



Agenda
Planning Commission Meeting
Wednesday, August 28, 2024
Richland City Hall ~ Council Chambers
625 Swift Boulevard

Commission Members: Chair Richardson, Vice-Chair Townsend, and Members Hernandez, Lambert, Miller, Nicholson, and Samuel

Council Liaison: Councilmember VanDyke
Staff Liaison: Planning Manager Stevens

Regular Meeting - 6:00 p.m.

Welcome and Roll Call

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

- I. Meeting Minutes for May 8, 2024 and August 14, 2024 Planning Commission Workshop Meetings, and May 22, 2024 Planning Commission Meeting.

Public Comments: Please limit public comments to 2 minutes. The public comment period is not an opportunity for dialogue with the Planning Commission, or for posing questions with the expectation of an immediate answer. Many questions require an opportunity for information-gathering and deliberation. For this reason, the Planning Commission will accept comments, but will not directly respond to comments, questions or concerns during public comment. Records intended for the Planning Commission's consideration must be submitted to the Planning Manager by 4:00 p.m. the day of the meeting for distribution.

Public Hearing : Please limit public comments to 2 minutes.

Unfinished Business - Public Hearing:

2. CA2021-108 Badger Mountain South Land Use Development Regulations (LUDR) Amendments
- Mike Stevens, Planning Manager

New Business - Public Hearing:

Communications:

Adjournment

Richland City Hall is ADA accessible. Any individual who has difficulty attending the meeting in-person may request to provide comments remotely. (Ch. 42.30 RCW) Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 509-942-7389.



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 8/28/2024

Agenda Category: Approval of Minutes

Prepared By: Carly Kirkpatrick, Administrative Assistant II

Subject:

Meeting Minutes for May 8, 2024 and August 14, 2024 Planning Commission Workshop Meetings, and May 22, 2024 Planning Commission Meeting.

Request:

Strategic Priority I - High Performance Government

Recommended Motion:

Move to approve the draft minutes for the May 8, 2024 and August 14, 2024 Planning Commission Workshops, and May 22, 2024, Planning Commission Meeting.

Summary:

Draft minutes for the May 8, 2024 and August 14, 2024 Planning Commission Workshops, and May 22, 2024, Planning Commission Meeting are attached for review and consideration.

Attachments:

1. 2024.05.08 Planning Commission Workshop Minutes DRAFT
2. 2024.05.22 Planning Commission Meeting Minutes DRAFT
3. 2024.08.14 Planning Commission Workshop Minutes DRAFT



MINUTES
PLANNING COMMISSION WORKSHOP
Wednesday May 8, 2024
Richland City Hall – Council Chambers
625 Swift Boulevard

Call to Order:

Chair Richardson called the meeting to order at 6:00 p.m.

Attendance:

Present: Chair Richardson, Vice Chair Townsend, Commissioner Hernandez, Lambert, Samuel.

Also present were Development Services Director Jensen, Interim Public Works Director D'Alessandro, and Administrative Assistant II Kirkpatrick.

Agenda Item:

1. 2025-2030 Transportation Improvement Program Presentation

Interim Public Works Director D'Alessandro gave a brief history of the Transportation Improvement Program (TIP) and presented them with the 2025-2030 being proposed. The Commission held a brief question and answer period with Mr. D'Alessandro. The TIP will be brought before the Commission for a public hearing and consideration at the May 22, 2024 meeting.

Adjournment:

Chair Richardson adjourned the meeting at 7:02 p.m.

PREPARED BY:

Carly Kirkpatrick, Administrative Assistant II

REVIEWED BY:

Mike Stevens, Planning Manager

APPROVED BY:

Jet Richardson, Chair



**MINUTES
PLANNING COMMISSION MEETING
Wednesday May 22, 2024
Richland City Hall – Council Chambers
625 Swift Boulevard**

Call to Order:

Chair Richardson called the meeting to order at 6:00 p.m.

Attendance:

Present: Chair Richardson, Vice Chair Townsend, Commissioner Hernandez, Lambert, Miller, Nicholson, and Samuel.

Also present were Councilmember VanDyke, Development Services Director Jensen, Interim Public Works Director D'Alessandro, and Administrative Assistant II Kirkpatrick.

Approval of Agenda:

Chair Richardson presented the meeting agenda for approval and asked for a motion to approve.

COMMISSIONER NICHOLSON MOVED AND COMMISSIONER TOWNSEND SECONDED THE MOTION TO APPROVE THE MAY 22, 2024, MEETING AGENDA. THE MOTION CARRIED UNANIMOUSLY 7-0.

Approval of Minutes:

Chair Richardson presented the minutes from the March 27, 2024, Planning Commission meeting, and the April 10, 2024, Planning Commission Workshop meeting for approval.

COMMISSIONER MILLER MOTIONED AND COMMISSIONER LAMBERT SECONDED THE MOTION TO APPROVE THE MINUTES OF THE MARCH 27, 2024, PLANNING COMMISSION MEETING, AND THE APRIL 10, 2024 PLANNING COMMISSION WORKSHOP. THE MOTION PASSED 7-0.

Public Comments:

Chair Richardson opened public comment at 6:02 pm, with a community member present Chair Richardson confirmed that they were there to speak on an item of business. With no public comments, he closed the comment period at 6:03 pm.

Agenda Item:

1. 2025-2030 Transportation Improvement Program Presentation

Interim Public Works Director D'Alessandro gave a brief history of why we have the Transportation Improvement Program (TIP) and touched on the overall process. The recommendations and projects were previously reviewed at a planning commission workshop. He then went over projects that are funded, or partially funded. He then provided a list of projects that have been removed from the TIP because they are funded and currently being worked on. Lastly, he went over projects that have been added as new projects. Commissioners discussed and asked questions.

Chair Richardson opened the public hearing to accept public input at 6:17 p.m. Having no public input, Chair Richardson closed the public hearing at 6:18 p.m. and opened the floor for commission discussion.

Commissioner Nicholson stated that she was impressed with the opportunities that we are taking at the state and federal level for funding. Regarding questions, she inquired about Dallas and Ava Way, and if they were also included on the list of projects that have been taken care of as far as funding. Mr. D'Alessandro discussed where Dallas and Ava are in terms of development. They are conditioned upon some developments and partially funded but dependent on timing of future development so may not happen this year.

Commissioner Townsend asked for an explanation of what active transportation and what it pertains to. Mr. D'Alessandro explained that it is bikes, walking, rolling all transportation that is non-vehicular dependent. Townsend thanked him for all his hard work. Chair Richardson echoed.

COMMISSIONER NICHOLSON MOTIONED TO RECOMMEND FORWARDING A RECOMMENDATION TO CITY COUNCIL TO APPROVE 2024-2029 TRANSPORTATION IMPROVEMENT PROGRAM AS PRESENTED BY STAFF, COMMISSIONER TOWNSEND SECONDED. THE MOTION PASSED 7-0.

Communications

Councilmember VanDyke stated that Capital Improvement Projects and the TIP are the most talked about and the least understood. He wanted to point out that the city has material online, that is an opportunity to have good talking points and engage in conversations with the community. He also thanked Carlo for looking at the big picture and his staff for their expertise.

Adjournment:

Chair Richardson adjourned the meeting at 6:25 p.m.

PREPARED BY:

Carly Kirkpatrick, Administrative Assistant II

REVIEWED BY:

Kerwin Jensen, Development Services

APPROVED BY:

Jet Richardson, Chair

DRAFT



MINUTES
PLANNING COMMISSION WORKSHOP
Wednesday August 14, 2024
Richland City Hall – Council Chambers
625 Swift Boulevard

Call to Order:

Chair Richardson called the meeting to order at 6:00 p.m.

Attendance:

Present: Chair Richardson, Vice Chair Townsend, Commissioner Nicholson, Lambert, and Samuel. Council Liaison VanDyke, Development Services Director Jensen, Planning Manager Stevens and Administrative Assistant II Kirkpatrick were also present.

Agenda Item:

1. 2024 Comprehensive Plan and Development Regulation Update

Planning Manager Stevens outlined the docket for Commission consideration. During his presentation he reviewed the procedures for Commission recommendation and the applicable codes and law related to the annual Comprehensive Plan Amendment process. After Mr. Stevens' presentation, the Commission asked questions and discussed the process as well as each of the applications that will be presented for consideration at the next meeting.

2. Proposed Amendments to the Badger Mountain South Land Use and Development Regulations (LUDR)

Mr. Stevens Provided members with a copy of the updated proposed amended copy of the Badger Mountain South Land Use and Development Regulations (LUDR) document and went over the history. He did a brief overview of what has been updated within the document including some of the amendments, clarified uses, and updated maps to reflect what is currently built. Commissioner Townsend asked how HOA's are feeling regarding amendments, and Commissioner Nicholson confirmed that the HOA has met with city staff and NorAm who is the developer and are happy with the compromise made regarding green space. Commissioners discussed a few of the proposed amendments and provided comments.

CLOSING COMMENTS

Commissioner Samuel asked for an update on the Developer who was interested in Tracts D and E, and asked if staff is still engaging with them and increasing the building height that was discussed at a previous meeting. Mr. Jensen confirmed that the city is still working with the developer and that building height is needed for the project, and parking which was another part of the discussion.

Councilmember VanDyke spoke in regard to Tracts D & E that with this project we should hopefully address parking specific to the development to not delay anything and discuss parking as a whole later so there can be more involved conversations. He also touched on the LUDR and suggested that it would be good to look at the substance to get this item moved forward. Darin Sweeney is in attendance and taking notes to help get the document where it needs to be.

Chair Richardson added that even though the Planning Commission can vote in favor and pass it to Council, that does not mean that the document will not be touched again.

Adjournment:

Chair Richardson adjourned the meeting at 7:05 p.m.

PREPARED BY:

Carly Kirkpatrick, Administrative Assistant II

REVIEWED BY:

Mike Stevens, Planning Manager

APPROVED BY:

Jet Richardson, Chair



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 8/28/2024

Agenda Category: Unfinished Business - Public Hearing

Prepared By: Mike Stevens, Planning Manager

Subject:

CA2021-108 Badger Mountain South Land Use Development Regulations (LUDR) Amendments

Request:

Strategic Priority 3 - Focused Development

Recommended Motion:

Staff recommends that the Planning Commission recommend approval of the LUDR amendments as contained in staff report CA2021-108 and as shown in the attached draft LUDR.

Summary:

Badger Mountain South is a Planned Unit Development community consisting of approximately 1,500 acres of land that was approved by the City of Richland in early 2010 (Contract No. 137-10). The LUDR serves as the zoning/development regulations for the Badger Mountain South Planned Unit Development and was created to implement the vision contained within the Badger Mountain South Master Agreement. In many areas, the LUDR includes standards that are not addressed in the City's standard development regulations.

AHBL, Inc., on behalf of NorAm Investment, Inc. (NorAm), has proposed amendments to the Land Use & Development Regulations (LUDR). The Land Use Development Regulations (LUDR) have been amended four (4) times since their adoption in 2010. The last amendments were approved in 2016. The proposed amendments contain two (2) categories of changes. The first category consists of the changes proposed by the City, and the second category is the changes proposed by AHBL/NorAm.

Since the original application in 2021, several public hearings and workshops have been conducted, and the feedback from those meetings has been incorporated into the current draft for Commission review. The attached staff report details the history of the document and its amendments and includes an overview of proposed changes.

Staff recommends that the Planning Commission conduct a public hearing for the proposed LUDR amendments and forward a recommendation of approval to the City Council based upon the following Findings of Fact and Conclusions of Law:

Attachments:

- I. CA2021-108 Staff Report

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: CA2021-108

PREPARED BY: MIKE STEVENS
MEETING DATE: AUG. 28, 2024

GENERAL INFORMATION:

APPLICANT: NORAM INVESTMENT, INC.

FILE NO.: CA2021-108

REQUEST: BADGER MOUNTAIN SOUTH LAND USE & DEVELOPMENT
REGULATIONS (LUDR) UPDATE

LOCATION: BADGER MOUNTAIN SOUTH

REASON FOR REQUEST

AHBL, Inc. on behalf of NorAm Investment, Inc. (NorAm) has proposed various amendments to the Land Use & Development Regulations (LUDR), which act as the zoning regulations for the Badger Mountain South Planned Unit Development community.

The proposed update consists of changes that have been proposed by the property owner/applicant team and changes that have been requested by the City of Richland. Changes requested by the City are primarily minor in nature and relate to the readability and enforceability of the document, while numerous changes proposed by the owner/applicant are more technical in nature and could have more of an impact to the overall development and livability of the area.

AMENDMENT HISTORY

The update process began in 2021 with the first regularly scheduled public hearing for the amendments scheduled for January 26, 2022. During that meeting numerous citizens spoke and voiced various concerns regarding what they perceived as major changes to the document, which they believed would be in contrast to the intent of the community in which they had invested. Many of the comments/concerns centered around parks/open space as well as the reduction and/or loss of the wine village concept upon which many citizens were relying on to occur.

After the January 26, 2022 public hearing the Planning Commission kept the public hearing open and numerous other public hearings were held. On October 18, 2023 the Planning Commission decided to conduct several other workshops prior to rescheduling and readvertising another public hearing. This rescheduled/readadvertised public hearing ended up being canceled due to comments and concerns regarding some of the

amended items which community members believed still needed clarification and resolution to. Ultimately, the City and NorAm met with City Management and the aggrieved parties and worked out the issues which were causing concern.

A final workshop on the item was brought forward to the Planning Commission on August 14, 2024. During this workshop staff introduced the LUDR to new Planning Commission members and gave some updates as to several changes that had occurred to the final draft as a result of the most-recently canceled Planning Commission public hearing.

At this point, staff and the applicant believe that an improved document (LUDR) is ready for public hearing review by the Planning Commission. It is likely that the Planning Commission will have some additional questions for staff and the applicant, but it is believed that most of the major issues that the public were concerned with have been adequately addressed. Staff anticipates that the Planning Commission will offer a formal recommendation of approval to City Council with some additional minor modifications to be discussed at the August 28, 2024 public hearing.

HISTORY OF BADGER MOUNTAIN SOUTH

Badger Mountain South is a Planned Unit Development community consisting of approximately 1,500 acres of land that was approved by the City of Richland in early 2010 (Contract No. 137-10).

The Master Agreement entered into between the developer (NorAm, Inc.) and the City of Richland included a number of exhibits. Those exhibits are identified below:

- Exhibit A: Legal Description for Badger Mountain South
- Exhibit B: Environmental Mitigation Conditions
- Exhibit C: Land Use Development Regulations (LUDR)
- Exhibit D: Green Infrastructure
- Exhibit E: Wine Village Conceptual Drawing
- Exhibit F: Legal Description for South Orchard Park
- Exhibit G: Legal Description for West Village Park
- Exhibit H: Summary of Credits, Offsets, and Obligations
- Exhibit I: Draft Memorandum of Agreement for recording

The subject of the proposed amendments before the Planning Commission is Exhibit C, commonly referred to as the LUDR (Land Use Development Regulations). As indicated above, the LUDR serves as the zoning/development regulations for the Badger Mountain South Planned Unit Development. The LUDR was created to implement the vision contained within the Badger Mountain South Master Agreement. In many areas, the LUDR includes standards that are not addressed in the City's standard development regulations.

Since its adoption in 2010 there have been four (4) different amendments to the LUDR. The first changes to the Land Use Development Regulations (LUDR) occurred in 2012.

Twenty-two (22) separate changes were made to the LUDR at that time. Some of the corrections were corrections of oversights made in the drafting of the original document. Other changes clarified requirements, while other changes granted the developers greater flexibility in meeting specific standards while still maintaining the overall purpose of the standard. It was determined that the proposed 2012 amendments were in keeping with the purposes of the original LUDR document and increased the clarity of the document and were recommended for approval by the Planning Commission and adopted by City Council.

The second amendment to the LUDR occurred in 2014. There were approximately 42 different sections of the LUDR which were proposed for amendment. The proposed changes were reviewed by the Planning Commission and ultimately approved by City Council. Some of the amendments were simply corrections of oversights made in the drafting of the original document that had not become apparent until then. Other changes were clarification of various requirements, while others provided builders with greater flexibility in meeting specific standards while still maintaining the overall purpose of the standard. Finally, other changes, such as changes made to the outdoor lighting standards, were made because the standard originally referenced had been eliminated by previous amendments.

The third amendment to the LUDR occurred in 2015. This amendment resulted in the following changes:

- *Changes to use tables to allow a wider range of uses in the Neighborhood Collector district, specifically providing for single family residential uses;*
- *Provisions to allow the administrative approval of sidewalk use licenses within the commercial areas of Badger Mountain South;*
- *Provisions to allow a maximum of 20% of required off-street parking for commercial uses to be satisfied through the use of compact stalls (8' by 16', rather than the standard 9' by 20');*
- *Amendments to building height requirements to specify height measured in feet, rather than stories. Example: commercial buildings within the mixed-use village must be between 24 and 50 feet in height instead of between 2 and 4 stories);*
- *Reduction in the number of required off-street parking spaces for commercial uses are to be granted when nearby on-street parking is available, similar to the provision in the City's standard zoning regulations for Central Business District properties;*
- *New provision to require a 5-foot wide landscape strip between the rear yards of a residential property abutting a collector street;*
- *In residential areas, side yard setbacks were reduced from 6 feet to 5 feet;*
- *In residential areas, driveway width was limited to 35 feet or 50% of the lot's street frontage;*
- *Three car garages would be permitted on residential lots;*
- *Restrictions limiting the location of off-street parking spaces on a residential lot were eliminated;*

- *Street cross sections were simplified, but lane widths and configurations were unchanged;*
- *Maximum length of blocks was increased from 650 feet to 1,000 feet;*
- *Cul-de-sac streets were deemed permissible in limited circumstances;*
- *Dead-end alleys up to 150 feet in length were permitted;*
- *Lots directly accessed from the street (non-alley loaded) were permitted on both sides of the same street;*
- *The prohibition on placing a parking lot in front of a civic building was eliminated;*
- *Standards for arcades on commercial buildings were reduced from a minimum depth of 12 feet to a minimum depth of 8 feet;*
- *Standards for galleries on commercial buildings were reduced from a minimum depth of 10 feet to a minimum depth of 8 feet;*
- *Standards for porches on residential buildings were reduced from a minimum depth of 4.5 feet to a minimum depth of 4 feet;*
- *The standard specifying the minimum height of a stoop to be 2.5 feet was eliminated;*
- *The size of required trees was reduced from a caliper of 2 inches to a caliper of 1.5 inches;*
- *The height of landscape hedges or walls was increased from 3 feet to 4 feet;*
- *The requirement for landscaping the interior of a parking lot was reduced from 8% to 5%;*
- *The minimum size requirement for a landscape island within a parking lot was reduced from 100 square feet to 75 square feet;*
- *The minimum width of a landscape planter was reduced from 7 feet to 5 feet;*
- *The requirement for landscaping the rear yard of a residential lot was replaced with a requirement that a rear yard shall be at a minimum seeded or mulched;*
- *The requirement for 3rd party verification requirement for green building compliance was eliminated;*
- *The requirement for energy star certification on all new construction was eliminated, although compliance with energy star standards was still required;*
- *The requirement for sustainability plans to be filed for all binding site plan/commercial development was eliminated;*
- *The residential fencing standards were relaxed to allow for fences to be a maximum of 6' in height, rather than 5' feet;*

Other changes amended the standards of park development that are embedded in the LUDR. Less trail construction, fewer landscape plantings and fewer park amenities would be constructed as the development of Badger Mountain South community occurred.

	Original Standard			Proposed Revision		
Park Area	Primary Trail	Secondary Trail	Trees/ Shrubs	Primary Trail	Secondary Trail	Trees/ Shrubs

	(lineal feet)	(lineal feet)		(lineal feet)	(lineal feet)	
The Ravine	2,500	6,800	60/100	1,500	5,000	60/100
The Reserve	14,000	6,000	350/500	8,000	4,000	120/200
The Orchard Green	10,000	5,200	350/500	5,000	2,000	150/200
Totals	26,500	18,000	760/1100	14,500	11,000	330/500

Other proposed changes to park standards were as follows:

- Required park amenities in The Reserve open space area: eliminated a paved activity court and 2 volleyball courts and a community garden. In the Orchard Green area a required water feature was eliminated;
- Restroom facilities were eliminated as a requirement from local parks;
- Parkour stations were added to the menu of required park amenities that are to be provided in local parks;
- The village green park was eliminated altogether;
- The requirement for block parks (small tracts ranging in size between 5,000 square feet and one acre and generally used for passive open space) was eliminated;

Finally, there were also proposed changes to some of the maps within the LUDR. Specifically, the Regulating Plan for Land Use and Urban Form (Chapter 2) was revised. The primary change was that additional lands located along collector streets are to be designated as BMS Neighborhood Collector. Additionally, the Trail Layout and Trail Types Map (Chapter 5) and the Regulating Plan for Streets (Chapter 6) were modified.

