiltrated on site using approved BMP's. Quantity varies depending on rainfall.
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)
N/A

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

The source of runoff is rainfall. Roof runoff will be infiltrated on site. Pavement runoff will be treated in rain gardens or other approved methods and infiltrated on site.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.
[\[help\]](#)
 In large storm events that exceed the treatment thresholds, oils etc... from pavement may be discharged directly into the overflow system. Sewage will be discharged to public facilities.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
 No
- 4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
 Sewage will be discharged to public facilities. Storm water will be treated and discharged in accordance with the City and State water quality requirements.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)
☒ deciduous tree: alder, maple, aspen, other
☐ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation
- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)
 All vegetation in developing areas will be removed. Existing street trees on the south edge of the site will remain.
- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
 None known.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)
 The site will be fully landscaped during development. Native plants will be used when and where appropriate.
- e. List all noxious weeds and invasive species known to be on or near the site.
 None known.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)
 birds: hawk, heron, eagle, songbirds, other:
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other:
- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
 None known.
- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
 The Pacific Flyway migration route stretches from north from Alaska, south to Mexico, west into the Pacific Ocean, and east to the Rocky Mountains. This site lies within that geographical area.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
Wildlife habitat on the site is extremely low. The landscape plantings, rain garden plantings, and slope stabilization plantings will provide food and cover for small birds, insects, mammals, and soil organisms.
- e. List any invasive animal species known to be on or near the site.
None known.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)
Electricity will be used for powering wall outlets, appliances, and lights in the new homes.
Electricity or natural gas will be used to heat the units.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)
No
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)
Buildings will be designed and constructed to meet the most current standards for energy efficiency.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. [\[help\]](#)
None known.
- 1) Describe any known or possible contamination at the site from present or past uses.
None known.
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
None known.
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
None known.
- 4) Describe special emergency services that might be required.
The project will be served by fire, police, and ambulance after completion.
- 5) Proposed measures to reduce or control environmental health hazards, if any:
The site will be served by public water and sewer. Storm water will be treated before it is infiltrated on site.
- b. Noise
 - 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)
The site is bordered by NE Angelo Drive to the south and NE 18th Street to the north and NE Four Seasons Lane on the east. Some background traffic noise will be ongoing.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

In the short term, noise from construction will come from the site during allowed construction hours. In the long-term, traffic will add a small amount of noise.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)
Construction noise will be limited to allowed hours. Ongoing noise is not expected to be significant.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)
The site is vacant. The surrounding properties are MX, R-18 and R-22.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#) No.
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
No
- c. Describe any structures on the site. [\[help\]](#)
None
- d. Will any structures be demolished? If so, what? [\[help\]](#)
N/A.
- e. What is the current zoning classification of the site? [\[help\]](#)
R-22
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)
UH
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
N/A
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)
No
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
285
- j. Approximately how many people would the completed project displace? [\[help\]](#)
None

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
The project will be designed to meet the requirements of the City of Vancouver.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
N/A

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
114 middle income units are proposed.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
None
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
N/A

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)
50'. The building material will be wood or composite siding.
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
None known.
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
Landscaping will be used to soften and improve the aesthetics of the site.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)
Outdoor lighting will be used at night.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
No
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
There are existing street lights on NE 18th Street and NE Four Seasons Lane.
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)
Light fixtures will be shielded to reduce off-site glare.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
[\[help\]](#)
Endeavor Elementary is just to the east of the project.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
[\[help\]](#)
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
This project will pay park impact fees.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)
No.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)
None known
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)
N/A
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
N/A

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
[\[help\]](#)
NE Angelo Drive and NE Four Seasons Lane will serve the project.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
C-Tran bus #80 runs along NE 28th Street to the north,
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
248 car parking spaces, 228 garage spaces. None will be eliminated.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)
Most adjacent streets have existing roadway, curb, detached sidewalks and ADA ramps. Some improvements are proposed for the surrounding streets.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)
No.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)
1,066 ADT. 87 AM Peak (22 in, 65 out), 114 PM Peak (72 in, 42 out)
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
No
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)
The project will pay traffic impact fees, and comply with transportation concurrency requirements.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)
The project will add to the need for all of the services mentioned.
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#) The project will pay impact fees to offset the additional service costs. The project will also design the project to meet current fire safety regulations.

16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)
Water & Sewer - City of Vancouver
Telephone - CenturyLink
Electricity - Clark PUD
Gas - NW Natural
Refuse - Waste Connections

C. SIGNATURE [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Philip J. Covert

Name of signee: Philip J. Covert

Position and Agency/Organization: General Counsel

Date Submitted: 3/29/2019

EXHIBIT 6



P.O. Box 1995 • Vancouver, WA 98668-1995
www.cityofvancouver.us

August 28, 2019

**Notice of Final Determination of Nonsignificance
Four Seasons North Planned Development
PRJ-161559/LUP-73694**

The city issued a determination of nonsignificance for this project July 25, 2019; this determination is retained. The city received comments from the Washington State Department of Ecology and Southwest Washington Clean Air Agency. It has been determined the following described project will not have a probable significant adverse impact on the environment. Under the authority of WAC 197-11-330(1) and 197-11-350, a determination of nonsignificance has been issued.

Request: Planned development and subdivision for a 114 lot single-family residential development. The site carries a zoning designation of R-22.

Location: Tax Lots 162742034, 162742026, 162742028, 162742030, 162742032, and 162742014 located in the SW Quarter of Section 22, Township 2N, Range 2E of the Willamette Meridian

Applicant: Ginn Group, LLC, Phil Wuest, 7223 NE Hazel Dell Ave., Vancouver, WA 98665

Property Owner: Four Seasons Place, LLC, 400 E Mill Plain Blvd. #500, Vancouver, WA 98660

Requests to appeal this decision must be made in writing within 14 calendar days after the date the decision is mailed. The letter of appeal shall state the case number designated by the city, the name of the applicant, name and signature of each petitioner, a statement showing that each petitioner is entitled to file the appeal under VMC Chapter 20.210, the specific aspect(s) of the decision and/or SEPA issue being appealed, the reasons each aspect is in error as a matter of fact or law, and the evidence relied on to prove the error. A substantive appeal of the SEPA determination must be filed in conjunction with and within the limitation period applicable to an available administrative appeal of the applicable permit or approval (VMC 20.790.640.D).

All appeals, along with the required fee, must be received by 4 p.m., Sept. 11, 2019.

