

Fact Sheet

Project Title:

City Heights Planned Mixed-Use Development

Location:

The property is located north of SR 903 between approximately the transfer and recycling station on the west (north of the Coal Mines Trail) to Cottage Avenue on the east, north to and including the Puget Sound Energy and Bonneville Power electrical transmission line easements. The east end of the project area extends north of the power line easements (see Location Map). The parcels are located within the SW ¼ of Section 25, NW ¼ of Section 25, north ½ of Section 26, and north ½ of Section 27, all within Township 20N, Range 15E, W.M., Kittitas County, Washington.

Brief Description of the Proposal:

The proposal is for residential development of 330 acres within the City of Cle Elum Urban Growth Area, and 28 acres already within the City limits (358 acres, total). Depending on the alternative selected for implementation, a small amount of neighborhood commercial development is proposed to provide services to residents within the project and visitors.

City actions required to authorize the City Heights development include: annexation, adoption of the Comprehensive Plan land use designation and zoning for Planned Mixed-Use development (contingent upon annexation), entering into a Development Agreement with the project proponent, and construction permit approvals.

A mix of single-family detached homes and attached dwelling units is proposed (875 to 985 dwelling units, total) for permanent residents and second homes. Some of the detached and attached units available as second homes may be sold in “fractional” ownership interests and may be rented for use by seasonal visitors. Approximately 150 to 163 acres (40% to 46% of the project site) will be preserved in permanent open space for recreational use, including interconnecting trails with ties to the Coal Mines Trail and existing City streets for pedestrian and bicycle use. Proposed trails will provide connections to and from the downtown core to planned public amenities within the development. Trails and open space within the project are intended for City-wide public use.

Purpose and Objectives of the Proposal:

- Develop homes in an economically-viable manner, in a desirable residential neighborhood within a master planned community.
- Achieve urban residential densities to comply with Washington State Growth Management Act (GMA) policies, in order to respond to Washington State Office of Financial Management population projections for the City of Cle Elum and its Urban Growth Area.
- Develop a mix of dwelling unit types, including single-family detached and attached homes for permanent residents, as well as detached and attached homes and fractional-ownership homes¹ to serve the recreational housing market.
- Invigorate the downtown commercial area by increasing the population within the service area.
- Develop up to approximately 5 percent of the developable area of the site with commercial space for neighborhood services. Provide for uses that would not compete with downtown core businesses.
- Design the development to be responsive to site-specific characteristics: include significant open space and recreational amenities to preserve unique features of the site.
- Provide an interconnecting trail system to enhance the ability of the public to travel east-west through the Cle Elum area on trails through open space rather than on roads shared with vehicles.
- Provide connections to existing developed areas within the City for residents to enjoy the public amenities provided within the development, and to facilitate access to the services provided in the City's commercial core.
- Construct a stormwater management system compliant with the Washington Department of Ecology 2004 *Stormwater Management Manual for Eastern Washington*.
- Implement site improvements over a period of approximately 6 to 12 years, or in response to market demand.
- Comply with City of Cle Elum Comprehensive Plan policies, zoning regulations, and development standards through the provisions of a Development Agreement between the project proponent and the City to guide the character of the project.

¹ "Fractional" ownership homes may be detached or attached units available as second homes that may be sold or rented for use by seasonal visitors.

Principal Alternatives:

Alternative 1: Preferred. The preferred alternative would include approximately 985 dwelling units and approximately 20,000 square feet of neighborhood commercial uses. Under the preferred alternative, approximately 155 acres of the site (40% of total site area) would be preserved in parks, open space, and public amenities, walking paths, hiking trails, and multi-use path/bike access. The resident population of the development under this alternative would be approximately 2,207 persons if all units were permanently occupied. The project proponent estimates that 35% of homes under this alternative would be seasonal or second homes. Primary access to serve Alternative 1 would be provided across the Cle Elum Pines (Deneen) property to the west end of the development, Summit View, Montgomery Avenue, and Columbia Avenue. The Deneen property access route would involve a bridge crossing of Crystal Creek and the Coal Mines Trail.