The last amendment to the LUDR occurred in 2016 and consisted of three (3) changes. Those changes were:

- Under Chapter 12 – Sustainability Principles: Removal of the requirement for energy star compliance and modification of the language concerning roof trusses capable of supporting future solar panels.
- Under Chapter 8 - Building Type Standards: Changes to garage standards, allowing garages to be built even with the front façade, instead of being setback a minimum of 4 feet and allowing a third garage bay to be setback 2 feet from the other garage bays, rather than 8 feet.
- Under Chapter 13 – Site Improvement Standards: Changes in fence height requirements to allow for a 6-foot tall fence within the Neighborhood Edge district.

CURRENT PROPOSAL

The current amendment proposal before the Planning Commission has garnered significant public interest, especially during the initial review of the document, as well as a result of proposed interpretation of the term “open space”. Previous amendments to this did not result in much, if any, public interest primarily because there were very few residents living in the Badger Mountain South community at those times. Staff has included the above listed information pertaining to the previous amendments as it has become apparent that the current version of the LUDR does not paint a complete picture of the changes that have been adopted and many of the comments received during this update process have been as a direct result of the associated uncertainties. It should be noted that since the last amendment to the LUDR, both the City and NorAm have new employees and none of the people who worked on the previous amendments are currently employed with the City or NorAm. As a result, it was a difficult task to ascertain what all of the changes to the LUDR over the years have been; however, City Staff has attempted to address as many issues as possible through the drafting of this staff report and through discussions to be held during the public hearing process. Furthermore, during the spring of 2024, city staff reviewed all of the previous amendments and incorporated them into a final document, which currently resides on the city’s website.

First, it should be noted that the intent of the changes which are currently proposed to the LUDR is to make the document easier to understand and administer, not only from the City’s perspective, but also from the developer’s side of things. The City initiated the discussion for proposed LUDR amendments in 2019 during informal discussions with Larry White, the Master Plan Administrator, for NorAm Investments, LLC. It was apparent back in 2018 that the current LUDR contained a number of grammatical errors and reference errors as a result of previous amendments and changes that did not appear to have been made correctly based upon the prior amendments. Essentially, the current document is difficult to administer given the number of errors it contains. As a result, City Staff asked Mr. White if they (NorAM) would be willing to make changes to the document in order to make it easier to administer. Mr. White agreed, but no further actions or discussions took place until 2020. In 2020 NorAm hired AHBL and directed them to work with the City on the document. The City provided AHBL with a number of changes that were identified by both the Planning Department and Public Works Department. The changes identified were primarily in the form of grammatical errors with a few proposed changes to the Submittal Review Process chart (1.J) and updated road standards. The road standards were proposed by the City’s Traffic Engineer and sought to make the roadway standards for BMS align better with the City’s adopted road standards. The road standards were reviewed by the Richland Fire Department, Richland Public Works Department and representatives from NorAm, with the standards contained within the current draft being what has been agreed to and utilized for several years now.

Several months after providing AHBL with the requested modifications, AHBL contacted the City and further discussion took place concerning other items within the LUDR.

Again, these items were primarily minor and dealt with items/standards that were difficult to interpret and/or administer.

Then, during the spring of 2021, AHBL and NorAm approached the City with an updated document. This updated document included the changes requested by the City and also included changes they believed were necessary to further refine the document. The additional changes were developed as a result of several years of development within BMS and based upon current market conditions. Ultimately, it was the goal of AHBL/NorAm to refine the document so that it accurately reflected trends and changes that had been witnessed as a result of the increased development activity.

AHBL submitted the proposed changes to the City in April, 2021 and due to the large number of permit actions requiring attention from City Planning Staff, the proposed amendment was not initiated for public hearing review until December, 2021. It should be noted that the Planning Commission conducted two (2) workshops on the proposed LUDR amendments in 2021. The goal of the workshops were to familiarize the Planning Commission with the document as the current Planning Commission members were not on the Commission when the previous amendments occurred.

PROPOSED CHANGES

As indicated previously there are essentially two (2) categories of changes within the proposed LUDR amendments. The first category consists of the changes proposed by the City and the second category is the changes proposed by AHBL/NorAm.

Category 1:

These changes relate to the items that the City of Richland requested from the developer. These changes are primarily intended to “clean up” the document in order to make it easier to administer. The first set of changes requested by the City pertain to Section 1.J (Submittal Review Process). These changes require that the various approvals are obtained by the developers and submitted to the City as part of their permit review process. The current LUDR essentially places the requirement for obtaining NorAm approval on the City. The current process is cumbersome and results in delays that are unnecessary. NorAm has reviewed the proposed changes to the submittal review process and are in agreement with the requested changes.

The second set of changes from the City is in regard to Section 6 (Street Standards). As indicated previously, the City’s Public Works Department provided comments to AHBL/NorAm requesting that changes be made to the adopted street standards. The intent of those changes essentially results in wider street lanes and changes to the layout of the right-of-way as they pertain to on-street parking and edge types (landscaping strips). Given the verbiage within the existing Master Agreement, the City Public Works Department has been requiring many of the updated road standards to be utilized during the development of the most recent subdivisions within Badger Mountain South. As a result, the proposed changes have already been occurring, even prior to formal adoption of this document.

Finally, the third set of changes requested by the City is to the allowed plant lists for on-site landscaping contained within Section 11 (Landscape Standards). The current LUDR contains a list of allowable plant types of which most are unavailable here in the Tri Cities. It has been observed that most of the shrubs/trees/plants in BMS are of similar type/species, which is primarily due to availability. In order to reduce the size of the LUDR and to remove shrubs/trees/plants that are likely not going to be planted within BMS, City Staff recommended removal of the list; however, during previous discussions it was determined that having the list as an exhibit would be in the best interest of all parties involved.

With the exception of numerous reference and grammatical changes, the remainder of the proposed changes to the LUDR have been requested by AHBL/NorAm and have been discussed in detail during the previous public hearings and workshops. City Staff intends to allow the AHBL/NorAm representatives opportunity to explain and justify their proposed amendments during the public hearing process should members of the Planning Commission have comments or concerns.

It is important to note that Badger Mountain South is a Planned Unit Development. Planned Unit Developments differ from typical subdivisions in that, unless specifically indicated within the Development Agreement, the zoning/land use regulations are based upon the City's Municipal Code. In simpler terms, the Development Agreement will indicate that one of the City's zoning districts will be used to determine compliance in regard to zoning/land use (i.e., the site is zoned PUD, but all development will be required to abide by the R-1-10 zoning regulations). Badger Mountain South is the one PUD within the City of Richland that has separate governing zoning/land use restrictions (Land Use Development Regulations – LUDR). As a result, these regulations are not part of the City's Municipal Code, rather, they are an agreed upon set of regulations between the City and the developer. While it is important that the public is given an opportunity to review and comment on these regulations, ultimately, the regulations are determined based upon agreement between the developer (NorAm) and the City (City Council). This is an important distinction because, unless agreed upon by both parties, changes cannot be mandated to occur. As a result, the desired outcome from this amendment process is a set of amended regulations that both parties are agreeable to. Should one party not be in agreement, the change, or changes, will not occur.

Finally, it should be noted that staff has not provided a list of all of the proposed changes. Rather, staff recommends that the Planning Commission review the current draft and be prepared to discuss items of concerns during the public hearing.

PUBLIC NOTICE/ COMMENTS

Staff provided notice of the proposed amendment to local and state agencies. Notice was also published in the Tri-Cities Herald and on the city's official website. Staff provided notice to the Washington State Dept. of Commerce and other state agencies as required by RCW 36.70A. All comments received as part of the overall review and adoption process are included within Exhibit 5 (Public Notice and Comments Received). Please be aware that many of the comments/concerns have been previously reviewed,

discussed and decided upon by the Planning Commission as a result of previous meetings and discussions. Those changes are included within this current draft of the LUDR.

SEPA

The proposal is subject to environmental review. On December 9, 2021, the City of Richland issued an Addendum to the Final Supplemental Environmental Impact Statement (FSEIS), that was originally adopted by City Council on July 20, 2010 and issued by the City of Richland on August 23, 2010. The end of the public comment period occurred with no comments on, or appeals of, the Addendum to the Final Supplemental Environmental Impact Statement.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission conduct a public hearing for the proposed LUDR amendments and forward a recommendation of approval to the City Council based upon the following Findings of Fact and Conclusions of Law:

RECOMMENDED MOTION

I move that the Planning Commission recommend approval of the proposed Land Use & Development Regulations amendments to City Council. This recommendation is based upon the Findings of Fact and Conclusions of Law identified in the staff report and subject to the changes and/or modifications as discussed and decided upon by the Planning Commission and relayed to City Staff during this public hearing:

FINDINGS OF FACT

1. NorAm Investments, LLC is proposing various amendments to the Land Use Development Regulations (Exhibit C of Contract 137-10).
2. The purpose of the amendments are to update the Land Use Development Regulations to align with current review processes and to meet and/or match development patterns and/or practices which have been determined to be in the best interest of the community.
3. Notice of the proposed amendment was provided to local and state agencies. Notice was provided to the Washington State Dept. of Commerce and other state agencies as required by RCW 36.70A.
4. Notice was published in the Tri-Cities Herald, posted at the official posting places and on the city's official website as required for each of the scheduled public hearings.
5. Numerous comments regarding the proposed amendments were received and are included as an attachment to the staff report.
6. The Washington State Department of Commerce received the 60-day Notice of Intent to Adopt Amendment and granted expedited review.
7. On December 9, 2021, the City of Richland issued an Addendum to the Final Supplemental Environmental Impact Statement (FSEIS), that was originally adopted by City Council on July 20, 2010 and issued by the City of Richland on August 23, 2010. The end of the public comment period occurred with no comments on, or

appeals of, the Addendum to the Final Supplemental Environmental Impact Statement.

8. The first public hearing was held on January 26, 2022 with continued public hearings scheduled for February 23, 2022, March 23, 2022, April 27, 2022, May 25, 2022, July 27, 2022, August 24, 2022, September 28, 2022, October 26, 2022, December 14, 2022, January 25, 2023, March 22, 2023, October 18, 2023, January 24, 2024 and August 28, 2024.
9. The public hearing scheduled for January 24, 2024 was cancelled.
10. The August 28, 2024 public hearing was duly advertised as required by local and state law.
11. Planning Commission workshops were held for the Land Use Development Regulations amendments on July 14, 2021, November 10, 2021, November 8, 2023, December 13, 2023 and August 14, 2024.

CONCLUSIONS OF LAW

1. The Planning Commission has jurisdiction to hold an open record public hearing and issue a recommendation on the proposed ordinance amendment to the City of Richland Council.
2. The proposed amendments to the Land Use and Development Regulations are consistent with the goals and policies of the City's Comprehensive Plan.
3. The proposed amendments to the Land Use and Development Regulations are consistent with the Master Agreement between The City of Richland and NorAm Investments, LLC.

EXHIBITS

1. Application Materials
2. Draft LUDR Amendments (August 28, 2024 version)
3. Addendum to FSEIS
4. Department of Commerce Notice
5. Public Notice and Comments Received (All comments received)



Exhibit A

City of Richland
Development Services

625 Swift Blvd. MS-35
Richland, WA 99352
☎ (509) 942-7794
📠 (509) 942-7764

Code Amendment Application

Note: A Pre-Application meeting is required prior to submittal of an application.

APPLICANT

☒ Contact Person

Company: AHBL, Inc.

UBI#:

Contact: Nicole Stickney, AICP

Address: 5804 Road 90, Suite H Pasco, WA 99353

Phone: (509) 316-7131

Email: nstickney@ahbl.com

DESCRIPTION OF PROPOSED AMENDMENT

Adoption of a revised Land Use and Development Regulations (LUDR) document which governs the development of the Badger Mountain South master planned development.

APPLICATION MUST INCLUDE:

1. Completed application and filing fee
2. SEPA Checklist (if necessary)
3. Other information as determined by the Administrator

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE:

Section(s) of code proposed to be amended (include code citation):

N/A

Summary of requested code amendment(s):

An update to the LUDR document is proposed. The changes are mostly minor in nature (such as change to the placement and height of fences and alterations to signage standards). The LUDR's Regulating Plan for Land Use and Urban Form (Figure 2.B) is updated to reflect small re-configurations to the various districts; mixed-use and housing options are added as permitted uses in the BMS SD-CMU district (effecting the Badger Mountain Station area). Street specs are updated per the City Engineer's request.

Reason(s) for code amendment(s):

N/A

Is the proposed amendment consistent with the applicable provisions of the Comprehensive Plan? Is a Comprehensive Plan amendment necessary to implement the proposed amendment?

The proposed adoption of the revised LUDR is consistent with the City's Comprehensive Plan and also consistent with the Badger Mountain Subarea plan.

Does the proposed amendment bear a substantial relation to the public health, safety, welfare and protection of the environment? Please explain:

The changes to the LUDR do not impact public health, safety, welfare or protection of the environment, and the LUDR relates to the development of Badger Mountain South which is situated in the Badger Subarea Plan, which was evaluated in a planned-action EIS>

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application. The information provided in this application contains no misstatement of fact.
2. I am an owner(s), authorized agent(s) of an owner(s), or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW, or I am exempt from the requirements of Chapter 18.27 RCW.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Nicole Stickney

Applicant Signature:  Date April 19, 2021



LAND USE and DEVELOPMENT REGULATIONS

City Of Richland, Washington

Exhibit C to Master Agreement Dated December 7, 2010
Amended Dates: June 19, 2012; April 15, 2014; and March 3, 2015

badger
mountain
SOUTH

TBD, 2023

PROPOSED
AMENDMENTS
SHOWN WITH
REDLINES / ORANGE

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badger mountain SOUTH

CONSULTANT TEAM



AHBL, Inc.
2215 N. 30th Street, Suite 300
Tacoma, WA 98403
Todd Sawin, PE
Matt Weber, PE
Lisa Klein, AICP
Craig Andersen, PLA

5804 Road 90, Suite H
Pasco, WA 99301
John Becker, PLS
Erick Fitzpatrick, PE
Nicole Stickney, AICP
Kaleb Mapstead
Tyler Duncan
Helen Stanton

CITY OF RICHLAND

505 Swift Boulevard 625 Swift Boulevard
Richland, WA 99352

Richland City Council

David W. Rose – Mayor
Phillip Lemley – Mayor Pro-Tem
Brad Anderson – Council Member
Terry Christensen – Council Member
Gregory L. Jones – Council Member
Sandra Kent – Council Member
Robert Thompson – Council Member

Terry Christensen - Mayor
Theresa Richardson - Councilmember
Jhoanna Jones - Councilmember
Sandra Kent - Councilmember
Sandra Kent - Councilmember
Ryan Lukson - Councilmember
Shane VanDyke - Councilmember
Ryan Whitten - Councilmember
Michael Alvarez - Mayor (Former)

Richland Planning Commission

Kent Madsen – Chair
Marianne Boring – Vice Chair
Clifford Clark – Commissioner
James Wise – Commissioner
Kyle Palmer – Commissioner
Amanda Wallner – Commissioner
Debbie Berkowitz – Commissioner

Francesca Maier, Chairperson
Phillip Townsend, Commissioner
Heather Nicholson, Commissioner
Jet Richardson, Commissioner
Eric Smith, Commissioner (Former)
Douglas Eadie, Commissioner
Austin Miller, Commissioner
Michael Mealer, Commissioner (Former)

Richland City Staff

Cindy Johnson – City Manager
Jon Amudson – Assistant City Manager
Bill King – Deputy City Manager for Community and Development Services
Brian Moore – Planning and Redevelopment Manager
Rick Simon – Development Services Manager
Pete Rogalsky – Public Works Director
Bob Hammond – Energy Services Director
Thomas Huntington – Fire Chief
Chris Skinner – Police Chief
Joseph Schiessel – Parks and Recreation Director
Jay Marlow – Capital Projects Manager

Jon Amudson - City Manager
Joseph Schiessel - Deputy City Manager
Kerwin Jensen - Development Services Director
Mike Stevens - Planning Manager
Clint Whitney - Energy Services Director
Pete Rogalsky, PE - Public Works Director
John Bruce - Chief of Police
Tom Huntington - Fire Chief

NOTE: New logo substituted in October 2011
Graphics and layout originally prepared
by Johnson Braund, Inc.

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**INTRODUCTION
HOW TO USE THE
LUDR**

1

Section 1 introduces the intent, purpose, applicability of the Land Use & Development Regulations (LUDR). The organization, use and submittal procedures are outlined.

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1.A INTENT

1. Badger Mountain South (BMS), a master-planned community of 1,480 acres is intended to develop with 5,000 homes, businesses and other commercial activities. The Badger Mountain South Land Use Development Regulations (LUDR) are intended to (1) implement the land use elements of the Badger Mountain South Master Agreement approved by the by the City of Richland City Council on December 7, 2010, and (2) realize the goals and objectives which apply specifically to BMS, of the Badger Mountain Subarea Plan, adopted by the City of Richland City Council on September 7, 2010.
2. All parcels within the defined boundaries of Badger Mountain South (BMS) are required to follow these regulations which control site design, quality, and compatibility between buildings. The standards of the LUDR further serve to establish and maintain the design character of BMS by describing urban form, building types and site design which reflect important aspects of the desired quality for the development. Persons proposing development must consult the LUDR standards in preparation of plans for review by the City.
3. The underlying principle to the LUDR is that uses, buildings and streets are interrelated so there is a strong emphasis in the LUDR on the public realm and on the physical form of buildings. This greater emphasis on the physical form of the built environment is intended to produce streets and other public spaces that are varied, safe and attractive, and to encourage the construction of buildings that enhance the character of the neighborhood and business areas. The LUDR is graphic-intense and includes standards for site design and sustainability as well as graphic direction for height, siting, and building elements.
4. A map of the area of Badger Mountain South is shown in the illustration 1.E.
5. This document contains a number of should and shall statements. The intent is that should statements are desired items that will be reviewed during the design and incorporated as possible. Shall statements are requirement and revisions to these requirements require a deviation from the requirement be granted by the City.

1.B PURPOSE

1. The purpose of the LUDR is to:
 - a. Establish neighborhoods with a range of housing types to accommodate a population of diverse ages and incomes;
 - b. Promote health benefits of a walkable, pedestrian environment;
 - c. Establish mixed-use neighborhoods where daily activities can occur within walking distance of most homes;
 - d. Reduce traffic and congestion by creating a traditional neighborhood development street grid;
 - e. Improve the character and quality of the built environment;
 - f. Promote building and landscape design that conserve energy, water and other resources;
 - g. Promote lot and block orientation that accommodates passive solar capture; and
 - h. Conserve areas for parks, trails and open spaces by establishing a connected open space network.

1.C APPLICABILITY OF THE LUDR

1. All proposed development shall comply with all applicable LUDR and other Master Agreement provisions. No development permit or development approval shall be issued or approved by the city unless it complies with the applicable requirements of the LUDR and applicable provisions of the Master Agreement.
2. Relationship to the Richland Municipal Code
 - a. The LUDR, when accompanied with the other Master Agreement conditions, is designed to establish a set of City regulations that are specific to the Badger Mountain South Master Plan Community. As such, these more specific regulations regarding zoning districts, allowable land uses, permit requirements for allowable land uses, and site design and development standards, will be used instead of the corresponding regulations for other parts of the City.