Submit the appeal request and fee to Community and Economic Development Department, Permit Center 415 W. 6th Street, or mail to PO Box 1995, Vancouver, WA 98668-1995. Permit Center, located at 415 W. 6th St., Vancouver, WA, Monday through Friday between the hours of 9 a.m. and 12:30 p.m. and 1:30 p.m. and 4 p.m.

Responsible Official: Mark Person, Senior Planner, PO Box 1995, Vancouver, WA 98668

Telephone: 360-487-7885

E-mail: mark.person@cityofvancouver.us

Name

A blue ink handwritten signature, appearing to be "Mark Person", is written over a horizontal line.

Date

8/28/19



CLARK COUNTY WASHINGTON

PUBLIC HEALTH

clark.wa.gov

1601 E Fourth Plain Blvd, Bldg 17
PO Box 9825
Vancouver, WA 98666-8825
360.397.8000

EXHIBIT 7

February 28, 2019

Lisa Harker
Four Seasons Place, LLC
7223 Hazel Dell Avenue
Vancouver, WA 98665

RE: Development Review Evaluation & Final Approval for "Four Seasons North" located at 11511 NE 28th Street, Vancouver, WA 98684 (SR31709; Tax Parcel 162742014, 162742026, 162742028, 162742030, 162742032, 162742034; PRJ-161559)

Lisa Harker:

Clark County Public Health performed a Development Review Evaluation for the project listed above. This evaluation is limited to the area of development proposed in the application.

On-site Sewage Systems (CCC 24.17, WAC 246-272A, CCC 40.370, RCW 58.17):

Public sewer service is proposed and required for this project. No existing on-site sewage system (OSS) was indicated on the application and no existing on-site sewage system was observed in the field or identified in CCPH record.

On-site sewage system components may exist at the site. Any OSS tanks or drywells discovered during development must be properly abandoned per CCC 24.17.210.

The proposed development must be served by public sewer. A copy of the final acceptance letter (or equivalent) from the purveyor shall be submitted with the Mylar (final plat).

Water Systems (WAC 173-160, WAC 246-290, CCC 40.370, RCW 58.17):

Public water service is proposed and required for this project. No existing water well is indicated on the application and no existing water well was observed in the field or identified in CCPH record. However, a standpipe extending 2 to 3 feet below grade was observed in the northwest quarter of parcel 162742034 and does not appear to be a water well.

Water wells may exist at the site. Any well discovered during development must be legally decommissioned by a licensed well driller per WAC 173-160-381. Decommissioned wells must be shown on the final plat.

The proposed development must be served by public water. A copy of the final acceptance letter (or equivalent) from the purveyor shall be submitted with the Mylar (final plat).

If you have questions or concerns regarding this evaluation, please feel free to contact me at (564) 397-8428 ext. 7375.

Sincerely,

Drake Amundson
Environmental Health Specialist

Cc: Mark Person, City of Vancouver Community & Economic Development Department

EXHIBIT 8



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

*PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341*

August 23, 2019

Mark Person, AICP, Senior Planner
City of Vancouver
Community & Economic Development
PO Box 1995
Vancouver, WA 98668

Dear Mark Person:

Thank you for the opportunity to comment on the optional determination of nonsignificance/notice of application for the Four Seasons North Planned Development Project (PRJ-161559, LUP-73694) as proposed by Ginn Group, LLC. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials.

**WATER QUALITY/WATERSHED RESOURCES UNIT:
Chris Montague-Breakwell (360) 407-6364**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and

2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

You may apply online or obtain an application from Ecology's website at: [http://www.ecy.wa.gov/programs/wq/stormwater/construction/- Application](http://www.ecy.wa.gov/programs/wq/stormwater/construction/-Application). Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(MLD:201904247)

cc: Derek Rockett, SWM
Chris Montague-Breakwell, WQ
Phil Wuest, Ginn Group, LLC (Applicant/Contact)
Four Seasons Place, LLC (Owner)

August 22, 2019

EXHIBIT 9

Attn: Mark Person
Community & Economic Development Dept.
PO Box 1995
Vancouver WA 98668

RE: Four Seasons North Planned Development; PRJ-161559; SEPA 201904247

Dear Mr. Person:

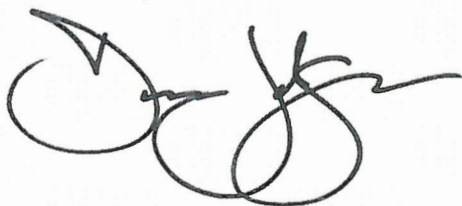
The Southwest Clean Air Agency (SWCAA) was recently notified that your agency has issued/will issue a SEPA Determination for the above project. Please be advised that SWCAA administers/enforces a number of regulations that may apply to the proposed project. The applicability of these regulations depends on the exact nature of the project in question. The following section provides a brief summary of the requirements for the general types of activity that may be affected by this project.

Construction Dust [SWCAA 400 - General Regulations for Air Pollution Sources]:

- Construction and earthmoving activities have the potential to generate excessive dust emissions if reasonable control measures are not implemented. SWCAA Regulation 400-040(2) requires that "no person shall cause or permit the emission of particulate matter from any stationary source to be deposited beyond the property under direct control of the owner or operator of the stationary source in sufficient quantity to interfere unreasonably with the use and enjoyment of the property upon which the material is deposited". Furthermore, SWCAA Regulation 400-040(8)(a) requires that "the owner or operator of any source of fugitive dust shall take reasonable precautions to prevent fugitive dust from becoming airborne and shall maintain and operate the source to minimize emissions".
- Common control measures to mitigate the emission of dust from construction and earthmoving activities include: application of water before and during earthmoving operations, application of water to disturbed surface areas (including access roads and staging areas) after earthmoving operations, application of chemical dust control products and/or surfactants, limiting access to open/disturbed areas, reducing equipment/vehicle speeds, establishing vegetative cover on inactive areas and ceasing operations altogether during high wind events.
- Violations of SWCAA Regulation 400-040 may result in civil penalties being assessed against the project operator and/or property owner.

The proponent of this project may contact SWCAA at 360-574-3058 for more information regarding the agency's requirements. Notification forms, permit applications, regulations and other information are available on the internet at <http://www.swcleanair.org>.