Alternative 2: Reduced Residential Density. The Reduced Residential Density Alternative includes approximately 875 dwelling units and approximately 40,000 square feet of neighborhood commercial development. Approximately 163 acres of open space (46% of total site area) would be preserved. There would be limited or no public amenities in the Alternative 2 development concept due to reduced resources compared to the Alternative 1 development concept; one multi-use path would be provided. The total estimated population would be approximately 1,943 persons if all units were permanently occupied. The project proponent estimates that approximately 50% of homes in this alternative would be second homes. Primary access to serve Alternative 2 would be provided from Alliance Road (to the west end of the development from SR 903), Summit View, Sixth Street, and Columbia Avenue. The Alliance Road route would involve an at-grade crossing of the Coal Mines Trail and an overcrossing of Crystal Creek. Both crossings already exist, and would need to be widened. Montgomery Avenue would be used for emergency vehicle access only.

Alternative 3A: No Annexation, Development within Kittitas County under Single Ownership. The conceptual land use plan for Alternative 3A would be essentially the same as Alternative 2, with approximately 875 dwelling units and 1,943 residents based on the 4 to 5 dwelling units per acre criteria in the Kittitas County Planned Unit Development (PUD) provisions. The project proponent estimates that approximately 50% of homes in this alternative would be second homes. Approximately 40,000 square feet of neighborhood commercial development would be provided.

All open space (approximately 163 acres) would be unimproved in Alternative 3A, with no public amenities. As with Alternative 2, primary access to Alternative 3A would be provided from Alliance Road (to the west end of the development from SR 903), Summit View, Sixth Street, and Columbia Avenue. The Alliance Road route would involve an at-grade crossing of the Coal Mines Trail and an overcrossing of Crystal Creek. Both of these crossings already exist but would need to be widened. Montgomery Avenue would be used for emergency vehicle access only.

Principal Alternatives, *continued*

Alternative 3B: No Annexation, Development within Kittitas County under Multiple Ownerships. Under Alternative 3B, the property would be sold and developed in up to 17 individual parcels. There would be a possible rezone prior to sale to facilitate higher residential density than under existing zoning. Alternatively, some or most parcels would likely be developed under Kittitas County Planned Unit Development (PUD) regulations or Performance-based Cluster Plat criteria. It is estimated that the residential density under Alternative 3B would be approximately 500 lots. This alternative would not meet the objectives of the proposal or the urban residential density standards of the Washington State Growth Management Act. Development would likely occur in a discontinuous pattern over a longer period of time (although there is no time-certain for phased implementation of any of the conceptual land use alternatives). There would be no open space, trail system, or public amenities, and no commercial development with Alternative 3B. The total estimated population with this alternative would be approximately 1,150 if all units were permanently occupied, though the project proponent estimates 50% seasonal occupancy.

Alternative 4: No Action. If the City Heights Planned Mixed-Use Development did not proceed, there would be no alteration to the site at this time. Northland Resources, LLC would have the discretion to decide whether to maintain ownership of the property, pursue some other use, or delay and reapply for development at some future time. The property could be sold to others for development. Based on the fact that the site is within a designated Urban Growth Area, it is presumed that it would undergo urban development sometime within the current City/County 20-year planning period (2005–2025). However, for the purpose of this analysis, it is assumed that under Alternative 4, there would be no change to the existing conditions of the property.