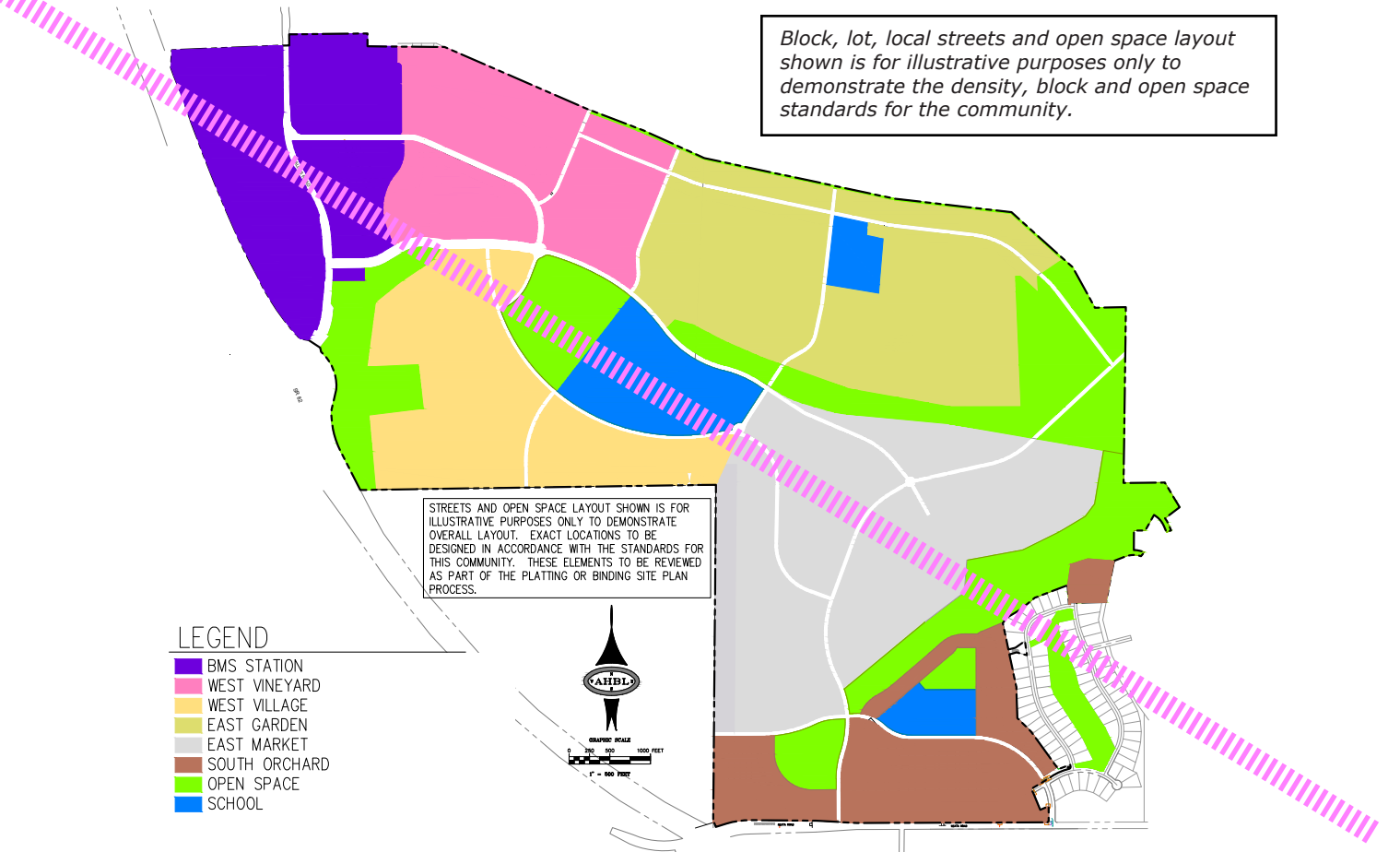
The City permit processing procedures set forth in the City Code will still be used (see LUDR Section 1.J), with the addition of the Master Agreement Consistency Determination process of LUDR Section 1.H.
 - b. All references to the RMC refer to the RMC as adopted and in effect on the date the LUDR is adopted by the city.
 - c. For subdivisions and short plats, the LUDR and Master Agreement substantive requirements, including the environmental mitigation conditions incorporated into the Master Agreement, shall be used for the review criteria, but the process requirements of RMC title 24 shall be followed along with the provisions of LUDR section 1.J. Compliance with the LUDR and Master Agreement substantive standards for subdivision and short plats shall be deemed to meet the approval criteria set forth in RMC 24.13.060 for short plats, and RMC 24.12.050 and 053, as well as RCW 58.17.100 and RCW 58.17.110.
 - d. For multifamily development containing an aggregate of 7 or more dwelling units regardless of the number of structures, commercial buildings and commercial building complexes, all civic buildings, and all development in a Special District, a site plan review is required. The LUDR and Master Agreement substantive requirements, including the environmental mitigation conditions incorporated into the Master Agreement, shall be used for the review criteria, but the process requirements of RMC chapter 23.48 shall be followed along with the provisions of LUDR section 1.J.
 - e. For binding site plans the LUDR and Master Agreement substantive requirements, including the environmental mitigation conditions incorporated into the Master Agreement, shall be used for the review criteria, but the process requirements of RMC title 24.14 shall be followed along with the provisions of LUDR section 1.J.
 - f. In some instances minor inconsistencies from the substantive requirements of the LUDR conditions may be acceptable if they meet certain criteria and represent an equivalent or superior design solution to what would otherwise be achieved by rigidly applying the specific requirements. The processing procedures for minor deviations from the LUDR are as set forth in Section 1.H.
3. Conditions in Addition to the LUDR.

There may be additional conditions imposed by the Badger Mountain South Home Owners’ Associations or Business Owners’ Associations through Conditions, Covenants, and Restrictions that relate to land use and development activities such as, but not limited to, architectural style, colors, or other building features. These additional conditions are privately enforced and not subject to the LUDR.
4. Conflicts with Other Codes.

Since the City has adopted regulations that are specific to the Badger Mountain South Master Plan Community, if there is a conflict between those specific City regulations applicable

- to BMS and other City regulations, the BMS regulations shall control. Provided, however, this general principle shall not apply to the following:
- a. Building Code, RMC Title 21
 - b. Life Safety Code, RMC Title 20
 - c. Electrical Code, RMC Title 14
 - d. Energy Code, Chapter 19.27A of the Revised Code of Washington.
 - e. Sensitive Areas Ordinance, RMC, Chapter 22.10
5. State, County, local agency and school district sites and facilities.
- The requirements of the LUDR shall apply to all sites and facilities in Badger Mountain South of the State of Washington, Benton County, and any school district or other local agency to the maximum extent allowed by law.
6. Civic Buildings and Facilities.
- It is intended that the design quality and sustainability components of Civic buildings and facilities exceed the general standard for residential and commercial buildings within Badger Mountain South as set forth in the Building Type standards section 8.D and Sustainable Standards section 12.D.
7. Terms
- Capitalized terms used throughout the LUDR are defined in Section 14, Glossary. Those terms not defined in Section 14 shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of the RMC, those of the LUDR shall take precedence.

1.E ILLUSTRATIVE PLAN OF BADGER MOUNTAIN SOUTH



8. Diagrams and illustrations
Diagrams, photographs and illustrations are an integral part of the LUDR and are used to help explain the guidelines and standards. When in conflict, written text shall take precedence over graphic metrics.
9. Appeals
Any decision or determination made by a city official in the administration or application of the provisions of the LUDR may be appealed in the same manner as provided in RMC Section 23.70.1. Responsibility for Administration.
10. Document Intent
The LUDR is intended to be a living document that will evolve to meet market and site conditions as well as ensure the project is constructed in the desired sustainable, walkable, and green manner. The intent is that the most current LUDR be used to evaluate permit applications and projects are not vested to a current version of this document.

1.D ADMINISTRATION

The LUDR shall be administered by the Richland City Manager or his/her designee. The Richland City Council “Council”, Planning Commission “Commission” and Development Services Manager “Director” also have designated roles related to the implementation of the LUDR and are collectively referred to in the LUDR as the “review authority”.

1.A INTENT

- 1. Badger Mountain South (BMS), a master-planned community of 1,480 acres is intended to develop with 5,000 homes, businesses and other commercial activities. The Badger Mountain South Land Use Development Regulations (LUDR) are intended to (1) implement the land use elements of the Badger Mountain South Master Agreement approved by the by the City of Richland City Council on December 7, 2010, and (2) realize the goals and objectives which apply specifically to BMS, of the Badger Mountain Subarea Plan, adopted by the City of Richland City Council on September 7, 2010.
- 2. All parcels within the defined boundaries of Badger Mountain South (BMS) are required to follow these regulations which control site design, quality, and compatibility between buildings. The standards of the LUDR further serve to establish and maintain the design character of BMS by describing urban form, building types and site design which reflect important aspects of the desired quality for the development. Persons proposing development must consult the LUDR standards in preparation of plans for review by the City.
- 3. The underlying principle to the LUDR is that uses, buildings and streets are interrelated so there is a strong emphasis in the LUDR on the public realm and on the physical form of buildings. This greater emphasis on the physical form of the built environment is intended to produce streets and other public spaces that are varied, safe and attractive, and to encourage the construction of buildings that enhance the character of the neighborhood and business areas. The LUDR is graphic-intense and includes standards for site design and sustainability as well as graphic direction for height, siting, and building elements.
- 4. A map of the area of Badger Mountain South is shown in the illustration 1.E.
- 5. This document contains a number of should and shall statements. The intent is that should statements are desired items that will be reviewed during the design and incorporated as possible. Shall statements are requirement and revisions to these requirements require a deviation from the requirement be granted by the City.

1.B PURPOSE

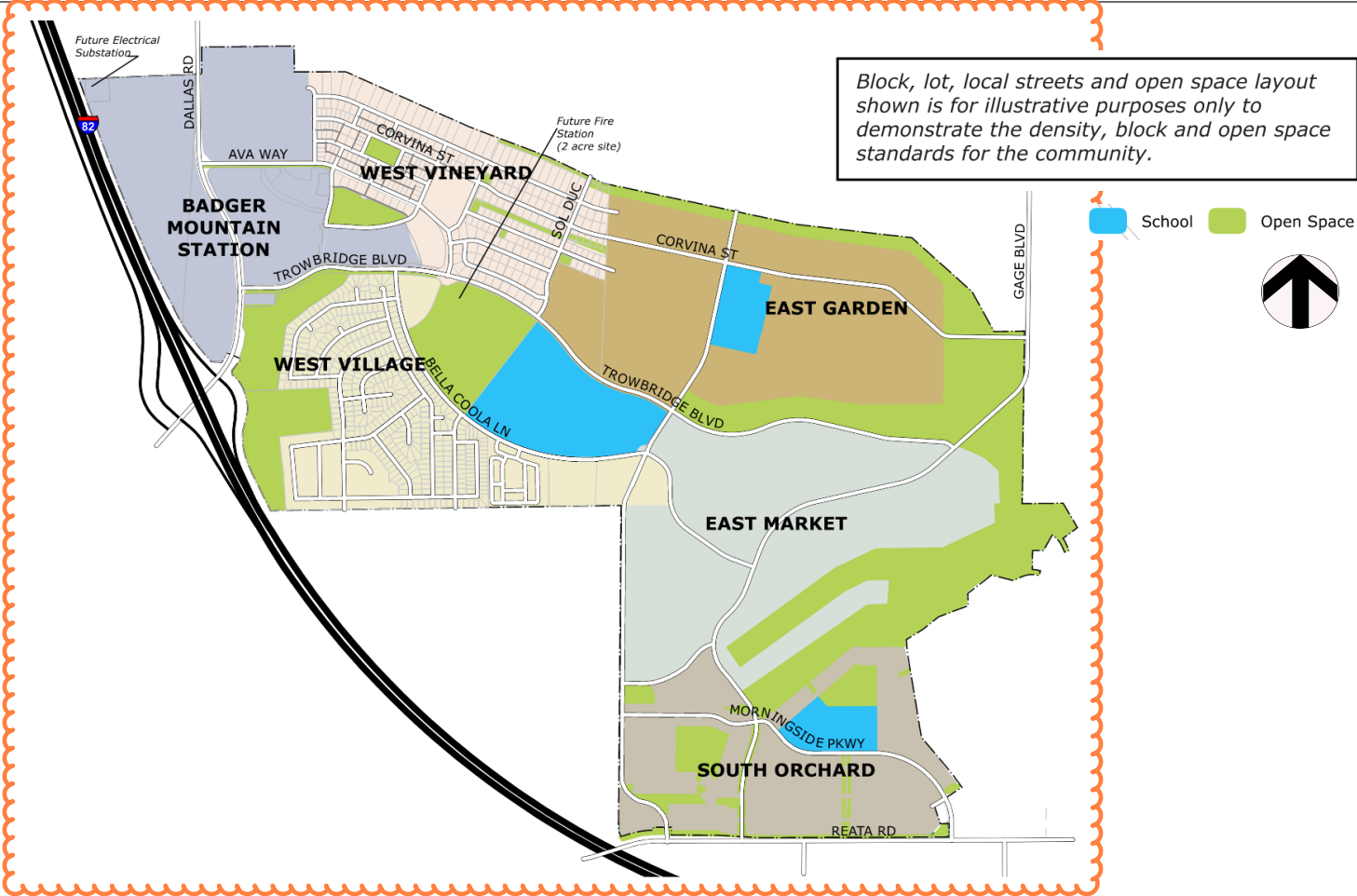
- 1. The purpose of the LUDR is to:
 - a. Establish neighborhoods with a range of housing types to accommodate a population of diverse ages and incomes;
 - b. Promote health benefits of a walkable, pedestrian environment;
 - c. Establish mixed-use neighborhoods where daily activities can occur within walking distance of most homes;
 - d. Reduce traffic and congestion by ~~creating a traditional neighborhood development street grid;~~
 - e. Improve the character and quality of the built environment;
 - f. Promote building and landscape design that conserve energy, water and other resources;
 - g. Promote lot and block orientation that accommodates passive solar capture; and
 - h. Conserve areas for parks, trails and open spaces by ~~establishing a connected open space network.~~
linking local street networks through subdivisions to provide efficient local circulation and provide additional collector arterial access for major residential areas.

1.C APPLICABILITY OF THE LUDR

- 1. All proposed development shall comply with all applicable LUDR and other Master Agreement provisions. No development permit or development approval shall be issued or approved by the city unless it complies with the applicable requirements of the LUDR and applicable provisions of the Master Agreement.
- 2. Relationship to the Richland Municipal Code
 - a. The LUDR, when accompanied with the other Master Agreement conditions, is designed to establish a set of City regulations that are specific to ~~the~~ Badger Mountain South ~~Master Plan Community.~~ As such, these more specific regulations regarding zoning districts, allowable land uses, permit requirements for allowable land uses, and site design and development standards, will be used instead of the corresponding regulations for other parts of the City.
The City permit processing procedures set forth in the City Code will still be used (see LUDR Section 1.J), with the addition of the Master Agreement Consistency Determination process of LUDR Section 1.H.
 - b. All references to the RMC refer to the RMC as adopted and in effect on the date the LUDR is adopted by the city.
 - c. For subdivisions and short plats, the LUDR and Master Agreement substantive requirements, including the environmental mitigation conditions incorporated into the Master Agreement, shall be used for the review criteria, but the process requirements of RMC title 24 shall be followed along with the provisions of LUDR section 1.J. Compliance with the LUDR and Master Agreement substantive standards for subdivision and short plats shall be deemed to meet the approval criteria set forth in RMC 24.13.060 for short plats, and RMC 24.12.050 and 053, as well as RCW 58.17.100 and RCW 58.17.110.
 - d. For multifamily development containing an aggregate of 7 or more dwelling units regardless of the number of structures, commercial buildings and commercial building complexes, all civic buildings, and all development in a Special District, a site plan review is required. The LUDR and Master Agreement substantive requirements, including the environmental mitigation conditions incorporated into the Master Agreement, shall be used for the review criteria, but the process requirements of RMC chapter 23.48 shall be followed along with the provisions of LUDR section 1.J.
 - e. For binding site plans the LUDR and Master Agreement substantive requirements, including the environmental mitigation conditions incorporated into the Master Agreement, shall be used for the review criteria, but the process requirements of RMC title 24.14 shall be followed along with the provisions of LUDR section 1.J.
 - f. In some instances minor inconsistencies from the substantive requirements of the LUDR conditions may be acceptable if they meet certain criteria and represent an equivalent or superior design solution to what would otherwise be achieved by rigidly applying the specific requirements. The processing procedures for minor deviations from the LUDR are as set forth in Section 1.H.
- 3. Conditions in Addition to the LUDR.
~~There may be additional conditions imposed by the Badger Mountain South~~ Home Owners’ Associations or Business Owners’ Associations through Conditions, Covenants, and Restrictions that relate to land use and development activities such as, but not limited to, architectural style, colors, or other building features. These additional conditions are privately enforced and not subject to the LUDR.
- 4. Conflicts with Other Codes.
Since the City has adopted regulations that are specific to ~~the~~ Badger Mountain South ~~Master Plan Community~~, if there is a conflict between those specific City regulations applicable

- to BMS and other City regulations, the BMS regulations shall control. Provided, however, this general principle shall not apply to the following:
 - a. Building Code, RMC Title 21
 - b. Life Safety Code, RMC Title 20
 - c. Electrical Code, RMC Title 14
 - d. Energy Code, Chapter 19.27A of the Revised Code of Washington.
 - e. ~~Sensitive~~ ^{Critical} Areas Ordinance, RMC, Chapter 22.10
- 5. State, County, local agency and school district sites and facilities.
The requirements of the LUDR shall apply to all sites and facilities in Badger Mountain South of the State of Washington, Benton County, and any school district or other local agency to the maximum extent allowed by law.
- 6. Civic Buildings and Facilities.
It is intended that the design quality and sustainability components of Civic buildings and facilities exceed the general standard for residential and commercial buildings within Badger Mountain South as set forth in the Building Type standards section 8.D and Sustainable Standards section 12.D.
- 7. Terms
Capitalized terms used throughout the LUDR are defined in Section 14, Glossary. Those terms not defined in Section 14 shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of the RMC, those of the LUDR shall take precedence.

1.E ILLUSTRATIVE PLAN OF BADGER MOUNTAIN SOUTH



- 11. Notification of Changes
When changes are proposed to this LUDR, the City is encouraged to provide notifications to the various homeowners associations upon receipt of an application in order to provide an enhanced notification process.
- 8. Diagrams and illustrations
Diagrams, photographs and illustrations are an integral part of the LUDR and are used to help explain the guidelines and standards. When in conflict, written text shall take precedence over ~~graphic metrics.~~ ~~graphics.~~
- 9. Appeals
Any decision or determination made by a city official in the administration or application of the provisions of the LUDR may be appealed in the same manner as provided in RMC Section ~~23.70.1. Responsibility for Administration.~~ ^{23.70.240.}
- 10. Document Intent
The LUDR is intended to be a living document that will evolve to meet market and site conditions as well as ensure the project is constructed in the desired sustainable, walkable, and green manner. The intent is that the most current LUDR be used to evaluate permit applications and projects are not vested to a current version of this document.
Each page of the document is annotated by the amendment date(s).

1.D ADMINISTRATION

The LUDR shall be administered by the Richland City Manager or his/her designee. The Richland City Council “Council”, Planning Commission “Commission” and Development Services Manager “Director” also have designated roles related to the implementation of the LUDR and are collectively referred to in the LUDR as the “review authority”.