Sincerely,



Duane Van Johnson
Air Quality Specialist II



EXHIBIT 10



February 7, 2019

Lisa Harker, Development Project Manager
Ginn Development
7223 NE Hazel Dell Avenue
Vancouver WA 98685

Re: 11511 NE 28th Street
Vancouver WA
Lots 162742034, 162742026, 162742028, 162742028, 162742030, 162742032 and 162742014

Dear Lisa,

In response to your request, the following information reflects high school, middle school, and elementary schools that would potentially be affected by the proposed project site. These figures do not reflect the cumulative impact of previously approved, unoccupied building lots. That information should be considered as part of the review process.

School	Previously Approved Unoccupied Lots *	Current Proposed Lots	Total Cumulative Lots	Projected # of Students **
Endeavour Elementary	--	101 SFR / 48 MFR	--	23 / 5
Cascade Middle	--	101 SFR / 48 MFR	--	11 / 2
Evergreen High	--	101 SFR / 48 MFR	--	15 / 3
	October 2018 Enrollment	Total Enrollment (Current and Projected)	Enrollment Capacity Including Portables ***	Enrollment Over (Under) Capacity
Endeavour Elementary	691	--	670	21
Cascade Middle	998	--	937	61
Evergreen High	1610	--	2051	(441)

*This information is not available to us but should be considered as part of the review process.

**Projected number of students is based on the District's "student factor" (the number of students historically generated by a dwelling unit in the District).

*** The capacity of the elementary schools is based on a current program with an average student-to-teacher ratio of 20:1 in regular classrooms and 12:1 in special education classes. Capacity at Secondary schools is based on room utilization reflecting one unoccupied period per day and includes the maximum addition of portable classrooms.

13501 NE 28th Street • PO Box 8910 • Vancouver, WA 98668-8910 • Facilities Dept. • PHONE (360) 604-4077 •
FAX (360) 604-4112
www.evergreenps.org

Historically, Evergreen Public Schools has provided portable classrooms when enrollment exceeded the capacity of a school's permanent facility. Evergreen currently houses students in portable classrooms at all but three of its thirty-two (32) schools. It is imperative that developers and/or builders share this information with buyers. It would not be our preference to use portable or temporary classroom facilities. However, they are necessary to accommodate the temporary overload. The State Superintendent of Public Instruction does not consider portables to be equal to permanent facilities.

Bus transportation is provided for elementary students who live more than 1/2 radius mile from school. Elementary students who live less than 1/2 radius mile will be required to walk unless there are unsafe walking conditions. Bus transportation is provided for secondary students who live more than one radius mile from schools. Secondary students who live less than one radius mile will be required to walk unless there are unsafe walking conditions. Bus stops are determined as parcels are developed.

Please note that approval of a proposed subdivision, when combined with previously approved, unoccupied building lots, may result in a projected enrollment in excess of the mentioned school's enrollment capacity (including portables). We would not be able to add students in excess of the enrollment capacity without negatively affecting the quality of the school's instructional programs. This capacity is also limited by the core facilities such as eating space, restrooms and media center, etc., as well as the County and City impact limitations on the number of portables on each site. As a result, it would be necessary for the district to incur additional costs associated with housing these students elsewhere and the corresponding costs to transport them to this other location. Therefore, it is essential that the developer and prospective residents of this subdivision understand that students residing there may not be allowed to enroll in their neighborhood school.

Please feel free to contact Evergreen Public Schools Facilities Department at (360) 604-4077 if additional information is required.