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| Project Proponent: | Northland Resources, LLC Sean Northrop, Managing Member Authorized agent of property owners Cooper Pass, LLC, Highmark Resources, LLC and Green Canyon, LLC 206 West First Street Cle Elum, WA 98922 |
| Schedule for Implementation: | The proposal is for phased development of the project in response to market demand (estimated to occur over 6 to 12 years). |
| Lead Agency: | City of Cle Elum |
| City of Cle Elum Project File Numbers: | SEPA File No. SEP 2009-004 Rezone File No. REZ 2009-01 |
| SEPA Responsible Official, project information contact person, and person to whom to direct comments: | Matt Morton, Community Development Director City of Cle Elum 119 West First Street Cle Elum, WA 98926 |
| Permits and Approvals Required: | |
| City of Cle Elum | Rezone Development Agreement (Alternative 1 or 2) PMU Final Plan Approval Site Plan Review and Subdivision Approvals Civil Engineering Plan Review Critical Areas compliance Grading Permit Building Permits and Utility Connection Permits |
| Washington Department of Natural Resources | Forest Practices Permit (compliance with RCW 76.09.050) |
| Washington Department of Ecology | New Water Rights, Water Rights Transfer |
| Washington Department of Ecology | Permits and approvals to develop a Membrane Bioreactor (MBR) wastewater treatment plant (if proposed) |
| Washington Department of Ecology | NPDES Construction Stormwater Permit(s) |
| U.S. Army Corps of Engineers | Section 404 Permit for Placement of Fill in Waters of the U.S. (if any, associated with road construction) |
| Washington Department of Ecology | Section 401 Water Quality Certification (required for Section 404 permit) |
| Washington Department of Fish & Wildlife | Hydraulic Project Approval for road construction across stream channels |

Permits and Approvals Required,
continued

Washington Department of
Transportation

Developer Agreement with WSDOT for construction of
access road intersection with SR 903 (possible), and for
utility crossings of State Route rights-of-way (possible)

Burlington Northern-Santa Fe Railroad

Developer Agreement with BNSF for sewer line construction
beneath BNSF right-of-way (possible)

Washington State Department of Health

Permits and approvals to develop Group A community water
system(s), a Membrane Bioreactor (MBR) wastewater
treatment plant (possible), On-Site Sewage Disposal Systems
(possible with Alternative 3A or 3B), Water Treatment Plant
improvements (possible)

PSE and BPA

Review of proposed improvements within electrical
transmission line easements

Kittitas County

Planned Unit Development (PUD) or Performance-Based
Cluster Platting Approval (Alternative 3A or 3B)

**EIS Authors and
Principal Contributors:**

Vicki Morris Consulting Services

Vicki Morris, EIS Primary Author and Technical Editor

GCH Planning and Landscape Architecture

Conceptual Land Use Alternatives

Visual Analysis

Encompass Engineering & Surveying

Grading, Drainage and Utilities Technical Report

ESM Consulting Engineers

Sewer System Off-Site Analysis

Aspect Consulting, LLC

Geology, Phase I Environmental Site Assessment,

Coal Waste Rock Sampling and Analysis,

Groundwater Resources, Water Supply Proposal

SubTerra, Inc.

Coal Mine Hazards Risk Assessment

Heffron Transportation, Inc.

Transportation System Impact Analysis and Mitigation

Environ International Corporation

Air Quality Assessment

Reiss-Landreau Research

Archaeological and Cultural Resources Investigation

Sewall Wetland Consulting, Inc.

Wetlands and Wildlife Habitat Report

EIS Authors and Principal Contributors,
continued

Property Counselors
Fiscal Analysis

Draft EIS Date of Issue:

April 23, 2010

Draft EIS Comment Period
45 days:

April 23 through June 7, 2010

Address Comments to:

Matt Morton, Community Development Director
e-mail: eiscomment@gmail.com
City of Cle Elum
119 W. First Street
Cle Elum, WA 98922-1159

Location of Copies of the Draft EIS
and Technical Reports for Review:

City of Cle Elum
City Hall
119 W. First Street
Cle Elum, WA 98922-1159
www.cityofcleelum.com

City of Cle Elum Library
302 Pennsylvania Avenue
Cle Elum, WA 98922

Availability of Copies of the
Draft EIS and Technical Reports
to the Public:

Everyone on the Distribution List (Chapter 5) was sent a CD of electronic files of the entire contents of the Draft EIS and Technical Reports. These files can be viewed electronically, or can be printed for hard-copy review. Additional copies of the CD can be obtained from the City at no charge.

Public Meetings during the
Draft EIS Comment Period:

The City intends to hold an open house public meeting during the Draft EIS comment period. Everyone on the Distribution List will receive notice of these meetings. Public notice will also be published in the local newspaper: the *Northern Kittitas County Tribune*.