1.F REGULATING PLAN AND DISTRICTS

1. Districts and Their Purposes
- The area subject to the LUDR shall be divided into the following districts which shall be applied to property within Badger Mountain South as shown on the Regulating Plan for Land Use and Urban Form, 2.B. The Urban Form Standards for Districts, other than Special Districts are included in Section 3. Special District Standards are included in Section 4. All district descriptions below are preceded by the appellation, BMS, which stands for Badger Mountain South.

a. ~~BMS-VMU District. The Village Mixed Use District is where mixed-use and multi-family residential buildings are intended to create a pedestrian-oriented urban fabric. The district provides for a variety of non-residential uses and a mix of housing types at higher intensities and densities. Besides accommodating community-serving buildings, it may also serve the daily convenience shopping and service needs of nearby residents. Building types include Civic/ Institutional/Community Buildings, Neighborhood Goods and Services Buildings, Commercial/Mixed-use/Liner, Live/Work, Stacked Units and Row Houses. The landscape style is urban, emphasizing street trees and wide sidewalks.~~

b. BMS-NC District. The Neighborhood Collector District is a residential district located in close proximity to parks, trails and greenbelts primarily along Collector streets and neighborhood entry points. It is intended to permit a variety of housing types at medium intensities and densities, with some opportunities for neighborhood-serving retail, businesses, services and cafes. Allowable building types include Civic/Institutional/Community Buildings, Neighborhood Goods and Services Buildings, Commercial/ Mixed-use/Liner, Live/Work, Stacked Units, Row Houses, Courtyard Housing, Mansion Apartments and Duplexes. The landscape style is appropriate to a neighborhood with street trees and sidewalks, or when adjacent to a greenbelt, a wider landscaped treatment with a portion of the community’s trail system.

c. BMS- NG District. The Neighborhood General District is the primary residential district found in Badger Mountain South. It is intended to permit a variety of housing types at urban intensities and densities. Allowable building types include Civic/Institutional/Community Buildings, Courtyard Housing, Mansion Apartments, all in limited applications, as well as Duplexes, Cottage Courts, Single-Family House, both with alley are limited street access garages and Accessory Units. No house in the BMS-NG District is intended to be farther than three blocks from any park, mini park or other type of open space. The landscape style is appropriate to a neighborhood with street trees and sidewalks.

d. BMS-NE District. The Neighborhood Edge District is the most restrictive residential district in Badger Mountain South. It is intended to allow a variety of low density and low intensity Single-Family Houses and Accessory Units on larger lots. The landscape style is appropriate to a neighborhood with street trees and sidewalks.

e. BMS-CIVIC District. The Civic District is intended to accommodate the open space, parks, trails, schools and other civic and community facilities in Badger Mountain South. With the exception of the school site located in the South Orchard neighborhood, school sites are intended to be held in reserve for a neighborhood school until the school district determines the site is not needed or it is used for the development of a private school. If reserved school sites do not develop as schools, other civic or housing uses will be developed there. Standards for civic facilities are intended to create places that are models of sustainable design and development.

f. BMS-SD-SR District. The Special District - Specialty Retail is intended to be an area for commercial activity that provides an attraction for local, regional and state-wide visitors by accommodating the growing interest in local and regional agricultural products, in particular the state wine industry. It allows wineries and wine making, other retail and commercial, as well as hospitality uses and services. It is intended to develop with an integrated site and amenity design in order to become a community gathering place with its own distinct style.

g. BMS-SD-CMU District. The Special District - Commercial Mixed-Use is intended to develop as a local destination for employment and shopping. It can accommodate campus-style office developments that provide a significant number of jobs. It also is a place for housing in mixed-use or live/ work buildings at higher intensities and densities found in multi-storied urban building types. It is intended to become the most intensive urban place in Badger Mountain South. The CMU District landscape edge is an urban trail that includes wider sidewalks, street trees and other landscaping and provides pedestrian connectivity to the adjacent neighborhoods.

h. BMS-SD-DR District. The Special District - Destination Retail -is applied to properties that lie west of Dallas Road. It is intended to become a notable gateway into the city from Interstate 82 by providing an integrated development concept that can accommodate higher intensity development. Development includes a mix of pedestrian-scale retail, big box retail, restaurant, entertainment, vehicle services and urban housing in live/work or commercial mixed-use structures. The landscape style is urban with street trees, sidewalks and landscape parking areas with internal pedestrian connectivity.
- 1.G LAND USES
1. Allowed Land Uses.

a. A parcel or building in Badger Mountain South shall be occupied by only the land uses identified in Section 2.C. Land Use Table, within the district applied to the site by the Regulating Plan for Land Use and Urban form, Section 2.B. Each land use listed in Section 2.C. is defined in Section 14, Glossary.

b. Any one or more land uses identified in Section 2.C. Land Use Table, as being allowed within a specific district may be established on any parcel in the district subject to the requirements as listed and the permit requirements of the RMC.

2. Unclassified Uses.

A land use that is not listed in Section 2.C. is not allowed, except as otherwise provided in section 1G.3.

3. Similar and compatible uses.

a. The Director may determine that a proposed use not listed in Section 2.C. is allowable in compliance with the RMC procedure for similar use determinations; see RMC 23.08.065.

b. When the Director determines that a proposed, but unclassified, use is similar to a listed use, the proposed use will be treated in the same manner as the listed use in determining where it is allowed, what permits are required, and what other standards of the LUDR and Master Agreement apply.

4. Additional City approval requirements.

a. Any land use identified in 2.C. may require other City permits, licenses, and approvals, including but not limited to a building permit.

b. Allowable land uses for each lot shall be shown on the plat documents.

5. Allowable land uses for each lot shall be shown on the plat documents.
- 1.H BMS MASTER AGREEMENT CONSISTENCY DETERMINATION
1. In order to assure that all development activity within Badger Mountain South is consistent with the Master Agreement and the LUDR, all City permits and other approvals for any development within Badger Mountain South, including building permits, must include a Master Agreement Consistency Determination (BMS-MACD) issued by the Planning Manager. A level 1 BMS-MACD is required for all development applications, including building permits, except for final plat approval and issuance of a Certificate of Occupancy. A level 2 BMS-MACD is required for final plat approval and issuance of a final Certificate of Occupancy. The level 2 BMS-MACD can be issued by the City, even if bonding of certain improvements is allowed in lieu of immediate construction, or a temporary certificate is issued, subject to completion of punch list items, so long as the BMS-MACD finds that the development will be consistent with the Master Agreement and LUDR conditions upon the satisfactory completion of the bonded improvements in case of a final plat, and the punch list items in case of a Certificate of Occupancy.

2. All builders/developers are strongly encouraged to attend a pre-application meeting with the Badger Mountain South Master Plan Administrator (BMS-MPA). The BMS-MPA is designated by the Badger Mountain South Master Agreement to provide guidance to builders/developers on how to apply the provisions of the LUDR to land use development applications.

3. The purpose of the pre-application meeting is to provide a roadmap through the LUDR provisions that apply to a proposal, identify possible changes to a proposal to meet the BMS intent, receive information on the application submittal and next steps, and to answer any other questions.

4. A pre-application meeting should occur early in the planning phase when a project proposal is defined enough to provide conceptual plans but still flexible to consider recommendations from the BMS-MPA.

5. The purpose of the BMS-MACR is to provide a written recommendation to the City of Richland Development Services Department that the application/submittal is or is not consistent with the terms and conditions of the BMS Master Agreement and compliant with the provisions of the LUDR. Approvals in accordance with the LUDR are an administrative review unless otherwise noted.

6. The BMS-MPA will provide the City and the applicant a BMS-MACR, or if the submittal is found to be inconsistent, will work with the applicant to identify options that meet the LUDR requirements and the applicant’s intent. If the proposal is found to be inconsistent with the LUDR, the BMS-MACR will identify both areas of consistency and areas of inconsistency.

7. In some instances minor inconsistencies from the substantive requirements of the LUDR standards may be acceptable if they meet certain criteria and represent an equivalent or superior design solution to what would otherwise be achieved by rigidly applying the specific requirements. Minor deviations to the LUDR may be approved by the Administrative Official following the City’s minor amendment process under it’s Planned Unit Development Code (RMC 23.50.070).

8. A Level 2 BMS-MACR is required prior to final plat approval or issuance of Certificate of Occupancy. A Level 2 BMS-MACR ensures that the final submittal meets the Master Agreement and LUDR requirements. A Level 2 BMS-MACR will be provided to the City of Richland Development Services Department to be evaluated along with the applicant’s other RMC required submittals.
- Issue Date: 12-07-10
Amended Date: 03-03-15

Badger Mountain South: A Walkable and Sustainable Community, Richland, WA

1-3

1.I HOW TO USE THE LAND USE AND
DEVELOPMENT REGULATIONS

1. The LUDR provides guidance for anyone wanting to develop or build within the Badger Mountain South community. Although complementary to the Richland Municipal Code (RMC), it is organized differently than the RMC. This section of the LUDR explains how to use the code provision contained here.
2. No matter what type of development is proposed, always start with Section 2, Urban Form Districts, Land Uses and Building Types. In Section 2.B, the Regulating Plan for Land Use and Urban Form, is the regulating map of Districts that govern the types of buildings that can be built and the types of uses that can be established.
3. Section 2.C, the Land Use Table, shows broad categories of uses that are allowed in each of the districts. Definitions of each use listed with typical examples are included in Section 14, Glossary.
4. Section 2.D, Building Types Table, lists 12 types of buildings that may be constructed and in which district each Building Type is permitted. Photographs of each Building Type are provided in Section 2.E as illustrative examples.
5. The remainder of the LUDR, Sections 3 through 13, identifies standards that apply to development activity including plats, subdivisions, site plans and building. Not all subsequent sections apply to every type of development activity.

1.J SUBMITTAL REVIEW PROCESS

Submittal Review Process							
Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
Plat or Subdivision (Refer to Section 1.C.2.c)							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Preliminary Plat application using LUDR and Master Agreement standards and RMC Chapter 24.12 requirements.	Submit Preliminary Plat application to City; City forwards a copy to MPA for Level 1 BMS-MACR.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant and City.	Follow City Preliminary Plat Process.	Submit Final Plat application to City; City forwards a copy to MPA for Level 2 BMS-MACR.	MPA reviews application for consistency with Master Agreement and LUDR; Level 2 BMS-MACR issued to applicant and City.	Follow City Final Plat Process.
Short Subdivision (Refer to Section 1.C.2.c)							
Pre-application meeting with MPA to discuss use and application of the LUDR and Master Agreement.	Prepare Short Subdivision application using LUDR and Master Agreement standards and RMC Chapter 24.13 requirements.	Submit Short Subdivision application to City; City forwards a copy to MPA for Level 1 BMS-MACR.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant and City.	Follow City Short Subdivision Process.			
Binding Site Plan (Refer to Section 1.C.2.e)							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Binding Site Plan application using LUDR and Master Agreement standards and RMC Chapter 24.14 requirements.	Submit Binding Site Plan application to City; City forwards a copy to MPA for Level 1 BMS-MACR.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant and City.	Follow City Binding Site Plan Process.			
Site Plan Review (Refer to Section 1.C.2.d)							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Site Plan application using LUDR and Master Agreement standards and RMC Chapter 23.48 requirements.	Site Plan application to City; City forwards a copy to MPA for Level 1 BMS-MACR.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant and City.	Follow City Site Plan Review process.			
Building Permit							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Building Permit Application using LUDR and Master Agreement standards.	Submit Building Permit application to City; City forwards a copy to MPA for Level 1 BMS-MACR.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant and City.	Follow City Building Permit application process.	Level 2 BMS-MACR issued prior to issuance of a Certificate of Occupancy.		

PROPOSED AMENDMENTS ARE SHOWN:

1.I HOW TO USE THE LAND USE AND DEVELOPMENT REGULATIONS

1. The LUDR provides guidance for anyone wanting to develop or build within the Badger Mountain South community. Although complementary to the Richland Municipal Code (RMC), it is organized differently than the RMC. This section of the LUDR explains how to use the code provision contained here.
2. No matter what type of development is proposed, always start with Section 2, Urban Form Districts, Land Uses and Building Types. In Section 2.B, the Regulating Plan for Land Use and Urban Form, is the regulating map of Districts that govern the types of buildings that can be built and the types of uses that can be established.
3. Section 2.C, the Land Use Table, shows broad categories of uses that are allowed in each of the districts. Definitions of each use listed with typical examples are included in Section 14, Glossary.
4. Section 2.D, Building Types Table, lists 12 types of buildings that may be constructed and in which district each Building Type is permitted. Photographs of each Building Type are provided in Section 2.E as illustrative examples.
5. The remainder of the LUDR, Sections 3 through 13, identifies standards that apply to development activity including plats, subdivisions, site plans and building. Not all subsequent sections apply to every type of development activity.

LIST OF ACRONYMS

LUDR	Land Use Development Regulations
MPA	Master Plan Administrator
RMC	Richland Municipal Code
MACR	Master Agreement Consistency Recommendation
MACD	Master Agreement Consistency Determination
MPA	Master Plan Administrator

1.J SUBMITTAL REVIEW PROCESS

Submittal Review Process							
Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
Plat or Subdivision (Refer to Section 1.C.2.c)							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Preliminary Plat application using LUDR and Master Agreement standards and RMC Chapter 24.12 requirements.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant.	Submit Preliminary Plat application and Level 1 BMS-MACR to City.	Follow City Preliminary Plat Process.	MPA reviews Final Plat application for consistency with Master Agreement and LUDR; Level 2 BMS-MACR issued to applicant.	Submit Final Plat application and Level 2 BMS-MACR to City.	Follow City Final Plat Process. City issues Level 2 BMS-MACD.
Short Subdivision (Refer to Section 1.C.2.c)							
Pre-application meeting with MPA to discuss use and application of the LUDR and Master Agreement.	Prepare Short Subdivision application using LUDR and Master Agreement standards and RMC Chapter 24.13 requirements.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant.	Submit Short Subdivision application and Level 1 BMS-MACR to City.	Follow City Short Subdivision Process.			
Binding Site Plan (Refer to Section 1.C.2.e)							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Binding Site Plan application using LUDR and Master Agreement standards and RMC Chapter 24.14 requirements.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant.	Submit Binding Site Plan application and Level 1 BMS-MACR to City.	Follow City Binding Site Plan Process.			
Site Plan Review (Refer to Section 1.C.2.d)							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Site Plan application using LUDR and Master Agreement standards and RMC Chapter 23.48 requirements.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant.	Submit Site Plan application and Level 1 BMS-MACR to City.	Follow City Site Plan Review process.			
Building Permit							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Building Permit Application using LUDR and Master Agreement standards.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant.	Submit Building Permit application and Level 1 BMS-MACR to City.	Follow City Building Permit application process.	City issues Level 1 BMS-MACD and building permit to applicant.	Level 2 BMS-MACR issued to applicant and city prior to issuance of a Certificate of Occupancy.	City issues Level 2 BMS-MACD and Certificate of Occupancy to applicant.



**URBAN FORM
DISTRICTS,
LAND USES AND
BUILDING TYPES**

2

Section 2 identifies the Urban Form Districts, allowed Land Uses, and associated Building Types for all properties within the Badger Mountain South community.

2.A Introduction.....2-2

2.B Regulating Plan For Land Use and Urban Form.....2-2

2.C Land Use Table.....2-3

2.D Building Type Table.....2-4

2.E Building Type Examples.....2-4

2.A INTRODUCTION

In order to achieve the intent of the LUDR as set forth in Section 1.A, as well as the other provisions of the Master Agreement, Badger Mountain South is divided into eight Urban Form Districts. Each District allows certain types of buildings and uses, identifies development intensity, employs District-specific development standards and defines the relationship of the parcels in the District to public right of ways.

The Districts and boundaries of the Districts are established as shown in Figure 2.B. Regulating Plan for Land Use and Urban Form.

The official Badger Mountain South map, called the Regulating Plan for Land Use and Urban Form, is found at Figure 2.3. The boundaries of the Districts shown, govern the uses of land, buildings, and structures within that District. Districts also govern the size of yards, the types of buildings and the heights of those buildings and other structures. These are the regulations that have been established and declared to be in effect on all land included within the boundary of each and every District shown in the official Badger Mountain South map.

DISTRICT LEGEND

The legend identifies the color associated with each District and provides a short introduction to the District intent. The Regulating Plan for Land Use and Urban Form, 2.B, shows where each District is located within Badger Mountain South.

BMS-VMU: VILLAGE MIXED-USE (3.B)

The Village Mixed-Use (VMU) Districts are the most urban areas of Badger Mountain South. They allow commercial uses, housing located above ground floor commercial spaces, Live/Work, Stacked Units and Row Houses.

BMS-NC: NEIGHBORHOOD COLLECTOR (3.C)

The Neighborhood Collector District allows a variety of Multi-family attached housing options as well as smaller scale commercial and Mixed-Uses.

BMS-NG: NEIGHBORHOOD GENERAL (3.D)

The Neighborhood General District makes up the largest area of Badger Mountain South. This District allows Single-Family detached residential with a mix of smaller scale attached housing options.

BMS-NE: NEIGHBORHOOD EDGE (3.E)

The Neighborhood Edge District allows residential uses in detached Single-Family houses and related uses that are compatible and common to Single-Family houses.

BMS-CIVIC (3.F)

The Civic District contains the open space, parks, schools, civic and community spaces. Development in this District is primarily intended for Civic, Community and Institutional Facilities. See also Illustrative Plan for Civic Space Layout, 5.B for detail.

SPECIAL DESIGNATION “-P” OVERLAY DISTRICT

SPECIAL DISTRICT LEGEND

BMS-SD-SR: SPECIALTY RETAIL (4.B)

The Specialty Retail Special District is intended to support the growing interest in local and regional agricultural products, in particular the local wine industry.

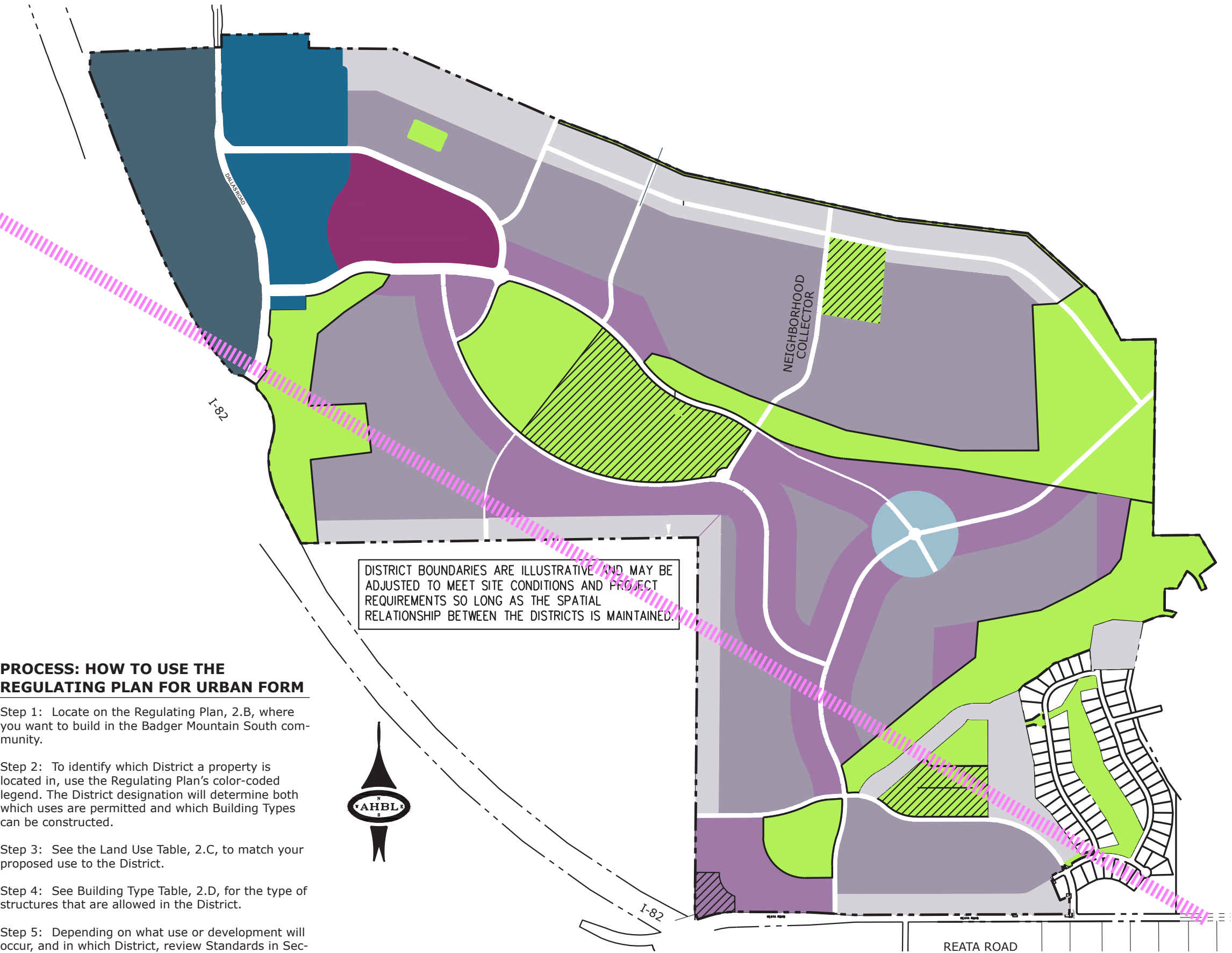
BMS-SD-CMU: COMMERCIAL MIXED-USE (4.C)

The Commercial Mixed-Use Special District is a local destination for employment, shopping, dining, entertainment and recreation.