Sincerely,

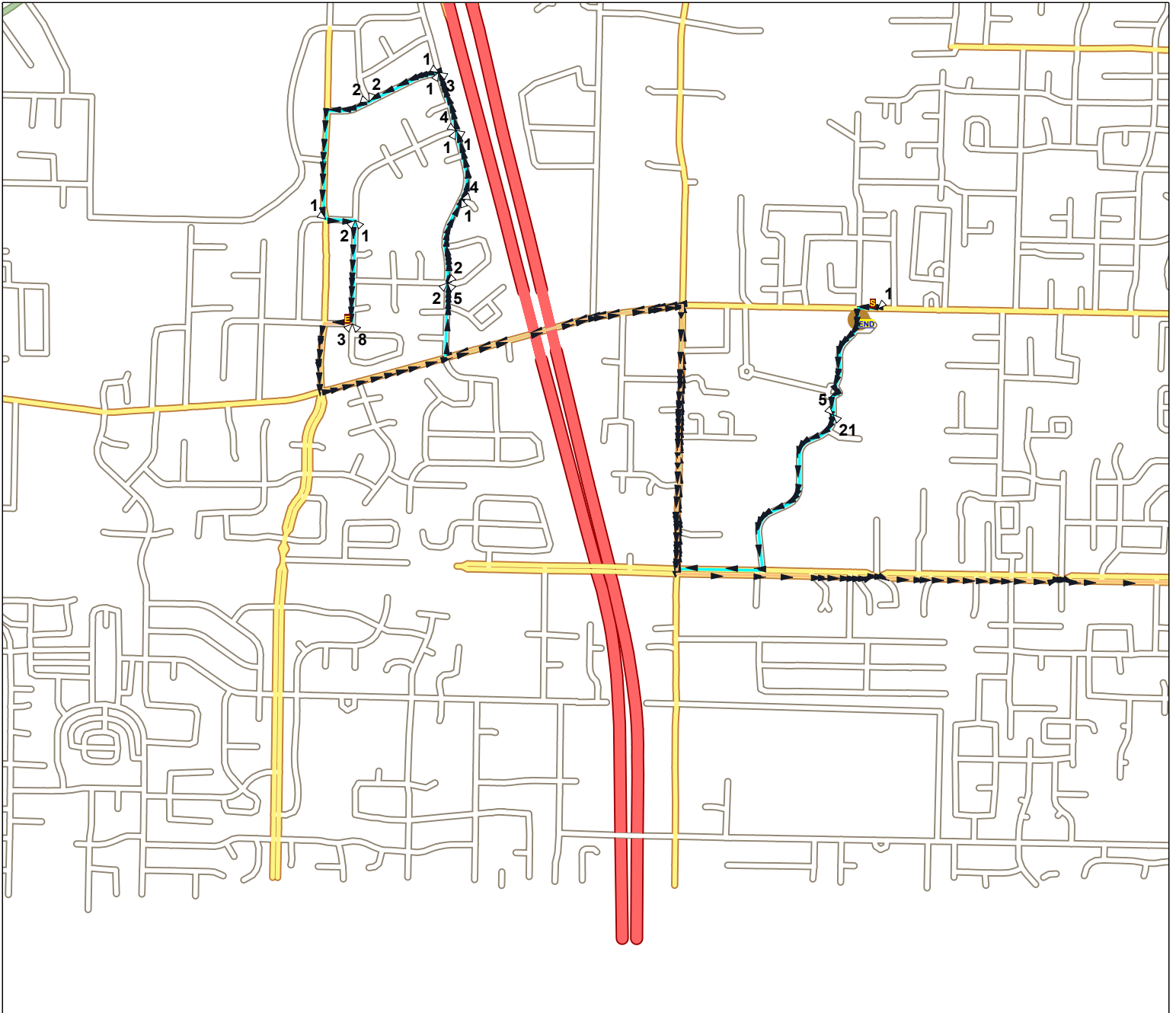


Susan Steinbrenner
Executive Director of Facilities

SS/rg

c: Bryan Snodgrass, City of Vancouver-Community Development

Evergreen School District #114 Route Map

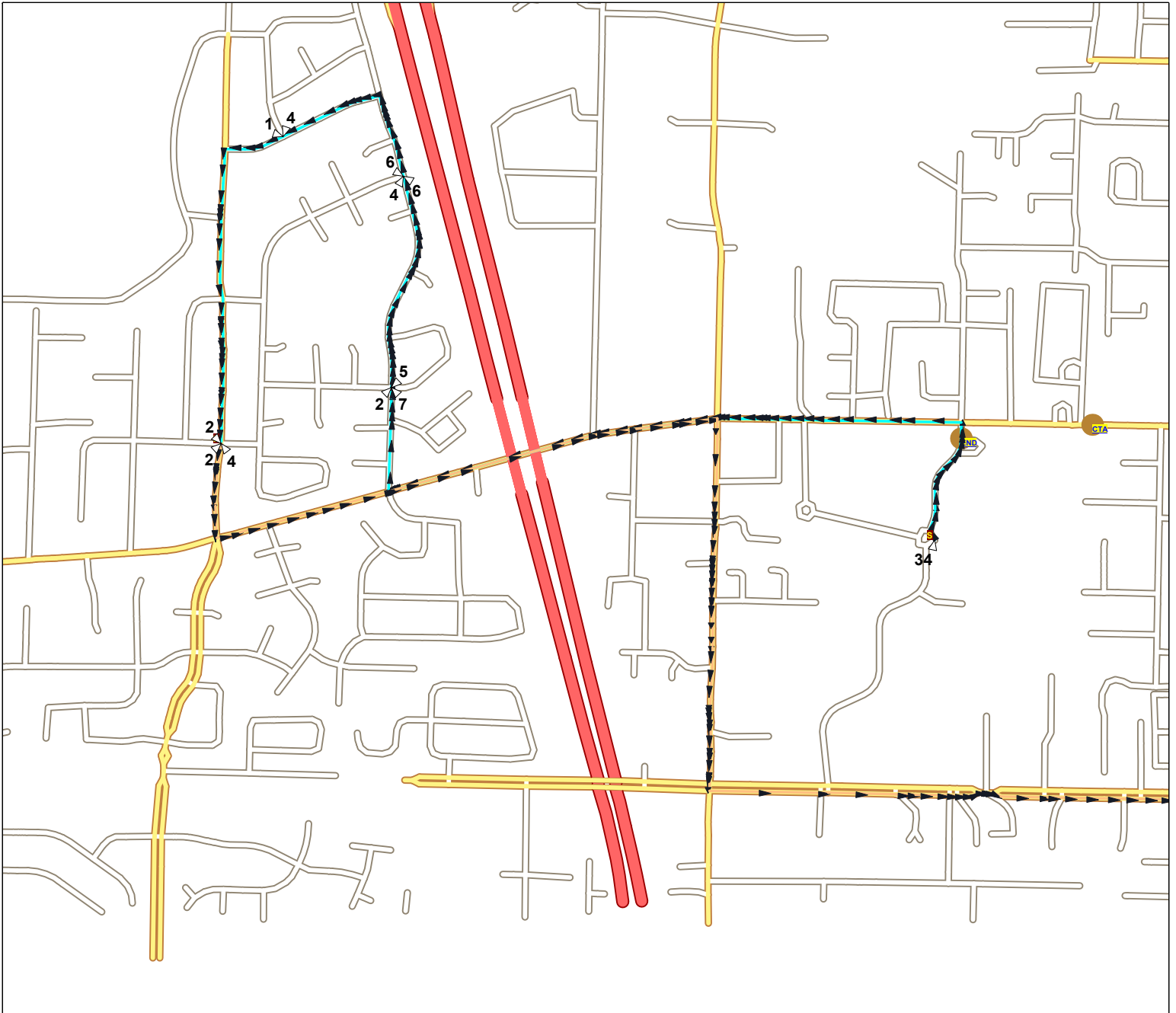


Route: **0101 AM**
Vehicle: **110**
Anchor: **CAS**
Start Time: **7:30 AM**
Pickups: **71**
Distance: **5.76 mi.**

Desc: **TAN**
Driver:
Max Load: **71**
Arrival Time: **7:50 AM**
Transfers On: **0**
Transfers Off: **0**
Days: **MTWHF**

Evergreen School District #114

Route Map



Route: **0001 AM**
Vehicle: **121**
Anchor: **EHS**
Start Time: **8:03 AM**
Pickups: **77**
Distance: **5.08 mi.**

Desc: **BLUE**
Driver:
Max Load: **77**
Arrival Time: **8:25 AM**
Transfers On: **0**
Transfers Off: **0**
Days: **MTWHF**

EXHIBIT 11
Trip Generation & Distribution Report
Prepared By
Kittelson
Dated
March 14, 2019

Because of the size of the exhibit, it is not included with this report. The document is available for review at Community & Economic Development Department, 415 W 6th Street, on the first floor. If you would like to review the document, check in at the reception area of the Permit Center between the hours of 8 a.m.–12:30 p.m. and 1:30 p.m.–4 p.m.