Next Steps in the EIS Process:

Following the close of the Draft EIS comment period, the City will review and respond to all comments received. All comments and responses will be published in the Final EIS. Everyone on the Draft EIS Distribution List (Chapter 5) and persons who comment on the Draft EIS will receive notice of availability of the Final EIS and/or a CD of electronic files of that document.

Reader's Guide for this Draft EIS

An Environmental Impact Statement (EIS) attempts to strike a balance between the technical information and format required by the State Environmental Policy Act (SEPA), and readability for persons interested in the project who may be unaccustomed to this manner of organizing the document. The Reader's Guide highlights the contents of this Draft EIS, and suggests locations where information of interest can most readily be found.

The **Table of Contents** provides a complete list of the subjects covered in the document. Lists of figures and tables are also a key to the location of topics of interest.

Chapter 1 provides an overview of SEPA procedures that have been followed during EIS preparation, and describes past and future public involvement opportunities. It briefly summarizes the description of the proposed City Heights Planned Mixed-Use development proposal and conceptual land use alternatives. Potential impacts of implementing the project, and measures to avoid, minimize, or compensate for these impacts (mitigation measures) are summarized in a table in Chapter 1. Potential cumulative effects in relation to other known development proposals within the study area are described in Section 1.5. The reader is encouraged to review more detailed information in Chapters 2 and 3 on any topic summarized in Chapter 1, to gain a more complete, "in-context" understanding.

Chapter 2 provides a more thorough description of the conceptual land use alternatives, principal features of proposed development, the construction and infrastructure proposal. Figures and tables are provided to facilitate comparison of the alternatives. The conceptual land use plans are subject to revision as a result of the environmental review process.

Chapter 3 is the real substance of the environmental review presented in the Draft EIS. This chapter is organized by elements of the natural environment: Earth; Air Quality; Water Resources; Wetlands and Streams; Wildlife and Habitat; Energy and Natural Resources; and elements of the built environment: Land Use; Noise; Population; Housing; Light and Glare; Aesthetics; Parks, Recreation and Open Space; Historic and Cultural Resources; the Transportation System; Public Services; Utilities; and the Fiscal Analysis of the proposed action and alternatives. Existing environmental conditions are described for each of these elements, under the heading: Affected Environment. Following the description of the environmental setting, Potential Impacts are described for the construction period as well as the developed-condition of the project. Each impact analysis is followed by a description of proposed, required, and other possible mitigation measures that could be implemented to avoid or minimize potential adverse impacts of the project. For several elements of the environment, Chapter 3 text sections are summarized from reports prepared by technical experts. A complete list of the technical reports prepared in support of the Environmental Impact Statement is provided in the Table of Contents and in **Chapter 4: References**.

The City's contact person regarding the proposed action and this Environmental Impact Statement is Matt Morton, Community Development Director and SEPA Responsible Official. His address, telephone number, and e-mail address are provided in the Fact Sheet that precedes this Reader's Guide. Instructions for submitting written comments also appear in the Fact Sheet. Open house public meetings will be held during the Draft EIS comment period, for the purpose of receiving comments on the EIS and comments on the proposed action from interested individuals. The date, time and location of these meetings will be announced in local area newspapers, and notices will be sent to all agencies, organizations, and individuals identified in **Chapter 5: Distribution List**.

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| 2 | Archaeological Review and Inventory |
| 3 | Coal Waste Rock Sampling and Analysis |
| 4 | Fiscal Analysis |
| 5 | Grading, Drainage and Utilities Technical Report |
| 6 | Phase I Environmental Site Assessment |
| 7 | Preliminary Geology and Geotechnical Evaluation |
| 8 | Visual Analysis |
| 9 | Wetlands and Wildlife Habitat Report |

Note: The Technical Appendices are available for review in a separate 3-ring binder at Cle Elum City Hall and at the Cle Elum Library. Electronic files of the Technical Appendices are also on the City Heights Draft EIS CD sent to everyone on the Distribution List.

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