BMS-SD-DR: DESTINATION RETAIL (4.D)

The Destination Retail Special District contains large scale retail uses serving the entire region.

2.B REGULATING PLAN FOR LAND USE AND URBAN FORM



PROCESS: HOW TO USE THE
REGULATING PLAN FOR URBAN FORM

Step 1: Locate on the Regulating Plan, 2.B, where you want to build in the Badger Mountain South community.

Step 2: To identify which District a property is located in, use the Regulating Plan’s color-coded legend. The District designation will determine both which uses are permitted and which Building Types can be constructed.

Step 3: See the Land Use Table, 2.C, to match your proposed use to the District.

Step 4: See Building Type Table, 2.D, for the type of structures that are allowed in the District.

Step 5: Depending on what use or development will occur, and in which District, review Standards in Sections 3 – 13 for applicability.

2.A INTRODUCTION

In order to achieve the intent of the LUDR as set forth in Section 1.A, as well as the other provisions of the Master Agreement, Badger Mountain South is divided into eight Urban Form Districts. Each District allows certain types of buildings and uses, identifies development intensity, employs District-specific development standards and defines the relationship of the parcels in the District to public right of ways.

The Districts and boundaries of the Districts are established as shown in Figure 2.B. Regulating Plan for Land Use and Urban Form.

The official Badger Mountain South map, called the Regulating Plan for Land Use and Urban Form, is found at Figure 2.B. The boundaries of the Districts shown, govern the uses of land, buildings, and structures within that District. Districts also govern the size of yards, the types of buildings and the heights of those buildings and other structures. These are the regulations that have been established and declared to be in effect on all land included within the boundary of each and every District shown in the official Badger Mountain South map.

DISTRICT LEGEND

The legend identifies the color associated with each District and provides a short introduction to the District intent. The Regulating Plan for Land Use and Urban Form, 2.B, shows where each District is located within Badger Mountain South.

~~BMS-VMU: VILLAGE MIXED-USE (3.B)~~
~~The Village Mixed-Use (VMU) Districts are the most urban areas of Badger Mountain South. They allow commercial uses, housing located above ground floor commercial spaces, Live/Work, Stacked Units and Row Houses.~~

~~BMS-NC: NEIGHBORHOOD COLLECTOR (3.C)~~
~~The Neighborhood Collector District allows a variety of Multi-family attached housing options as well as smaller scale commercial and Mixed-Uses.~~

~~BMS-NG: NEIGHBORHOOD GENERAL (3.D)~~
~~The Neighborhood General District makes up the largest area of Badger Mountain South. This District allows Single-Family detached residential with a mix of smaller scale attached housing options.~~

~~BMS-NE: NEIGHBORHOOD EDGE (3.E)~~
~~The Neighborhood Edge District allows residential uses in detached Single-Family houses and related uses that are compatible and common to Single-Family houses.~~

~~BMS-CIVIC (3.F)~~
~~The Civic District contains the open space, parks, schools, civic and community spaces. Development in this District is primarily intended for Civic, Community and Institutional Facilities. See also Illustrative Plan for Civic Space Layout, 5.B for detail.~~

~~SPECIAL DESIGNATION “-P” OVERLAY DISTRICT~~

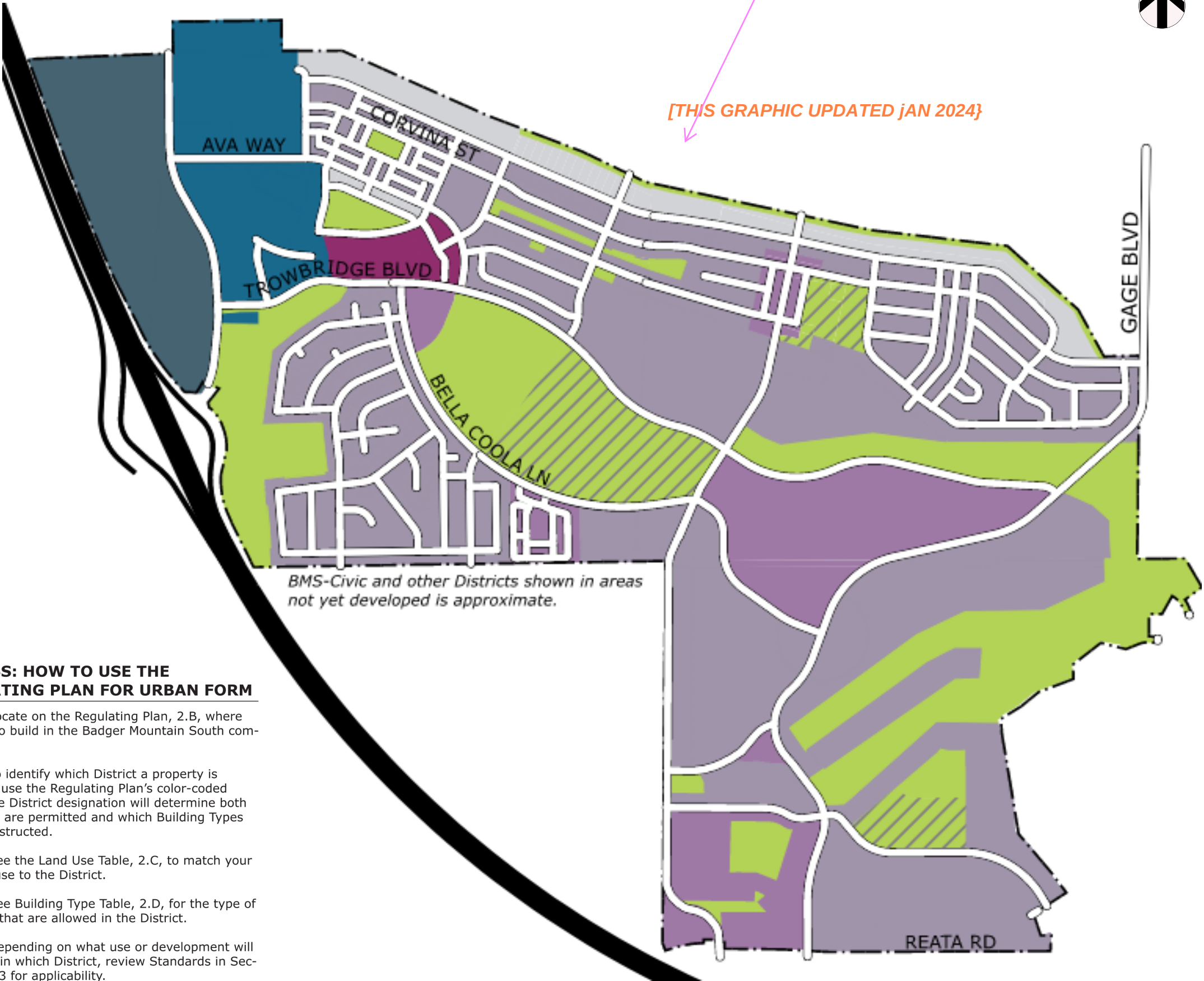
SPECIAL DISTRICT LEGEND

~~BMS-SD-SR: SPECIALTY RETAIL (4.B)~~
~~The Specialty Retail Special District is intended to support the growing interest in local and regional agricultural products, in particular the local wine industry.~~

~~BMS-SD-CMU: COMMERCIAL MIXED-USE (4.C)~~
~~The Commercial Mixed-Use Special District is a local destination for employment, shopping, dining, entertainment and recreation.~~

~~BMS-SD-DR: DESTINATION RETAIL (4.D)~~
~~The Destination Retail Special District contains large scale retail uses serving the entire region.~~

2.B REGULATING PLAN FOR LAND USE AND URBAN FORM



PROCESS: HOW TO USE THE REGULATING PLAN FOR URBAN FORM

- Step 1: Locate on the Regulating Plan, 2.B, where you want to build in the Badger Mountain South community.
- Step 2: To identify which District a property is located in, use the Regulating Plan's color-coded legend. The District designation will determine both which uses are permitted and which Building Types can be constructed.
- Step 3: See the Land Use Table, 2.C, to match your proposed use to the District.
- Step 4: See Building Type Table, 2.D, for the type of structures that are allowed in the District.
- Step 5: Depending on what use or development will occur, and in which District, review Standards in Sections 3 – 13 for applicability.

LAND USES ALLOWED BY DISTRICT											
Land Use Types	<i>P= Permitted by right P+Number = see Land Use Notes</i>	BMS-VMU	BMS-NC	-P	BMS-NG	BMS-NE	BMS-CIVIC	-P	BMS SD-SR	BMS SD-CMU	BMS SD-DR
Residential	Single-family	-	P		P	P	-	P-29	P	-	-
	Multi-family	P-1	P-2, 3		P-3	-	-	P-29	P-4	P-4	P-4
	Senior Housing	P-5	P		-	-	-	P-29	-	P-6	P-6
	Assisted Living/Nursing Home	P-7	P		-	-	-	P-29	-	P	-
	Accessory Unit	-	P-8		P-8	P-8	-	P-29	P	-	-
	Adult Family Home	-	-		P	P	-	P-29	-	-	-
Retail	Neighborhood Retail	P	P		-	-	-	P-29	P	P	P
	General Retail	P	P		-	-	-	P-29	P	P	P
	Large Scale Retail	-	-		-	-	-	P-29	P-11	P-10	P
	Parking Structures	P-13	-		-	-	-	P-29	P	P	P
Services	Neighborhood Personal Services	P	P/P-12		P-12	P-12	-	P-29	P	P	P
	General Services	P	P		-	-	-	P-29	P-11	P	P
	Eating and Drinking Establishments	P	P-14		-	-	-	P-29	P	P	P
	Child Care	P-15	P-15/P-16		P-16	P-16	-	P-29	-	P-15	P-15
	Vehicular Services	P-17	-		-	-	-	P-29	-	P-18	P-18
	Storage	-		P-19	P-19	-	-	P-29	-	P-13	P-13
	Hospitality/Lodging	P	-		-	P-20	-	P-29	P	P	P
Office	Neighborhood Office	P	P/P-12		P-12	P-12	-	P-29	P	P	P
	General Office	P	P		-	-	-	P-29	P	P	P
	Accessory Office	P	-		-	-	-	P-29	P	P	P
Civic	Public Facilities	P	-		P-30	-	P	P-29	P	P	P
	Recreation and Cultural Facilities, Public and Private	P	-		P	-	P	P-29	P	P	P
	Place of Worship	P	P-21		P	-	P-33	P-29	-	-	-
	Solar Panels or Arrays	P	P		P	P	P-22	P-29	P	P	P
Other	Vineyards and Other Agricultural Uses	-	-		-	P-23	P	P-29	P-24	-	-
	Telecommunications Facilities	P-25	-		-	-	P-32	P-29	-	P-32	P-32
	Parking lots	P	P		-	-	P-23	P-29	P	P	P
	Drive-through Window Service	P-26	P/P-26		-	-	-	P-29	P-26	P-26	P-26
	Vending Carts	P-27	-		-	-	-	P-29	P-27	P-27	P-27
	Temporary Uses	P-28	-		-	-	-	P-29	P-28	P-28	P-28
	Special Events	P	-		-	-	P	P-29	P	P	P
	Gambling Premises	-	-		-	-	-	P-29	-	-	P

2.C LAND USE TABLE

The Land Use Table categorizes the range of uses or functions which may occupy a building in each of the Districts. The Districts are identified by name and by color-coded legend across the top bar of the table and the uses are identified in the column on the left of the table. These functional classifications are defined and examples are provided in Section 14, the Glossary.

The functional classifications or uses are identified for each District as “P”, permitted by right, or “P-Number” which refers to the numbered Notes Table 2.C.1 below for additional information, restrictions or exclusions. If there is neither reference, the use is not permitted within that District.

The City’s Administrative Official may allow a use that is unlisted in the Land Use Table if all conditions of LUDR 1.G.3 apply.

 Indicates -P Overlay District - see 2.B, Regulating Plan for Land Use and Urban Form for specific locations.

2.C.1 LAND USE TABLE NOTES

- Multi-family housing includes the following Building Types – Live/Work; Commercial/Mixed-Use/Liner over commercial or office; Stacked Units; Row Houses.
 - Alley-access, Single-family Building Type is permitted.
- Multi-family housing includes the following Building Types – Duplex; Mansion Apartment; Courtyard Housing; Row House; Live/Work; Commercial/Mixed-Use/Liner and Stacked Units.
- Multi-family housing includes: Duplex - up to two per Block face, Courtyard Housing, and Mansion Apartments limited to block ends across from open space.
- Multi-family housing includes the following Building Types – Live/work; Row house; Commercial/Mixed-use/Liner over commercial and Stacked Units
- Unused
- Senior Housing permitted above ground floor commercial or office, or when constructed in a multi-story building.
- Assisted Living/Nursing Homes permitted on corner lots at intersection of two Arterial Collector Streets.
- One Accessory Unit, not to exceed 600 sq. ft., per lot is permitted either within the principal structure or an accessory structure. Other provisions of RMC 23.42.020 apply.
- Unused
- When one part of a larger office-retail development.
- When food or winery-related.
- Permitted when operated as a Home Occupation without any occupational vehicles associated with the Home Occupation, and as otherwise defined and regulated in RMC 23.42.090.

- When totally enclosed within a building or in a Liner Building Type.
- For areas other than those across the street from the BMS-VMU District: Eating establishments located in buildings on a corner lot of two Collector Streets, or within a larger building as an ancillary use; not more than one per block; May seat 20 and fewer patrons, not operate between 11 p.m. and 6 a.m., and not sell alcoholic beverages.
- When licensed as a Child Care Center and meets RMC 23.42.080(A-D, F) requirements. In the BMS-NC District, must be located on corner lots.
- When licensed for Family Home Child Care only and meets other requirements of RMC .23.42.080 (A-D, F) requirements.
- Within the East Market BMS-VMU District when located on an Arterial Collector Street; may include a convenience store as an incidental use. Subject to standards for Neighborhood Goods and Services Building Type, otherwise meet RMC 23.42.270 or 23.42.280 requirements.
- Subject to standards for Neighborhood Goods and Services Building Type, otherwise meet RMC 23.42.270 or 23.42.280 requirements.
- In the BMS-NG District only one neighborhood storage area up to 1 acre in size for boats, vehicles and/or recreational vehicles shall be permitted within each of the five residential neighborhoods; no storage of junk, materials or other items permitted. Subject to landscape screening standards found in Sec.11.C.8 and fencing standards found in Section 13.A.3. Storage area larger than 1 acre in size for boats, vehicles and/ or recreational vehicles permitted in BMS-NC-P Overlay District subject to standards in Sec. 3.C.
- A Bed and Breakfast facility providing a maximum of four rental rooms and subject to the provisions of RMC 23.42.045 (A)-(D).

- Maximum lot size of 6 acres.
- Solar panels, or arrays, which serve individual residences or buildings, are permitted accessory uses in all zones. A grouping of multiple solar panels to serve multiple users may be placed within the BMS-Civic Districts, subject to Administrative review that: the size and dimension of the site is adequate; they do not interfere with planned or sited public amenities; and any identified impacts to adjacent properties have been adequately mitigated.
- Vineyards are considered landscape materials in residential Districts when planted by the homeowner for personal use.
- Vineyards including wine making facilities, enclosed storage and related production.
- Micro facilities and Macro facilities permitted as defined and regulated in RMC 23.62.
- Must meet additional requirements of RMC 23.42.047 and any unique master site plan.
- Subject to standards found in RMC 5.14.
- When ancillary and seasonal to primary retail.
- BMS-Civic-P Overlay District: Use restricted to school site until such time as restrictions on land use set forth in the BMS-Master Agreement are removed. At that time, all of the uses that are marked with the P-29 footnote are permitted, subject to any further conditions imposed by other applicable footnotes.
- Block Parks, Local Parks and Greenbelts are allowed to be constructed in the BMS-NG District.
- Unused
- When accessory to an adjacent use and subject to Section 11.C standards.
- When co-developed with another facility.

LAND USES ALLOWED BY DISTRICT											
Land Use Types	<i>P= Permitted by right P+Number = see Land Use Notes Table Notes</i>	BMS-VMU	BMS-NC	-P	BMS-NG	BMS-NE	BMS-CIVIC	-P	BMS SD-SR	BMS SD-CMU	BMS SD-DR
Residential	Single-family	-	P		P	P	-	P-29	P	-	-
	Multi-family	P-1	P-2, 3		P-3	-	-	P-29	P-4	P-4	P-4
	Senior Housing	P-5	P		-	-	-	P-29	-	P-6	P-6 P
	Assisted Living/Nursing Home	P-7	P		-	-	-	P-29	-	P	-
	Accessory Unit (i.e. Accessory Dwelling Unit)	-	P-8		P-8	P-8	-	P-29	P	-	-
	Adult Family Home	-	-		P	P	-	P-29	-	-	-
ADD ROW: Accessory Structure (i.e. detached garage, shop)			P		P	P					
Retail	Neighborhood Retail	P	P		-	-	-	P-29	P	P	P
	General Retail	P	P		-	-	-	P-29	P	P	P
	Large Scale Retail	-	-		-	-	-	P-29	P-11	P-10	P
	Parking Structures	P-13	-		-	-	-	P-29	P	P	P
Services	Neighborhood Personal Services	P	P/P-12		P-12	P-12	-	P-29	P	P	P
	General Services	P	P		-	-	-	P-29	P-11	P	P
	Eating and Drinking Establishments	P	P-14		-	-	-	P-29	P	P	P
	Child Care	P-15	P-15/P-16		P-16	P-16	-	P-29	-	P-15	P-15
	Vehicular Services	P-17	-		-	-	-	P-29	-	P-18	P-18
	Storage		-	P-19	P-19	-	-	P-29	-	P-13	P-13
	Hospitality/Lodging		-		-	P-20	-	P-29	P	P	P
Office	Neighborhood Office	P	P/P-12		P-12	P-12	-	P-29	P	P	P
	General Office	P	P		-	-	-	P-29	P	P	P
	Accessory Office	P	-		-	-	-	P-29	P	P	P
Civic	Public Facilities	P	-		P-30	-	P	P-29	P	P	P
	Recreation and Cultural Facilities, Public and Private	P	-		P	-	P	P-29	P	P	P
	Place of Worship	P	P-21		P	-	P-33	P-29	-	-	-
	Solar Panels or Arrays	P	P		P	P	P-22	P-29	P	P	P
Other	Vineyards and Other Agricultural Uses	-	-		-	P-23	P	P-29	P-24	-	-
	Telecommunications Facilities	P-25	-		-	-	P-32	P-29	-	P-32	P-32
	Parking lots	P	P		-	-	P-33	P-29	P	P	P
	Drive-through Window Service	P-26	P/P-26		-	-	-	P-29	P-26	P-26	P-26
	Vending Carts	P-27	-		-	-	-	P-29	P-27	P-27	P-27
	Temporary Uses	P-28	-		-	-	-	P-29	P-28	P-28	P-28
	Special Events	P	-		-	-	P	P-29	P	P	P
	Gambling Premises	-	-		-	-	-	P-29	-	-	P

2.C LAND USE TABLE

The Land Use Table categorizes the range of uses or functions which may occupy a building in each of the Districts. The Districts are identified by name and by color-coded legend across the top bar of the table and the uses are identified in the column on the left of the table. These functional classifications are defined and examples are provided in Section 14, the Glossary.

The functional classifications or uses are identified for each District as “P”, permitted by right, or “P-Number” which refers to the numbered Notes Table 2.C.1 below for additional information, restrictions or exclusions. If there is neither reference, the use is not permitted within that District.

The City’s Administrative Official may allow a use that is unlisted in the Land Use Table if all conditions of LUDR 1.G.3 apply, pursuant to

 Indicates -P Overlay District - see 2.B, Regulating Plan for Land Use and Urban Form for specific locations.