Project Name: Four Seasons North	Date: 9/4/2019 12:00:00 AM
Project Address: 2712 NE FOUR SEASONS LN	TAZ: TA288
Project Number: PRJ-161559	Primary Corridor: MPLN #5
ENG Number:	Parcel 1 ID: 162742014
TIF District: Pacific	Parcel 2 ID:
TIF Overlay District: Overlay - Mill Plain / I-205	Parcel 3 ID:

Existing Site Trips ^^										
LU Description	ITE LU Code	Existing AM Peak Rate	Existing PM Peak Rate	Existing ADT Rate	Unit of Measure	Size**		Existing AM Peak Trips	Existing PM Peak Trips	Existing ADT
^^ equals zero if this is a new development on greenfield or if old use has been gone > 1 year.								Existing Trips Total		

New Trip Generation Calculation										
LU Description	ITE LU Code	AM Peak Rate	PM Peak Rate	ADT Rate	Unit of Measure*	Size**		New AM Peak	New PM Peak	New ADT
Single Family Det.Homes	210	0.75	1	10	1	82		62	82	820
Residential Condo/Townhome	230	0.44	0.52	5.81	1	32		14	17	186
*Unit of measure = ITE Unit by which total size is divided by in order to calc. trip generation								New Project Trips		
**Size - Total size of development, eg 10 dwelling units or 50,000 sqf.								76	99	1006
***% reduction applied to trip generation, eg. .35 passby reduction for 100 trips - (1 - .35) * 100 - .65 - from approved traffic impact study only								Net New Project Trips (new trip = existing trips)		
****% reduction applied to trip generation, eg. .10 internal capture reduction for 100 trips - (1 - .10) * 100 - .9 * 100 - 90 - from approved traffic impact study only								76	99	1006

Traffic Impact Fee Calculation									
LU Description	ITE LU Code	Proposed Project ADT	Net New Proj ADT	TIF Rate/Trip	TIF Overlay rate/trip	BEF Reduction = .3 for retail commercial uses & ITE LU 912	Tax Reduction	TIF Due	Overlay TIF Due
Single Family Det.Homes	210	820	819.99	290	10		0.15	\$202,130.00	\$6,970.00
Residential Condo/Townhome	230	186	186.01	290	10		0.15	\$45,849.00	\$1,581.00
Sum		1006	1006	TIF Totals:				\$247,979.00	\$8,551.00

Disclaimer: This information is provided based on the TIF program in place as of the date shown above and is only an estimate of the fee. The fee will be recalculated based on approved development dimensions and reflecting any changes to the TIF program that are applicable. Per VMC20.97.060 B, ...for non-residential development, the impact fee shall be calculated at the time of site plan approval or building permit application if the proposed development is not sufficiently defined to permit such calculations. Notwithstanding the foregoing, the fee shall be re-calculated for building permit applications filed more than 3 years following the date of the applicable preliminary plat, preliminary short plat or site plan approval. See VMC20.97 for more information. Note: TIF Overlay fees cannot be paid with TIF Credits from a district other than the TIF Overlay district.



City of Vancouver Transportation Services
Trip and Traffic Impact Fee Calculation Worksheet

Application Number: PRJ-161559

Project Name:	Four Seasons North	Date:	9/4/2019 12:00:00 AM
Project Address:	2712 NE FOUR SEASONS LN	TAZ:	TA288
Project Number:	PRJ-161559	Primary Corridor:	MPLN #5
ENG Number:		Parcel 1 ID:	162742014
TIF District:	Pacific	Parcel 2 ID:	
TIF Overlay District:	Overlay - Mill Plain / I-205	Parcel 3 ID:	

Concurrency Monitoring Fees			
Corridor	PM Peak Trips	Cost/Trip	max. \$1500/corridor
I-205 to SE 136th Ave	2	\$48.00	\$96.00
SE 136th Ave to SE 164th Ave	4	\$48.00	\$192.00
I-205 to NE 162nd Ave	8	\$48.00	\$384.00
Mill Plain Blvd to NE 28th St	14	\$48.00	\$672.00
NE 28th St to NE 51st St	39	\$48.00	\$1,872.00
SE 1st St to Fourth Plain Blvd	4	\$48.00	\$192.00
Burton Rd: Andresen to NE 112th Ave	20	\$48.00	\$960.00
NE 138th Ave to NE 162nd Ave	1	\$48.00	\$48.00
NE 112th Ave to NE 138th Ave	57	\$48.00	\$2,736.00
NE 112th Ave to NE 138th Ave	74	\$48.00	\$3,552.00
NE 138th Ave to NE 162nd Ave	8	\$48.00	\$384.00
Mill Plain Blvd to NE 28TH	8	\$48.00	\$384.00
NE 28th St to Fourth Plain Blvd	2	\$48.00	\$96.00
SR-14 to NE 18th St	2	\$48.00	\$96.00
Total Monitoring Fee =			\$11,664.00

Total Modeling Fee = \$11,664.00

Proportionate Shares				
Case Number	Project	Fee/Unit	Trips/Lots	Final Fee
Total Proportionate Share Fees =				

COMMENTS:

Four Seasons North

District: Pacific	District TIF =	\$247,979.00
Overlay - Mill Plain / I-205	Overlay TIF =	\$8,551.00
	Total TIF =	\$256,530.00
SF Dwellings Fee per SFDU Plat Calculation Total: \$247,979.00		

Disclaimer: This information is provided based on the TIF program in place as of the date shown above and is only an estimate of the fee. The fee will be recalculated based on approved development dimensions and reflecting any changes to the TIF program that are applicable. Per VMC20.97.060 B, ...for non-residential development, the impact fee shall be calculated at the time of site plan approval or building permit application if the proposed development is not sufficiently defined to permit such calculations. Notwithstanding the foregoing, the fee shall be re-calculated for building permit applications filed more than 3 years following the date of the applicable preliminary plat, preliminary short plat or site plan approval. See VMC20.97 for more information. Note: TIF Overlay fees cannot be paid with TIF Credits from a district other than the TIF Overlay district.

PO Box 12546
Portland, OR 97212
Phone: (503) 236-6441
Email: owen@rickwilliamsconsulting.com

September 10, 2019

Mark Person
Senior Planner, City of Vancouver
Development Review Division
415 W 6th St, Vancouver, WA 98660
mark.person@cityofvancouver.us

Dear Mr. Person:

Our parking consulting firm, Rick Williams Consulting, was hired by the Ginn Group to assess the adequacy of the parking supply proposed for the Four Seasons North PUD Subdivision in the Landover-Sharmel neighborhood of Vancouver. The parking assessment covers 5 topic areas; (1) we conducted some market research to better understand the demographics of the users that will be living there (e.g., families, individuals, students, etc.). (2) The evaluation looked at parking demand ratios from comparable cities in the region and other suburban communities in the Pacific Northwest. (3) The assessment calls out the minimum required parking by the City and the amount being proposed by the developer. Also, (4) the study evaluated the distance guests/visitors would have to walk from general access parking on and off-street (99 stalls on NE 27th Way, NE 115th Place, NE 117th Place). Finally, (5) the study concludes with an evaluation of safety and mobility options for subdivision users.