2.C.1 LAND USE TABLE NOTES

- Unused**

 - ~~Multi-family housing includes the following Building Types – Live/Work; Commercial/Mixed-Use/Liner over commercial or office; Stacked Units; Row Houses.~~
~~a. Alley access, Single-family Building Type is permitted.~~
 - Multi-family housing includes the following Building Types – Duplex; Mansion Apartment; Courtyard Housing; Row House; Live/Work; Commercial/Mixed-Use/Liner and Stacked Units.
 - Multi-family housing includes: Duplex - up to two per Block face, Courtyard Housing, and Mansion Apartments limited to block ends across from open space.
 - Multi-family housing includes the following Building Types – Live/work; Row house; Commercial/Mixed-use/Liner over commercial and Stacked Units
 - Unused
 - ~~Senior Housing permitted above ground floor commercial or office, or when constructed in a multi-story building.~~ **Unused**
 - ~~Assisted Living/Nursing Homes permitted on corner lots at intersection of two Arterial Collector Streets.~~ **Unused**
 - One Accessory Unit, not to exceed 600 sq. ft., per lot is permitted either within the principal structure or an accessory structure. Other provisions of RMC 23.42.020 apply.
 - Unused
 - When one part of a larger office-retail development.
 - When food or winery-related.
 - Permitted when operated as a Home Occupation without any occupational vehicles associated with the Home Occupation, and as otherwise defined and regulated in RMC 23.42.090.
- Unused**

 - ~~When totally enclosed within a building or in a Liner Building Type.~~
 - ~~For areas other than those across the street from the BMS-VMU District. Eating establishments located in buildings on a corner lot of two Collector Streets, or within a larger building as an ancillary use; not more than one per block; May seat 20 and fewer patrons, not operate between 11 p.m. and 6 a.m., and not sell alcoholic beverages.~~
 - When licensed as a Child Care Center and meets RMC 23.42.080(A-D, F) requirements. In the BMS-NC District, must be located on corner lots.
 - When licensed for Family Home Child Care only and meets other requirements of RMC .23.42.080 (A-D, F) requirements.
 - ~~Within the East Market BMS-VMU District when located on an Arterial Collector Street, may include a convenience store as an incidental use. Subject to standards for Neighborhood Goods and Services Building Type, otherwise meet RMC 23.42.270 or 23.42.280 requirements.~~ **Unused**
 - Subject to standards for Neighborhood Goods and Services Building Type, otherwise meet RMC 23.42.270 or 23.42.280 requirements.
 - In the BMS-NG District only one neighborhood storage area up to 1 acre in size for boats, vehicles and/or recreational vehicles shall be permitted within each of the five residential neighborhoods; no storage of junk, materials or other items permitted. Subject to landscape screening standards found in Sec.11.C.8 and fencing standards found in Section 13.A.3. Storage area larger than 1 acre in size for boats, vehicles and/ or recreational vehicles permitted in BMS-NC-P Overlay District subject to standards in Sec. 3.C.
 - A Bed and Breakfast facility providing a maximum of four rental rooms and subject to the provisions of RMC 23.42.045 (A)-(D).
- Maximum lot size of 6 acres.
 - Solar panels, or arrays, which serve individual residences or buildings, are permitted accessory uses in all zones. A grouping of multiple solar panels to serve multiple users may be placed within the BMS-Civic Districts, subject to Administrative review that: the size and dimension of the site is adequate; they do not interfere with planned or sited public amenities; and any identified impacts to adjacent properties have been adequately mitigated.
 - Vineyards are considered landscape materials in Residential Districts when planted by the homeowner for personal use.
 - Vineyards including wine making facilities, enclosed storage and related production.
 - ~~Micro facilities and Macro facilities permitted as defined and regulated in RMC 23.62.~~ **Unused**
 - Must meet additional requirements of RMC 23.42.047 and any unique master site plan.
 - Subject to standards found in RMC 5.14.
 - When ancillary and seasonal to primary retail.
 - BMS-Civic-P Overlay District: Use restricted to school site until such time as restrictions on land use set forth in the BMS-Master Agreement are removed. At that time, all of the uses that are marked with the P-29 footnote are permitted, subject to any further conditions imposed by other applicable footnotes.
 - ~~Block Parks.~~ Local Parks and Greenbelts are allowed to be constructed in the BMS-NG District.
 - Unused
 - When accessory to an adjacent use and subject to Section 11.C standards.
 - When co-developed with another facility.

2.D BUILDING TYPE TABLE

Each District in Badger Mountain South regulates what can happen on the land by how it is to be used and also by Building Types. The table to the right shows which Building Types are allowed in each District and offers illustrative examples of the Building Types in 2.E below.

Each building in the Badger Mountain South community, with the exception of development in the Special Districts, shall be one of the Building Types listed here. The Special Districts included in Section 4 are regulated by use and intent rather than by Building Type.

Other than Special Districts, each Building Type must meet the standards for the District it is located in as described in Section 3, Urban Form Standards by District, as well as the standards as described in Section 8, Building Type Standards.

Process: What do you want to build and how can it be built?

Step 1: Use the Building Type Table, 2.D, to identify the types of buildings that are allowed to be built in each District. The color-coded legend refers to the Districts as identified in 2.B Regulating Plan for Land Use and Urban Form.

Step 2: The Building Type examples in 2.E below illustrate one style of the possible Building Types allowed.

Step 3: See Urban Form Standards by District, Section 3, for standards that apply to all buildings except those in the SD Special Districts. See Section 4 for Special District Standards.

Step 4: See Building Type Standards, Section 8, for standards that apply to particular types of buildings.

Step 5: See additional Standards for Landscaping, Sustainability and Site Improvements, Sections 11-13.

X = Allowed Building Type
-P = Allowed Building Type only in -P Overlay District, if Land Use conditions are met.

2.E BUILDING TYPE EXAMPLES

	BUILDING TYPES ALLOWED BY DISTRICT							
	BMS-VMU	BMS-NC	BMS-NG	BMS-NE	BMS-CIVIC	BMS SD-SR	BMS SD-CMU	BMS SD-DR
BUILDING TYPE								
1. Civic/Community/Institutional Facilities (8.D)	X	X	X		X	Note: Special Districts are not regulated by Building Type. See Section 4 for District intent and standards. See also 8.C for Common Design Standards applicable to all Districts.		
2. Neighborhood Goods & Services Buildings (8.E)	X	X						
3. Commercial / Mixed-Use / Liner (8.F)	X	X						
4. Live/Work Building (8.G)	X	X						
5. Stacked Unit Building (Apartment) (8.H)	X	X						
6. Row House (8.I)	X	X						
7. Courtyard Housing (8.J)		X	X		-P			
8. Mansion Apartment (3 - 6 Plex) (8.K)		X	X		-P			
9. Paired House (Duplex) (8.L)		X	X		-P			
10. Cottage Court (8.M)		X	X		-P			
11A. Single Family House - Alley Access Garage (8.N)		X	X	X	-P			
11B. Single Family House - Street Access Garage (8.O)		X	X	X	-P			
12. Accessory Unit (8.P)		X	X	X	-P			



1. Civic/Community/Institutional



2. Neighborhood Goods & Services



3. Commercial / Mixed-Use / Liner



4. Live/Work Building



5. Stacked Unit Building (Apartment)



6. Row House



7. Courtyard Housing



8. Mansion Apartment



9. Paired House (Duplex)



10. Cottage Court



11. Single Family House



12. Accessory Unit

2.D BUILDING TYPE TABLE

Each District in Badger Mountain South regulates what can happen on the land by how it is to be used and also by Building Types. The table to the right shows which Building Types are allowed in each District and offers illustrative examples of the Building Types in 2.E below.

Each building in the Badger Mountain South community, with the exception of development in the Special Districts, shall be one of the Building Types listed here. The Special Districts included in Section 4 are regulated by use and intent rather than by Building Type.

Other than Special Districts, each Building Type must meet the standards for the District it is located in as described in Section 3, Urban Form Standards by District, as well as the standards as described in Section 8, Building Type Standards.

Process: What do you want to build and how can it be built?

Step 1: Use the Building Type Table, 2.D, to identify the types of buildings that are allowed to be built in each District. The color-coded legend refers to the Districts as identified in 2.B Regulating Plan for Land Use and Urban Form.

Step 2: The Building Type examples in 2.E below illustrate one style of the possible Building Types allowed.

Step 3: See Urban Form Standards by District, Section 3, for standards that apply to all buildings except those in the SD Special Districts. See Section 4 for Special District Standards.

Step 4: See Building Type Standards, Section 8, for standards that apply to particular types of buildings.

Step 5: See additional Standards for Landscaping, Sustainability and Site Improvements, Sections ~~11-13.~~ **11 through 13.**

A ~~X~~ = Allowed Building Type
-P = Allowed Building Type only in -P Overlay District, if Land Use conditions are met.

2.E BUILDING TYPE EXAMPLES



Civic/Community/Institutional (8D)



Neighborhood Goods & Services (8E)



Commercial / Mixed-Use / Liner (8F)



Live/Work Building (8G)



Stacked Unit Building (Apartment) (8H)



Row House (8I)



Courtyard Housing (8J)



Mansion Apartment (8K)



Paired House (Duplex) (8L)



Cottage Court (8M)



Single Family House (8N/O)



Accessory Unit (8P)

	BUILDING TYPES ALLOWED BY DISTRICT							
	BMS-VMU	BMS-NC	BMS-NG	BMS-NE	BMS-CIVIC	BMS SD-SR	BMS SD-CMU	BMS SD-DR
BUILDING TYPE								
Civic/Community/Institutional Facilities (8.D)	A	A	A		A	Note: Special Districts are not regulated by Building Type. See Section 4 for District intent and standards. See also 8.C for Common Design Standards applicable to all Districts. Commercial Districts and Projects		
Neighborhood Goods & Services Buildings (8.E)	A	A						
Commercial / Mixed-Use / Liner (8.F)								
Live/Work Building (8.G)								
Stacked Unit Building (Apartment) (8.H)								
Row House (8.I)								
Courtyard Housing (8.J)	A	A	A		-P			
Mansion Apartment (3 - 6 Plex) (8.K)								
Paired House (Duplex) (8.L)								
Cottage Court (8.M)								
Single Family House - Alley Access Garage (8.N) (8.N or 8.O) and Accessory Units (8.P)								

Note: In the Table We want to use "A" for allowed (which is more intuitive) instead of "X"
We have replaced numbered items with cross references to Section 8 of this document



**URBAN FORM
STANDARDS FOR
DISTRICTS
OTHER THAN SPECIAL DISTRICTS**

3

Section 3 identifies the Urban Form Standards for Districts within the Badger Mountain South community other than Special Districts. **(which are included in Section 4)**

3.A Introduction - Urban Form Standards for Districts.....3-2

~~3.B BMS Village Mixed Use District (BMS-VMU).....3-3~~

~~3.C BMS Neighborhood Collector District (BMS-NC).....3-4 to 3-5~~

3.D BMS Neighborhood General District (BMS-NG).....3-6

3.E BMS Neighborhood Edge District (BMS-NE).....3-7

3.F BMS Civic District (BMS-CIVIC).....3-8

(UPDATED) PROPOSED AMENDMENTS ARE SHOWN:

3.A INTRODUCTION - URBAN FORM STANDARDS FOR DISTRICTS

The Urban Form Standards for Districts section identifies the District development standards for five of the Districts in Badger Mountain South. Not included here are the standards for the three Special Districts which are found in Section 4.

The Urban Form Standards for Districts are established to provide the Badger Mountain South community with distinctive neighborhoods as reflected by the physical form of the built environment. They are differentiated by type of buildings permitted, building height, intensity and use. As such, these standards “set the table” in each District for the buildings to be constructed there.

The Urban Form Standards for Districts are used in addition to the Building Type Standards found in Section 8. Since the District standards found here are of primary importance in establishing the character and quality of the neighborhoods, they supersede the Building Type Standards when in conflict.

The Urban Form Standards for Districts section identifies specific descriptions for each of the following:

- 1. District Intent
- 2. Building Placement
- 3. Building Profile and Type
 - a. Building Height
 - b. Allowed Building Types
 - c. Allowed Frontage Types
- 4. Parking

Exceptions
In some cases, it may be necessary to relax specific standards for residential development, including but not limited to setbacks and build-to lines, to address unusual site characteristics such as topography, non-rectangular lots, or lots fronting cul-de-sacs. Such deviations may be considered during the platting process; notes shall be included on the face of the recorded plat which will supersede the LUDR for the specified standard only.

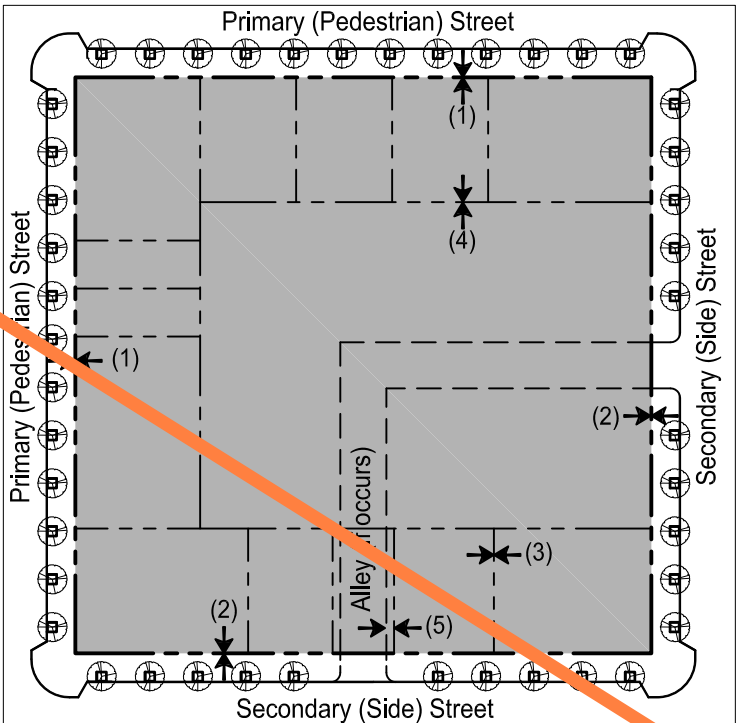
URBAN FORM DISTRICT SUMMARY				
BMS-VMU (3.B)	(3.C.A and 3.C.B) BMS-NC (3.C)	BMS-NG (3.D)	BMS-NE (3.E)	BMS-CIVIC (3.F)
There is a Village Mixed-Use District in Badger Mountain South. It is designed to contain a variety of Neighborhood Commercial uses, and residential uses in Mixed-Use, Live/Work, Stacked Units and Row House building.	The Neighborhood Collector District is designed to permit a variety of housing options and neighborhood-scale commercial Mixed-Uses.	The Neighborhood General District allows primarily Single-family detached homes in a variety of configurations. Also permitted are smaller-scaled Multi-family Building Types.	The Neighborhood Edge District permits detached Single-family residences and related uses that are compatible and common to Single-family houses.	The Civic Districts are the areas where schools, parks, trails, open space and other public and community facilities are located.
				



Illustrative Photo: Mixed-Use Streetscape

1. VILLAGE MIXED-USE DISTRICT / COMMERCIAL AND MULTI-FAMILY ONLY INTENT

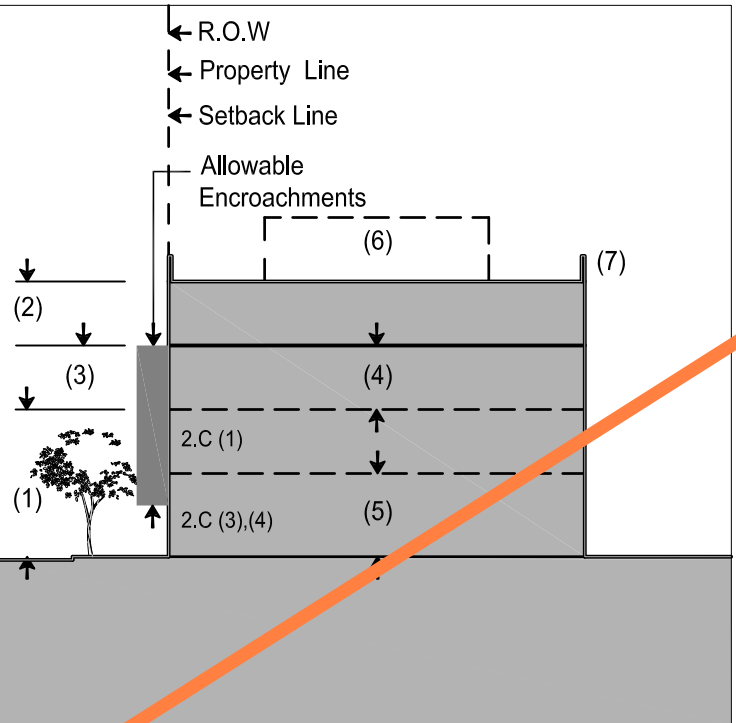
The Village Mixed-Use District is located in the Badger Mountain South community located along the primary Arterial Collector Streets running east-west and north-south. The intent of this District is to create an active, economically vital, pedestrian-oriented environment where people can shop, work, play and live. Urban Building Types line the blocks providing a variety of ground floor retail, commercial, office uses and upper levels of Multi-family housing, as well as Live/Work, Stacked Units and Row House housing options.



Building Placement Diagram (Plan View)

2. BUILDING PLACEMENT

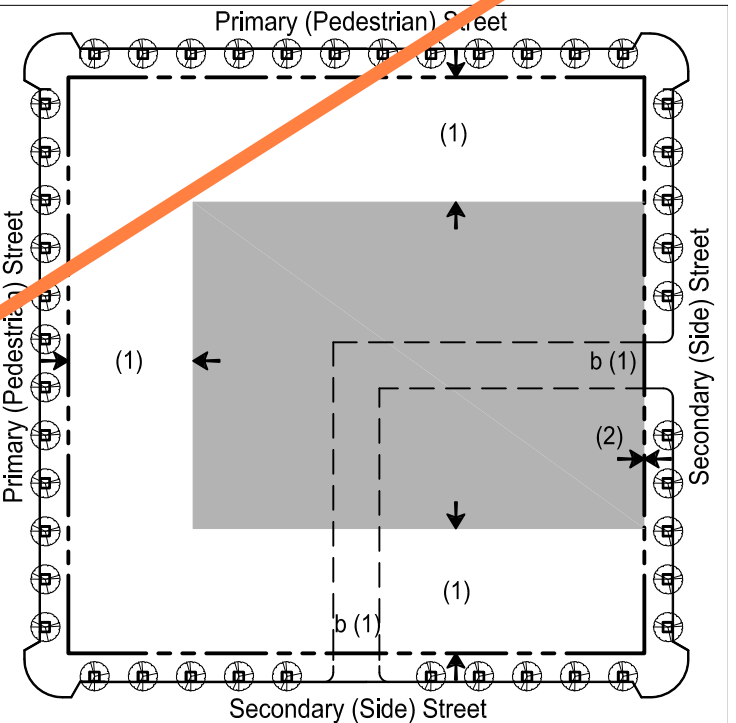
- a. **Setbacks** (as measured from the property line)
- Buildings shall be placed within the shaded area as shown in the building placement diagram.
- (1) Front Build-to-Line: 0 ft.
 - (2) Side Street Setback: 0 ft.
 - (3) Side Yard Setback: 0 ft.
 - (4) Rear Setback: 0 ft.
 - (5) Alley Setback (if provided) 4 ft. *
- * Alley setback shall be measured from edge of Alley easement.
- b. **Percentage of Building Facade at Build-to-Line**
- (1) Doors along the building facade are allowed to be recessed in alcoves and are not included in percentage calculation.
 - (2) The face of structure supporting the allowed Frontage Type, shall be considered as the building facade for Build-to-Line percentage calculations.
 - (3) Corner conditions as described in 8.C.5 are excluded from the percentage BTL requirement.
- c. **Encroachments**
- Encroachments are allowed subject to the following criteria:
- (1) The following architectural elements are allowed to encroach into required setbacks and/or Public Right of Way (R.O.W.): awnings, galleries, balconies, bay windows, signs, cornices, eaves and similar projected elements.
 - (2) Stairs, ramps and handrails are allowed to encroach into required setbacks only.
 - (3) Overhead encroachments shall have a minimum height clearance of 8 ft.
 - (4) A City of Richland license must be obtained for encroachments that occur over sidewalks or City airspace. Requester of encroachment to demonstrate how the requirements of RMC 5.14.050 to the Administrative Official. No hearing shall be required as part of this application.