All of the figures have been updated with the latest version of the development plans. A copy of the parking review document is included along with this letter. It is our conclusion the development will provide adequate parking for its inhabitants and guests alike.

Let us know if you have any questions.

Yours truly,



Owen Ronchelli
Vice President

Four Seasons North PUD Subdivision – Parking Review

Background

Under Section 4.1.a (Conditions – Future Development Review) of the Development Agreement it states, “A comprehensive parking study that examines public safety and mobility implications based on reasonable assumptions of residents or visitors use of garages, driveways, alleys or street for parking.”

Purpose

The purpose of this memorandum is to address the impacts of estimated parking demand generated by the FS North PUD subdivision on the built parking supply. The following assessment will look a number of elements to satisfy the parking evaluation criteria, including:

1. The demographic profile of the neighborhood to understand who will likely be living there;
2. Compare residential parking demand ratio data collected and analyzed in the region and peer/suburban communities;
3. A comparison of required parking versus proposed parking provided;
4. Identify the average walking distance between units without driveway aprons and nearby on-street guest parking stalls; finally
5. Evaluate the safety and mobility options for guests/visitors using parking options identified in item 3, above.

Neighborhood Demographics

The following table was populated using multiple online resources drawing on federal census data, using the applicable local census tracts, real estate resources, and City of Vancouver website.

Table 1: Vancouver & Neighborhood Demographic Metrics

	Neighborhood	City
	Landover-Sharmel	Vancouver, WA
<i>Population</i>	2,626	183,500
<i>Description</i>	The neighborhood has a suburban feel, most residents rent their homes. There are lots of coffee shops and parks. Many families and young professionals. Residents tend to lean conservative. Public schools are above average.	Vancouver sits on the north bank of the Columbia River. The city combines the excitement of a major metropolitan area with small-town charm and abundant recreational opportunities.
<i>Area</i>	0.660 square miles	51.84 square miles
<i>Density</i>	3,979 people / square mile	3,569 people / square mile
<i>Households</i>	1,365	68,158

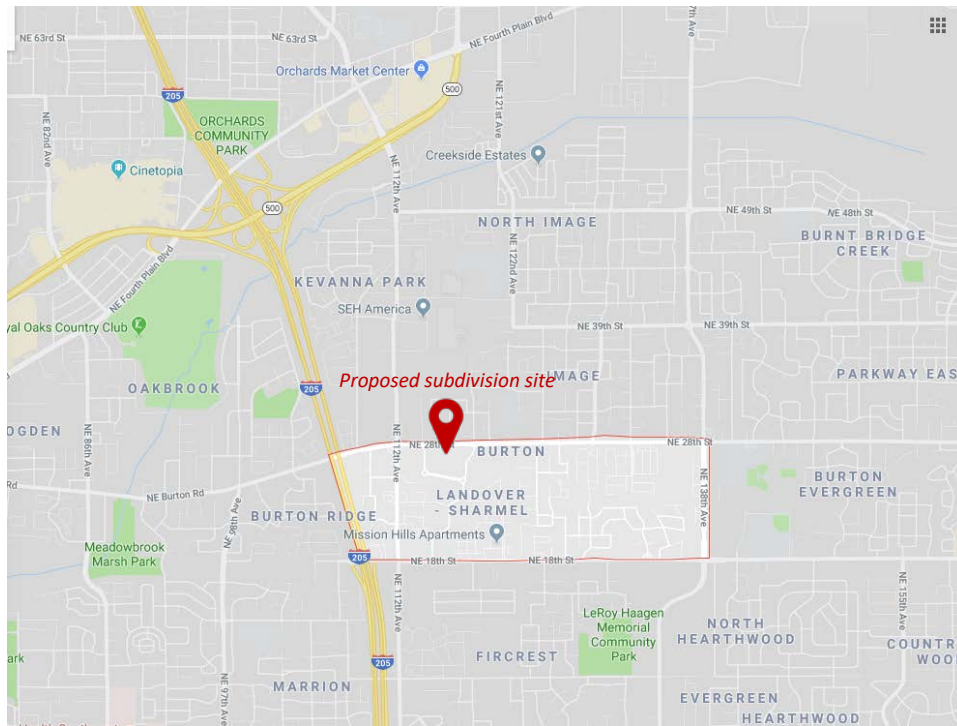
<i>Average persons per household</i>	1.92	2.48
<i>Median home value</i>	\$224,437	\$217,200
<i>Median Rent</i>	\$1,060	\$1,054
<i>Rent vs. Own</i>	70% Rent, 30% Own	51% Rent, 49% Own
<i>Median Household Income</i>	\$56,479	\$56,615
<i>Household Income Brackets</i>		
<i>< \$25,000</i>	16%	20%
<i>- \$25,000 - \$44,000</i>	26%	23%
<i>- \$45,000 - \$74,000</i>	25%	25%
<i>- \$75,000 - \$149,000</i>	29%	25%
<i>- \$150,000+</i>	5%	7%
<i>Education Levels</i>		
<i>Master's Degree or Higher</i>	9%	N/A
<i>Bachelor's degree</i>	19%	27% (or higher)
<i>Some college/ associate degree</i>	35%	38%
<i>High school diploma or equivalent</i>	27%	25%
<i>Less than high school diploma</i>	9%	9%
<i>Racial Diversity</i>		
<i>White</i>	69%	80%
<i>Hispanic</i>	18%	13%
<i>Asian</i>	5%	5%
<i>African American</i>	4%	3%
<i>Two or more races</i>	3%	6%
<i>Other</i>	1%	5%

The following are notable standouts from the demographics review, which should provide some additional insight as to likely future residents of the Four Seasons North PUD Subdivision.

- Landover-Sharmel is one of the smaller neighborhoods in all of Vancouver (0.660 square miles)
- It has a lower than average number of persons per household (1.92) compared to the larger city (2.48)
- The neighborhood has a higher percentage of renters (70%) compared to the rest of Vancouver (51%)
- Landover-Sharmel is slightly more racially diverse (31% non-white) than Vancouver at large (20% non-white)

The map on the following page shows a closer look at the Landover-Sharmel neighborhood.

Figure A: Map of Landover-Sharmel Neighborhood



Residential Parking Demand

When doing parking literature research for residential parking demand figures most publications will cite demand ratios from the Institute of Transportation Engineers (ITE) Parking Generation Manual. In general, this is a good default source for parking demand if no other more localized source is available. The residential parking demand ratios cited in ITE's Parking Generation (4th Edition) for *single family detached housing* cites 6 study sites located in or near Glendale, California from which they derived an average peak demand ratio of 1.83 vehicles per dwelling. Similarly, the demand for *residential condominium/townhouse* cites 12 study sites (sourced from California, New Jersey, and Virginia) to derive an average peak demand ratio of 1.38 vehicles per dwelling unit¹. It is further noted that the residential units proposed in this development are neither single family detached nor townhouses, but somewhere in between.

Rick Williams Consulting, which works primarily in the Pacific Northwest, has more localized residential (multi-family) parking demand ratios to draw from that can provide some additional perspective on assumed parking for this development. While the examples come from condominium or multi-family sources (rather than single family ones), they arguably may more accurately capture guest or visitor

¹ Rental townhouse shows an average peak demand for 1.62 vehicles per dwelling unit (4 study sites, from Maryland and New Jersey).

parking demand compared to single-family examples. Multi-family or condominium residences typically have a self-contained, finite shared parking supply, similar to how the FS North PUD Subdivision guest/on-street supply functions. Whereas, in a single-family parking guest or visitor parking typically park on-street and may not be easily attributed to specific residence.

- Urban locations have a demonstrated parking demand ranging from 0.85 to 1.53 vehicles per unit
- Suburban locations located near transit have a demonstrated parking demand of 1.00 vehicle per unit
- Suburban locations (not located near high-capacity transit) have a demonstrated parking demand ranging from 1.15 to 2.28 vehicles per unit

Table 2 below, shows analyzed ratios based on actual parking demand ratios from Northwest locations.

Table 2: Residential Parking Demand Ratios

City	Urban Context	Type of Housing	Sampled Sites	Demand Ratio
Hillsboro, OR (Orenco Station)	Suburban near transit	Multi-family	2	1.00 / unit
Bend, OR	Suburban	Multi-family	9	1.25 / unit
Albany, OR	Suburban	Multi-family	11	1.33 / unit
Portland (South Waterfront)	Urban near transit	Condos	4	1.11 – 1.53 / unit
Portland (South Waterfront)	Urban near transit	Multi-family	4	0.85 – 1.07 / unit
SeaTac, WA	Suburban	Multi-family	2	1.15 – 1.27 / unit
Tukwila, WA	Suburban	Multi-family	2	1.26 – 2.00 / unit
Des Moines, WA	Suburban	Multi-family	2	1.39 – 2.28 / unit
Federal Way	Suburban	Multi-family	1	2.02 / unit
Renton	Suburban	Multi-family	1	1.74 / unit

If all 114 units generated the highest number of parked cars using either ITE's (1.83) or RWC's (2.28) peak period demand ratios it would equate to between 209 – 260 vehicles for the whole subdivision. The plan calls for 368 on-lot stalls (garages and driveways) and an additional 108 stalls for guests and visitors.

Table 3: Estimated Parking Demand vs. Provided Parking Comparison

Parking Type	Intended Users	Parking Ratio	Stalls
<i>Estimated Parking Demand (114 units)</i>			
ITE Estimated Parking Demand	Residents & Guests	1.83	209
RWC Estimated Parking Demand	Residents & Guests	2.28	260
Estimated Parking Demand Total for All Users (highest figure)			260
<i>Proposed Parking Provided (114 units)</i>			
On-Lot Stalls	Residents & Guests	3.23	368
Additional On & Off-Street Stalls	Guests & Visitors	0.95	108
Proposed Parking Provided Total for All Users			476

Parking Required versus Parking Provided

Another viewpoint regarding the amount of parking necessary for the site is to compare code required parking to the amount of parking actually programmed for the site. VMC 20.945 outlines requirements for parking for both resident and guest parking for single family dwelling units. Table 4 summarizes required parking for this development site and compares it to that which is provided by the developer. Comparisons are also included for the on-street parking, which is not required and also cannot be used to meet VMC requirements but is a part of what will be the total available supply.

Table 4: Required Parking vs. Provided Parking Comparison

	Required Parking	Parking Provided
VMC 20.945 (resident)	114 stalls (1.0 per unit)	368 stalls (at lot) (3.23 per unit)
VMC 20.945 (guest)	38 stalls (0.33 per unit)	50 stalls (off-street) (0.44 per unit)
Base requirement	152 stalls (1.33 per unit)	418 stalls (resident/guest) (3.67 stall per unit)
On-street	0	49 stalls (0.42 per unit)
TOTAL	152 stalls (1.33 per unit)	467 stalls (4.10 per unit)

Based on Table 4 findings, it is clear that the project would far exceed the minimum City requirement. Based on the combined City requirements for both resident and guest parking, the project should come in at 152 stalls (or a ratio of 1.33 stalls per unit). Based on the proposed site layout provided by the developer, 418 stalls are provided to meet the base requirement for resident and guest parking (3.67 stalls per unit). If on-street parking is added, the site will provide a total of 467 stalls to 114 units for use by residents and guests; a combined ratio of 4.10 stalls per unit. From our experience, this layout provides a significant amount of parking to the site, definitely in excess of minimum requirements and could be viewed as extremely sub-urban in format.

Residential Guest/Visitor Walking Distance

This section quantifies the shortest and longest distance between nearby guest/visitor parking (both on and off-street) to residents' front doors. More specifically, it evaluates the shortest and longest distance from these parking supplies to blocks of residential unit numbers without driveway parking (units 1 – 5, 6 – 12, 83 – 90, 91 – 98, 99 – 114). Analysis provided in Table 5 below.

Table 5: Guest/Visitor Walking District by Unit Block

Unit Number Block	Stalls Nearby ²	Location of Nearby Stalls	Closest & Furthest Distance to Front Door ³
Units 1 – 5	10 (off-street) 10 (on-street)	Alley 1 Private Road 1	33' – 183' 44' – 270'
Units 6 – 12	10 (off-street) 6 (on-street)	Alley 1 Existing Private Road	33' – 236' 109' – 340'
Units 83 – 90	10 (off-street) 6 (on-street)	Private Road 1	238' – 304' 243' – 343'
Units 91 – 98	10 (off-street) 6 (on-street)	Alley 4 Existing Private Road	224' – 305' 239' – 342'
Units 99 – 114	30 (off-street)	Alley 4	30' – 41'

From this analysis it has been determined there are available on and off-street parking resources for guests and visitors within a relatively short distance for units built without driveway parking. The furthest distance a visitor would have to walk (from the furthest parking stall) to their destination's front door is 343 feet; approximately a block and a half. It is assumed most guests will have the opportunity to park in a closer stall with a shorter walking distance. Figure B provides a visual depiction of the walking distance measurement.