Building Profile Diagram (Section View)

3. BUILDING PROFILE AND TYPE

- a. **Building Height/Stories**
- (1) Minimum Height: 24' as measured by RMC
 - (2) Maximum Height: 50' as measured by RMC
 - (3) The maximum height shall be reduced to 3 Stories in the following conditions:
 - i. Buildings adjacent to outdoor Civic Spaces, such as Plaza, where solar access would be reduced.
 - (4) If ground floor commercial space is provided, the ground floor ceiling shall be a minimum of 12 ft. clear height, as measured from finished floor slab to underside of finished ceiling.
 - (5) For flat roofs, rooftop equipment may exceed the height limit by 10 ft., provided it is located no closer than 15 ft. to edge of exterior wall, otherwise equipment shall be concealed.
 - (6) For flat roofs, a parapet is allowed to extend above the maximum height limit by 4 ft.
- b. **Allowed Building Types**
- Refer to Section 8 for Building Type standards.
- (1) Civic/Community/Institutional Facilities (8.D)
 - (2) Neighborhood Goods and Services Building (8.E)
 - (3) Commercial / Mixed-Use / Liner (8.F)
 - (4) Live / Work Building (8.G)
 - (5) Stacked Unit Building (on Secondary Streets only)(8.H)
 - (6) Row House (on Secondary streets only) (8.I)
- c. **Allowed Frontage Types**
- Refer to Section 9 for Frontage Type standards. Frontage allowed here by District standards shall also be regulated per the Building Type standards in Section 8.
- (1) Storefront (9.B)
 - (2) Arcade (9.C)
 - (3) Gallery (9.D)
 - (4) Forecourt (9.E)
 - (5) Porch (Residential only) (9.G)
 - (6) Stoop (Residential only) (9.H)
 - (7) Greenbelt (9.F)



Parking Placement Diagram (Plan View)

4. PARKING

- a. **Parking Placement**
- On grade parking (enclosed or unenclosed) is allowed only in the shaded area as shown in the parking placement diagram.
- (1) On-site parking shall be placed behind the building and screened from view from the Primary (Pedestrian) Streets. Parking lots may only be open (i.e. not behind a building) on one Secondary Street frontage.
 - (2) Surface parking shall be screened from Secondary (Side) Streets by landscaping per 11.C.7.c. or by fencing with landscaping. See section 13.A.2 for fencing standards.
- b. **Parking Access**
- (1) Primary (Pedestrian) Streets shall be uninterrupted by vehicles to the maximum extent possible. Parking shall be accessed only from Secondary Streets or from Alleys accessed from Secondary Streets.
- c. **Minimum Parking Quantity Requirements**
- (1) Commercial Parking Requirements:
 - i. 1 space per 1000 SF of building area
 - (2) Live/Work Parking Requirements:
 - i. <2,500 SF = 1 space per 1,500 SF of bldg. area
 - ii. ≥ 2,500 SF = 1 space per 1,000 SF of bldg. area
 - (3) Residential Parking Requirements:
 - i. 1 space per unit
 - ii. 1 space per 2 units is required for Affordable or Senior Housing units.
 - (4) On-street parking can be used in parking calculation using criteria outlined in RMC 23.54.
- d. **Miscellaneous**
- (1) See Section 13.D for Common Parking Standards.
 - (2) Parking and aisle dimensions per City of Richland standards - see RMC 23.54.
 - (3) Maximum of 20% of required parking may be compact stalls at a dimension of 8' x 16'.



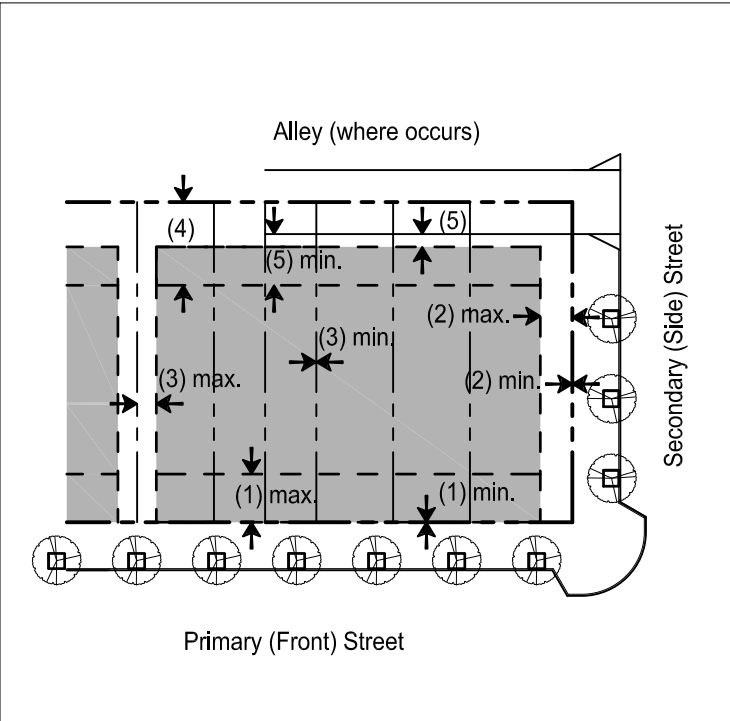
Illustrative Photo: Neighborhood Mixed-Use and Live/Work Units

1. NEIGHBORHOOD COLLECTOR DISTRICT INTENT

The Neighborhood Collector (BMC-NC) District is found within each of the five residential neighborhoods that comprise Badger Mountain South. These Districts add diversity to the housing found in Badger Mountain South, complement future transit expansion and provide opportunities to establish intergenerational neighborhoods. They are located primarily along Collector Streets and at the primary entrances to the neighborhoods as shown on the Regulating Plan in Section 2.B.

The Neighborhood Collector District is primarily residential that provides a variety of housing. Mixed-Use and Live/Work Buildings in this District provide the flexibility for these areas to accommodate neighborhood-scale commercial uses that respond to the evolving needs of the community as it grows. Stand-alone, smaller-scale Neighborhood Goods and Services Buildings that serve the needs of the residents, such as churches and day cares, are encouraged in this District.

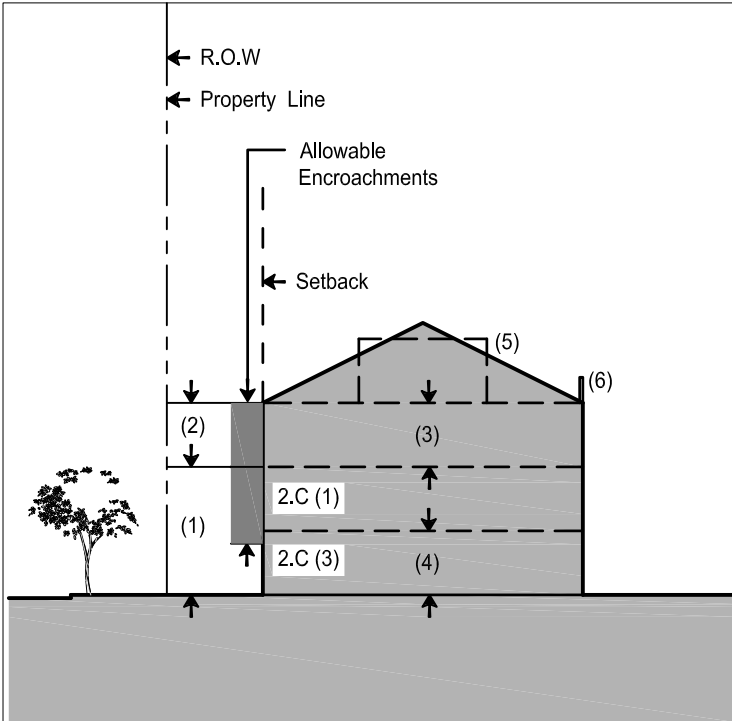
Section 3.C.A provides Urban Form Standards for Commercial and Multi-family uses in the BMS-NC District. Section 3.C.B provides Urban Form Standards for Single Family Residential uses in the BMS-NC District.



Building Placement Diagram (Plan View)

2. BUILDING PLACEMENT

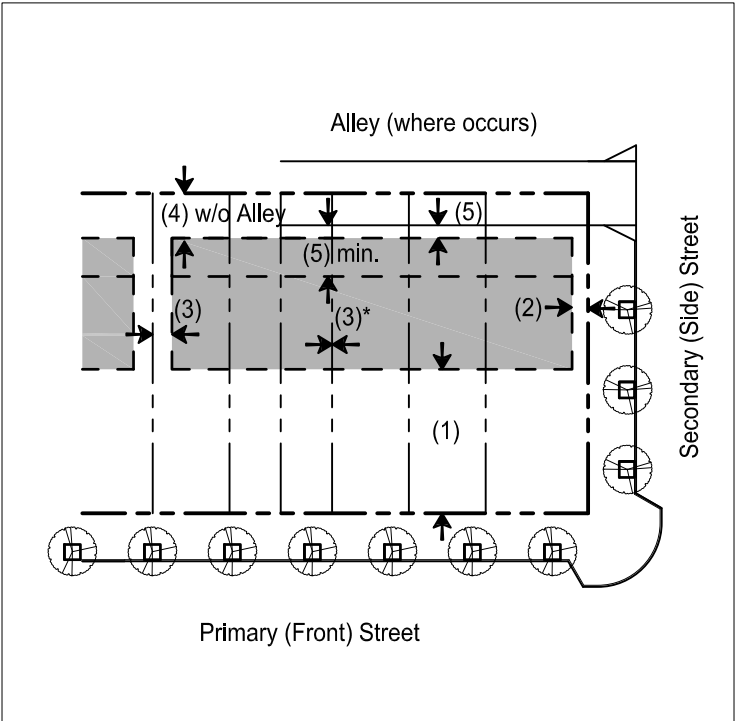
- a. **Setbacks** (as measured from the property line)
Buildings shall be placed within the shaded area as shown in the building placement diagram. Parking garages shall be placed per item 4a. Parking Placement.
- (1) Front Build-to-Line: i. Ground floor commercial: 0 ft. ii. Ground floor residential: 10 ft.
 - (2) Side Street Setback: i. Ground floor commercial: 0 ft. ii. Ground floor residential: 10 ft.
 - (3) Side Yard Setback: 0 ft. min.
 - (4) Rear Setback (w/o Alley): 15 ft. min.
 - (5) Alley Setback: 4 ft. OR 16 ft. min.*
* Alley setback is measured from edge of Alley easement. To ensure that parking locations off Alley are adequate, buildings shall either be placed at 4 ft. (no parking) OR 16 ft. (parking).
- b. **Percentage of Building Facade at Build-to-Line:**
- (1) Primary Street: 60% min.
 - (2) Secondary Street or Civic Space: 60% min.
 - (3) Doors along the building facade are allowed to be recessed in alcoves.
 - (4) The face of structure supporting the allowed Frontage Type, shall be considered as the building facade for build to line percentage calculations.
 - (5) Corner conditions as described in 8.C.5 are excluded from the percentage BTL requirement.
- c. **Encroachments**
Encroachments are allowed subject to the following criteria:
- (1) The following architectural elements are allowed to encroach into required setbacks and/or Public Right of Way (ROW): awnings, galleries, balconies, bay windows, signs, cornices, eaves and similar projected elements.
 - (2) Stairs, ramps and handrails are allowed to encroach into required setbacks only.
 - (3) Overhead encroachments shall have a minimum height clearance of 8 ft.
 - (4) A City of Richland license must be obtained for encroachments that occur over sidewalks or City airspace. Requester of encroachment to demonstrate how the requirements of RMC 5.14.050 to the Administrative Official. No hearing shall be required as part of this application.



Building Profile Diagram (Section View)

3. BUILDING PROFILE AND TYPE

- a. **Building Height/Stories**
- (1) Maximum Height: 35 ft. as ~~defined in~~ ^{measured} RMC.
 - (2) If ground floor commercial space is provided, the ground floor ceiling shall be a min. of 10 ft. clear height as measured from finished floor slab to underside of finished ceiling.
 - (3) For flat roofs, rooftop equipment may exceed the height limit by 10 ft., provided it is located no closer than 15 ft. to edge of exterior wall, otherwise equipment shall be concealed within the attic space.
 - (4) For flat roofs, a parapet is allowed to extend above the maximum height limit by 4 ft.
- b. **Allowed Building Types**
Refer to Section 8 for Building Type standards.
- | | |
|--|-------|
| (1) Civic/Community/Institutional Facilities | (8.D) |
| (2) Neighborhood Goods and Services Building | (8.E) |
| (3) Commercial / Mixed-Use / Liner Building | (8.F) |
| (4) Live / Work Building | (8.G) |
| (5) Stacked Unit Building (Apartment) | (8.H) |
| (6) Row House | (8.I) |
| (7) Courtyard Housing | (8.J) |
| (8) Mansion Apartment | (8.K) |
| (9) Paired House (Duplex) | (8.L) |
- c. **Allowed Frontage Types**
Refer to Section 9 for Frontage Type standards. Frontage allowed here by District standards shall also be regulated per the Building Type standards in Section 8.
- | | |
|----------------------------------|-------|
| (1) Storefront (commercial only) | (9.B) |
| (2) Gallery | (9.D) |
| (3) Arcade | (9.C) |
| (4) Forecourt | (9.E) |
| (5) Porch | (9.G) |
| (6) Stoop | (9.H) |
| (7) Greenbelt | (9.F) |



Parking Placement Diagram (Plan View)

4. PARKING

- a. **Parking Placement**
On grade parking (enclosed or unenclosed) is allowed only in the shaded area as shown in the parking placement diagram.
- (1) Front setback: 50% lot depth
 - (2) Side street setback: 5 ft. min.
 - (3) Side yard Setback: 0 ft. min.*, or 6 ft. min.
* Requires 10 ft. min. separation to building on adjacent parcel or zero lot line /partywall condition.
 - (4) Rear Setback: 15 ft. min.
 - (5) Alley Setback: 4ft. OR 16 ft. min.
- b. **Parking Access**
- (1) Parking shall be accessed from rear Alleys.
 - (2) For commercial building sites without Alleys, parking shall be accessed from a Secondary Street.
- c. **Minimum Parking Requirements**
- (1) Commercial Parking Requirements:
 - i. 1 space per 1000 SF of bldg. area.
 - (2) Live/Work Parking Requirements:
 - i. <2,500 SF = 1 space per 1,500 SF of bldg. area.
 - ii. =>2,500 SF = 1 space per 1,000 SF of bldg. area.
 - (3) Minimum Residential Parking Requirements:
 - i. 1 space per unit.
 - ii. Minimum 1 space per 2 units provided for Affordable or Senior Housing units.
 - iii. Outside parking/storage of boats and recreational vehicles is only permitted within a garage or other permitted accessory structure, or designated Neighborhood or Community Storage Areas.
- d. **Miscellaneous**
- (1) For multi-family and commercial development, see Section 13.D for Common Parking Standards.
 - (2) Parking and aisle dimensions per City of Richland standards - see RMC 23.54.
 - (3) Maximum of 20% of required parking may be compact stalls at a dimension of 8' x 16'.

3.C.B. BADGER MOUNTAIN SOUTH - NEIGHBORHOOD COLLECTOR DISTRICT (BMS-NC) / SINGLE FAMILY ONLY



Illustrative Photo: Single-Family Houses and Local Park

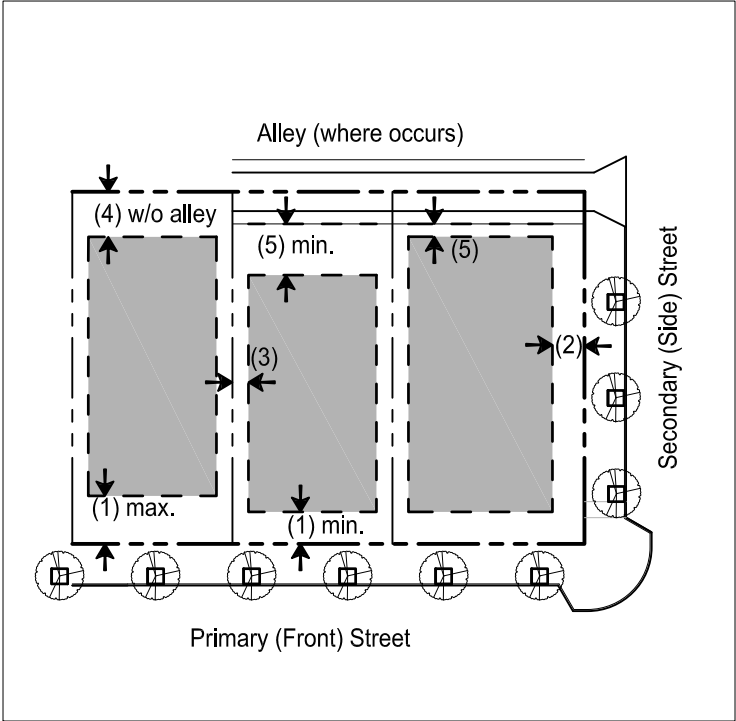
1. NEIGHBORHOOD COLLECTOR DISTRICT / SINGLE FAMILY ONLY INTENT

This Section provides Urban Form Standards for Single Family Residential uses in the BMS-NC District. Section 3.C.A provides Urban Form Standards for Commercial and Multi-family uses in the BMS-NC District.

(4) Appurtenant Structures are allowed subject to the following:

- a. Appurtenant structures related to residential uses such as small sheds (<336 sq. ft), covered patios, attached pergolas and free-standing pergolas are permitted, subject to recorded covenants, conditions, and restrictions.
- b. Appurtenant structures which are attached to a building shall meet the main building setbacks and shall comply with all site requirements including maximum building height.
- c. Detached appurtenant structures in BMS-NC, see RMC 23.38.020

*** Unless alternative standards are recorded on a plat (i.e. additional space could be needed for lots on cul-de-sacs)



Building Placement Diagram (Plan View)

2. BUILDING PLACEMENT

a. Setbacks (as measured from the property line)

Buildings shall be placed within the shaded area as shown in the building placement diagram.

- (1) Front Build-to-Line: *** 10 ft. min.; 20 ft. max.
- (2) Side Street Setback: 10 ft. min.
- (3) Side yard Setback: 5 ft. min. **
- (4) Rear Setback: 15 ft. min.
- (5) Alley Setback: 4 ft. OR 16 ft. min.*

* Alley setback is measured from edge of Alley easement. To ensure that parking locations off Alley are adequate, buildings shall either be placed at 4 ft. (no parking) OR 16 ft. min. (parking).

** Structures may be built with no setback on one side: (i) when having a shared common wall at the property line with each structure on an adjacent lot under separate fee ownership; and (ii) when multiple, successive structures on a block face are each placed on the lot with no setback on one side; in this case the other Sideyard setback will be 12 ft. min.

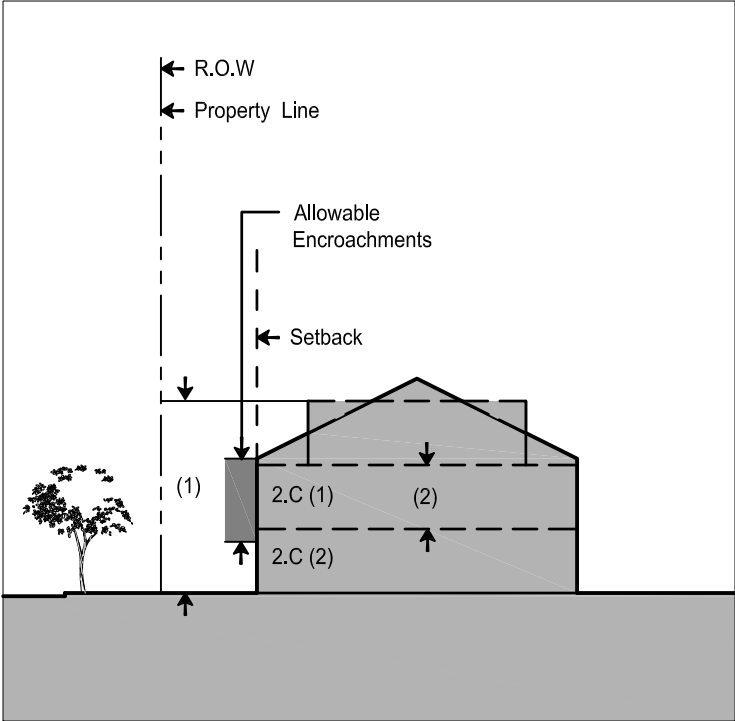
b. Min. Percentage of Building Facade at Build-to-Line:

- (1) Primary Street: None
- (2) Secondary Street or Civic Space: None

c. Encroachments

Encroachments are allowed subject to the following criteria:

- (1) The following architectural elements are allowed to encroach into required setbacks: awnings, balconies, bay windows, cornices, eaves and similar projected elements, stairs, ramps and handrails.
- (2) Overhead encroachments shall have a minimum height clearance of 8 ft.