Figure B: Walking District Measurement, Four Seasons PUD Subdivision

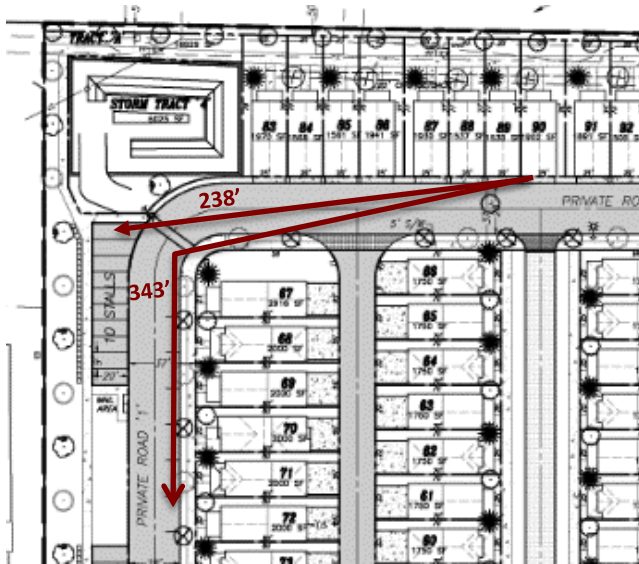
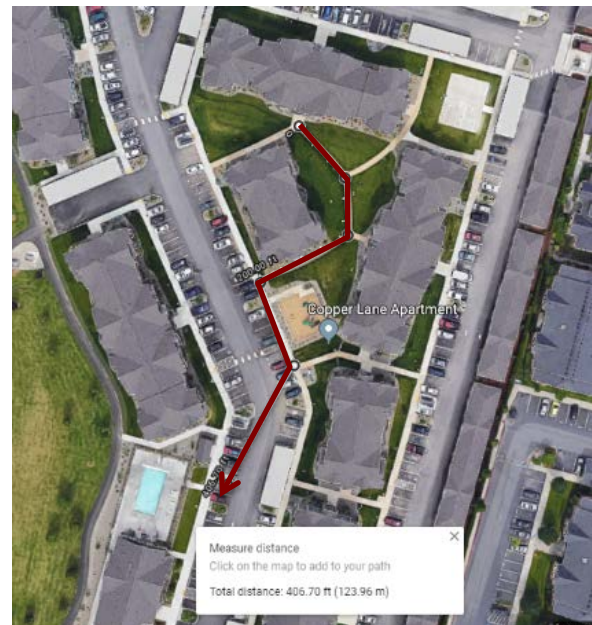


Figure C: Walking District Measurement, Cooper Lane Apartments



² The most proximate stalls to the units were chosen. A minimum of 2 guest stalls per unit number block were selected for this analysis (e.g., 8 units x 2 stalls = 16 total stalls).

³ Distances were measured using the subdivision plans – measure from the front door to the center of the nearest parking stall. The second measurement in the range is the measurement to the center of the furthest stall.

By comparison, residents living at the nearby Copper Lane Apartments (2401 NE 4 Seasons Lane) coming home in later evening could expect to walk in excess of 400 feet from their parked vehicle to the building entrance of their three-story apartment building (see Figure C, above). Guests visiting the apartments may have to walk even further. As such, it is not unreasonable to assume guests at the Four Seasons PUD Subdivision would be willing to walk up to 350 feet to their destination.

Safety and Mobility Option Implications

Road Width and On-Street Parking: where on-street parking exists (Private Road 1, Existing Private Road) the proposed roadways are 28 feet wide; this allows for an 8-foot curb-tight parking pocket with 10-foot travel lanes in each direction. This provides adequate clearance for the majority of roadway users.

Bicycles: people riding bicycles will share the roadway lanes with vehicle traffic.

Pedestrian Circulation: each housing unit frontage is accessible by sidewalk. No sidewalks exist in the alleyways (except for Alley 1). Wider sidewalks along the Green Street provide a more generous facility for children and strolling pedestrians. The internal sidewalk system provides a needed safety element for vulnerable populations – children, handicapped, or elderly users that may be less visible in the roadway. There are a number of crosswalks that provide greater visibility to pedestrians crossing roadways.

Transit: CTRAN #30 Burton Route stops at NE 28th Street and 114th Avenue at the northwest corner of the subdivision and provides 30-minute service frequencies on weekdays. Similarly, the CTRAN # 80 Van Mall/Fisher's Route stops at the same NE 28th Street and 114th transit stop just outside the subdivision and provide 30-minute frequencies.

Summary

The evaluation of requested parking-related elements provided in this summary does not suggest the subdivision plan will provide an inadequate amount of parking, nor is the (visitor/guest) supply especially inconvenient or placed in an unsafe location for users. The demographic profile of the neighborhood does not suggest this development will attract an inordinate amount of large families that would overburden the guest parking supply. Residential peak parking demand ratios (ITE and RWC sources) indicate there is adequate parking provided for both residents and their guests. Walking distances to and from guest parking locations are reasonable and are arranged in a manner that allows people to safely use sidewalks from their parked vehicle to their destination. Finally, we believe the FS North PUD Subdivision meets a reasonable threshold set forth by the City in providing adequate parking to meet its associated demand.

EXHIBIT 14
Preliminary Stormwater Report
Prepared By
SGA Engineering
Dated
March 19, 2019

Because of the size of the exhibit, it is not included with this report. The document is available for review at Community & Economic Development Department, 415 W 6th Street, on the first floor. If you would like to review the document, check in at the reception area of the Permit Center between the hours of 8 a.m.–12:30 p.m. and 1:30 p.m.–4 p.m.

EXHIBIT 15
Geotechnical Investigation
Prepared By
Columbia West
Dated
Nov. 1, 2018

Because of the size of the exhibit, it is not included with this report. The document is available for review at Community & Economic Development Department, 415 W 6th Street, on the first floor. If you would like to review the document, check in at the reception area of the Permit Center between the hours of 8 a.m.–12:30 p.m. and 1:30 p.m.–4 p.m.