Building Profile Diagram (Section View)

3. BUILDING PROFILE AND TYPE

a. Building Height/Stories

- (1) Maximum Height: 35 ft. as ~~defined~~ ^{measured} in RMC.

b. Allowed Building Types

Refer to Section 8 for Building Type standards.

- (1) Single-Family House - Alley Access (8.N)
- (2) Single-Family House - Street Access (8.O)
- (3) Accessory Unit (8.P)

~~*Only when located in a Local Park~~

c. Allowed Frontage Types

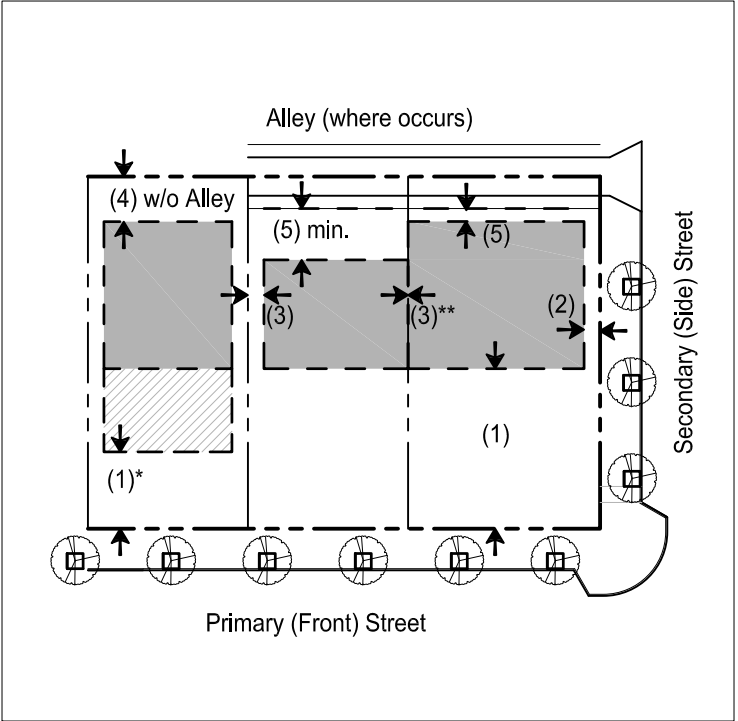
Refer to Section 9 for Frontage Type standards. Frontage allowed here by District standards shall also be regulated per the Building Type standards in Section 8.

- (1) Forecourt (9.E)
- (2) Greenbelt (9.F)
- (3) Porch (9.G)
- (4) Stoop (9.H)

4. PARKING

a. Parking Access

- (1) Parking shall be accessed from rear Alleys, if provided.
- (2) Parking access from street must meet Block Standards set forth in Section ~~7.C~~ ^{7.B} and Building Type standards in Section 8.O Single-Family House-Street Access.



Parking Placement Diagram (Plan View)

b. ~~c~~ Parking Requirements

- (1) Residential Parking Requirements:
 - i. 1 space per unit minimum.
 - ii. 1 space per 2 units minimum is required for Affordable or Senior Housing units.
- (2) Maximum 3 car garage door frontage on front load lots. On alley access lots, and front load lots developed with side-yard garage, or when developed with one garage bay recessed a minimum 8 ft. from the other garage bays and the house has a front porch of at least 80 sq. ft., 3 car garage door frontages are permitted.
- (3) Outside parking or storage of boats and recreational vehicles is only permitted within a garage or other permitted accessory structure, or within designated Neighborhood or Community Storage Areas.
- (4) The driveway width within the right of way (ROW) shall not exceed of 50% of the primary street frontage or a maximum width of 35 feet on any single family lot to ensure that on street parking within the development. Driveways may flare out once outside the ROW or access tract.

c. ~~d~~ Miscellaneous

- (1) For multi-family and commercial development, see Section 13.D for Common Parking Standards.
- (2) Parking and aisle dimensions per City of Richland standards - see RMC 23.54.
- (3) For street access lots with rear yards facing a collector street, a five-foot minimum landscape tract shall be located between the rear property line and the collector street. The block length shall be a minimum of 300 feet. The tract shall be planted per 11.C.7.c. See Building Placement Diagram (rear yard facing collector street).



Illustrative Photo: Single-Family Houses and Local Park

1. NEIGHBORHOOD GENERAL DISTRICT INTENT

The Neighborhood General (BMC-NG) District comprises the majority the Badger Mountain South community. This District is primarily residential in character. A variety of housing options are provided to meet the needs of the community. The residents of these Districts are within walking distance of schools, parks, trails and commercial centers supporting the vision of the community.

Single-family houses are accommodated on a variety of lot sizes allowing a range of housing options from cottages to large detached structures. Smaller-scale Multi-family housing options such as Mansion Apartments, Duplexes and Courtyard Housing, are also accommodated when certain siting conditions are met.

Additional housing units are permitted in this District through the use of Accessory Units.

*** Unless alternative standards are recorded on a plat (i.e. additional space could be needed for lots on cul-de-sacs)

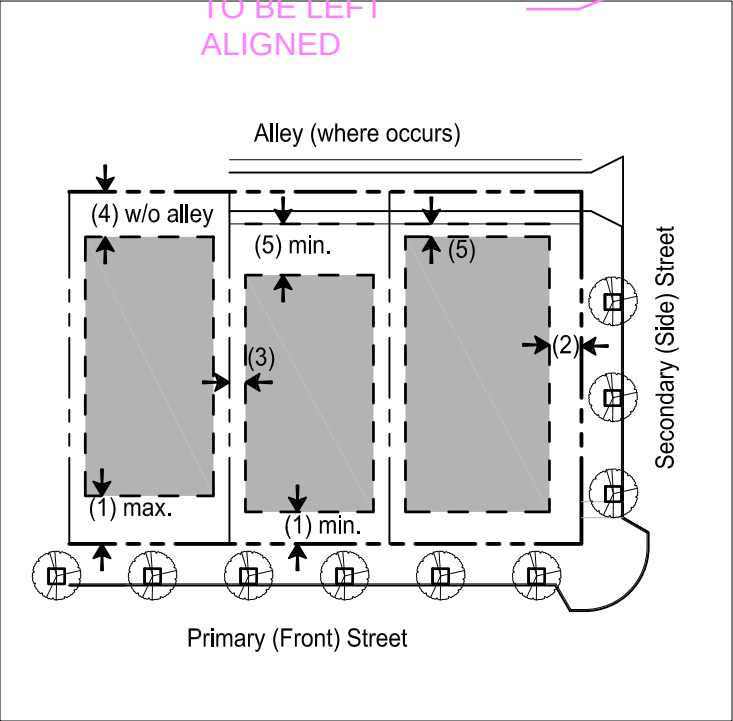
2. BUILDING PLACEMENT

- a. **Setbacks** (as measured from the property line)
- Buildings shall be placed within the shaded area as shown in the building placement diagram.
- | | |
|-----------------------------|--------------------------|
| (1) Front Build-to-Line:*** | 10 ft. min.; 20 ft. max. |
| (2) Side Street Setback: | 10 ft. min. |
| (3) Side yard Setback: | 5 ft. min. ** |
| (4) Rear Setback: | 15 ft. min. |
| (5) Alley Setback: | 4 ft. OR 16 ft. min.* |
- * Alley setback is measured from edge of Alley easement. To ensure that parking locations off Alley are adequate, buildings shall either be placed at 4 ft. (no parking) OR 16 ft. min. (parking).
- ** Structures may be built with no setback on one side: (i) when having a shared common wall at the property line with each structure on an adjacent lot under separate fee ownership; and (ii) when multiple, successive structures on a block face are each placed on the lot with no setback on one side; in this case the other Sideyard setback will be 12 ft. min.

- b. **Min. Percentage of Building Facade at Build-to-Line:**
- | | |
|--------------------------------------|------|
| (1) Primary Street: | None |
| (2) Secondary Street or Civic Space: | None |

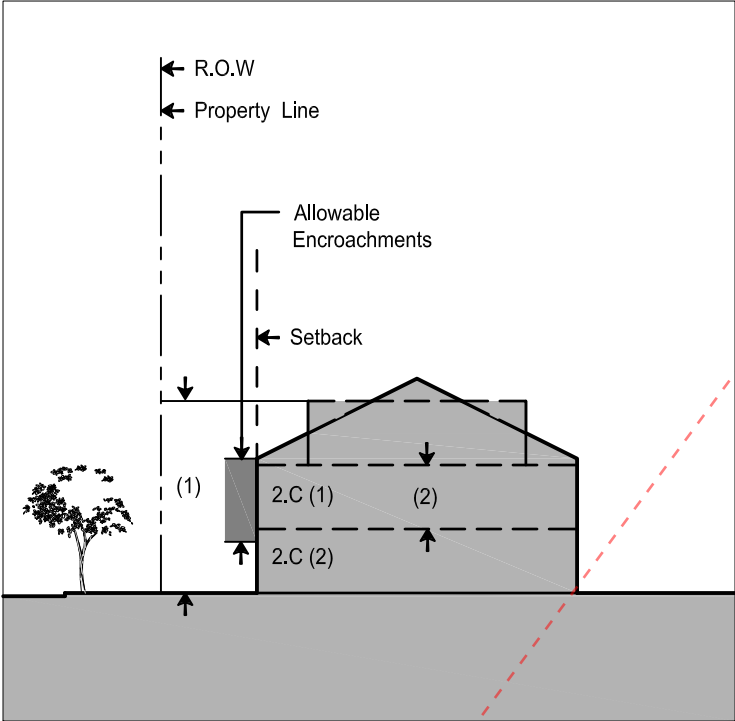
- c. **Encroachments**
- Encroachments are allowed subject to the following criteria:
- The following architectural elements are allowed to encroach into required setbacks: awnings, balconies, bay windows, cornices, eaves and similar projected elements, stairs, ramps and handrails.
 - Overhead encroachments shall have a minimum height clearance of 8 ft.

CHANGE POSITION
TO BE LEFT
ALIGNED



Building Placement Diagram (Plan View)

3.D BADGER MOUNTAIN SOUTH - NEIGHBORHOOD GENERAL DISTRICT (BMS-NG)



Building Profile Diagram (Section View)

3. BUILDING PROFILE AND TYPE

- a. **Building Height/Stories**
- (1) Maximum Height: 30 ft. as ~~defined~~ ^{measured} in RMC.
- b. **Allowed Building Types**
- Refer to Section 8 for Building Type standards.
- | | |
|--|-------|
| (1) Civic/Community/Institutional Facilities * | (8.D) |
| (2) Courtyard Housing | (8.J) |
| (3) Mansion Apartment | (8.K) |
| (4) Paired House (Duplex) | (8.L) |
| (5) Cottage Court | (8.M) |
| (6) Single-Family House - Alley Access | (8.N) |
| (7) Single-Family House - Street Access | (8.O) |
| (8) Accessory Unit | (8.P) |
- * Only when located in a Local Park
- c. **Allowed Frontage Types**
- Refer to Section 9 for Frontage Type standards. Frontage allowed here by District standards shall also be regulated per the Building Type standards in Section 8.
- | | |
|---------------|-------|
| (1) Forecourt | (9.E) |
| (2) Greenbelt | (9.F) |
| (3) Porch | (9.G) |
| (4) Stoop | (9.H) |

4. PARKING

- a. **Parking Access**
- (1) ~~(2)~~ Parking shall be accessed from rear Alleys, if provided.
- (2) ~~(3)~~ Parking access from street must meet Block Standards set forth in Section 7.C.4 and Building Type standards in Section 8.O Single-Family House-Street Access.

- (9) Appurtenant Structures are allowed subject to the following:
- Appurtenant structures related to residential uses such as small sheds (<336 sq. ft), covered patios, attached pergolas and free-standing pergolas are permitted, subject to recorded covenants, conditions, and restrictions.
 - Appurtenant structures which are attached to a building shall meet the main building setbacks and shall comply with all site requirements including maximum building height.
 - Detached appurtenant structures in BMS-NG, see RMC 23.38.020.

b. ~~c.~~ **Parking Requirements**

- Residential Parking Requirements:
 - 1 space per unit minimum.
 - 1 space per 2 units minimum is required for Affordable or Senior Housing units.
- Maximum 3 car garage door frontage on front load lots. On alley access lots, and front load lots developed with side-yard garage, or when developed with one garage bay recessed a minimum 8 ft. from the other garage bays and the house has a front porch of at least 80 sq. ft., 3 car garage door frontages are permitted.
- Outside parking or storage of boats and recreational vehicles is only permitted within a garage or other permitted accessory structure, or within designated Neighborhood or Community Storage Areas.
- The driveway width within the right of way (ROW) shall not exceed of 50% of the primary street frontage or a maximum width of 35 feet on any single family lot to ensure that on street parking within the development. Driveways may flare out once outside the ROW or access tract.

c. ~~d.~~ **Miscellaneous**

- For multi-family and commercial development, see Section 13.D for Common Parking Standards.
- Parking and aisle dimensions per City of Richland standards - see RMC 23.54.



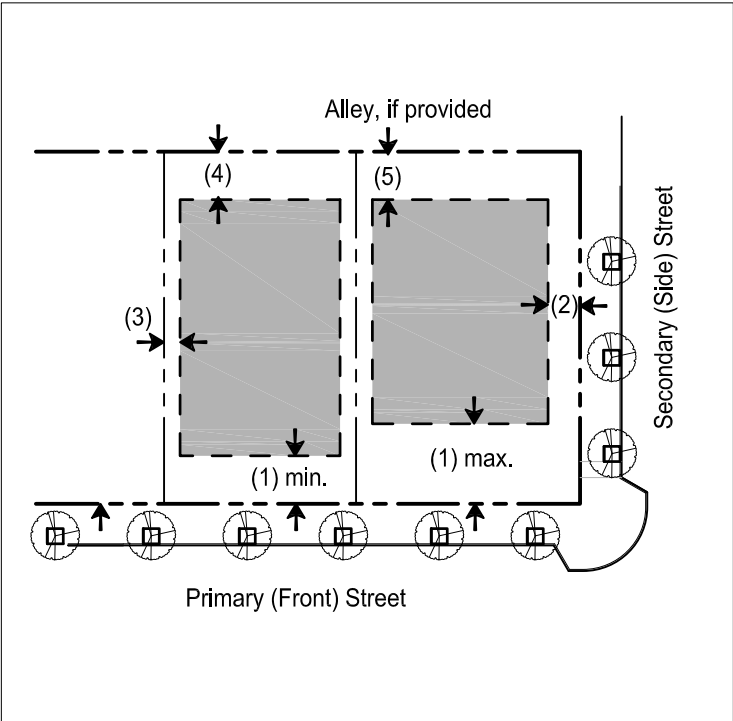
Illustrative Photo: Single Family Homes fronting on Open Spaces

1. NEIGHBORHOOD EDGE DISTRICT INTENT

The Neighborhood Edge (BMC-NE) District is solely residential in character. The houses and lots in this District tend to be a larger scale than the Neighborhood General District. These Districts are typically located along the periphery of the community.

Single-family houses and lots are provided in a range of sizes up to large custom homes on 1/4 to 1 acre lots. Houses are typically accessed by streets, on lots without Alleys. Lots are larger to accommodate front street access driveways. Setbacks are deeper to create a more verdant character.

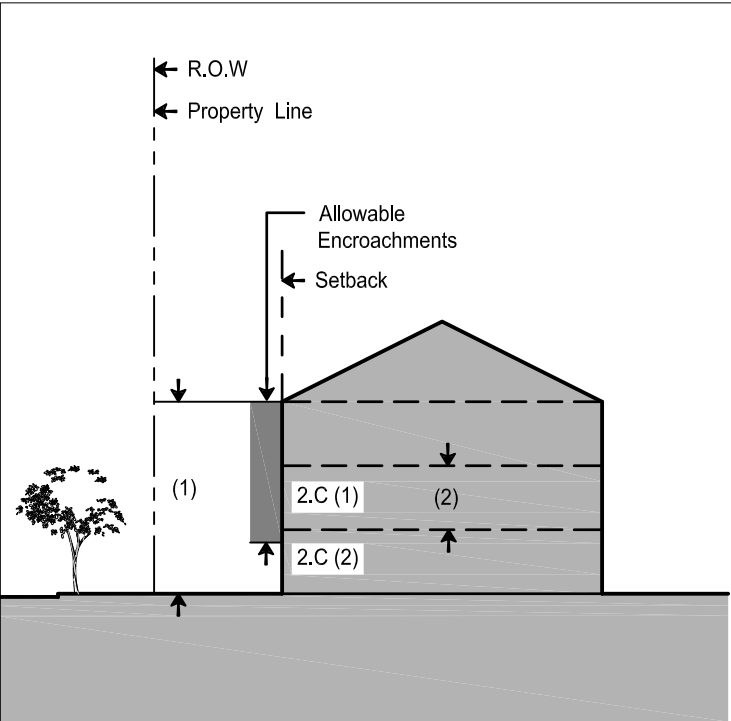
*** Unless alternative standards are recorded on a plat (i.e. additional space could be needed for lots on cul-de-sacs)



Building Placement Diagram (Plan View)

2. BUILDING PLACEMENT

- a. Setbacks** (as measured from the property line)
- Buildings shall be placed within the shaded area as shown in the building placement diagram.
- (1) Front Build-to-Line*** 15 ft. min.; 35 ft. max. *
* Maximum setback does not apply to lots => 1/4 acre.
 - (2) Side Street Setback: 10 ft. min.
 - (3) Side yard Setback: 6 ft. min.
 - (4) Rear Setback: 15 ft. min. **
** For lots in the BMS-NE District that border commercial orchards active at the time these development standards are adopted, no residential structures or swimming pools shall be located within 150 feet, measured from the rear property line, bordering such uses. If active agricultural uses cease, then this requirement shall no longer apply.
 - (5) Alley Setback: 4 ft. OR 16 ft. min. (if provided)*
* Alley setback is measured from edge of Alley easement. To ensure that parking locations off Alley are adequate, buildings shall either be placed at 4 ft. (no parking) OR 16 ft. (parking).
- b. Min. Percentage of Building Facade at Build-to-Line:**
- (1) Primary Street: None
 - (2) Secondary Street or Civic Space: None
- c. Encroachments**
- Encroachments are allowed subject to the following criteria:
- (1) The following architectural elements are allowed to encroach into required setbacks: awnings, balconies, bay windows, cornices, eaves and similar projected elements, stairs, ramps and handrails.
 - (2) Overhead encroachments shall have a minimum height clearance of 8 ft.



Building Profile Diagram (Section View)

3. BUILDING PROFILE AND TYPE

- a. Building Height/Stories**
- (1) Maximum Height: 30 ft. as ~~defined~~ ^{measured} in RMC
- b. Allowed Building Types**
- Refer to Section 8 for Building Type definitions and standards.
- (1) Single-Family House - Alley Access (8.N)
 - (2) Single-Family House - Street Access (8.O)
 - (3) Accessory Unit (8.P)
- (4)** An Accessory Storage Structure is allowed on lots .25 acre or greater if the following conditions are met:
- (i) ~~(1)~~ The maximum size, per floor, of the Accessory Storage Structure shall be less than 60% of the square foot footprint of the corresponding floor of the principal structure;
 - (ii) ~~(2)~~ The design and massing of the Accessory Storage Structure shall be compatible with the principal structure;
 - (iii) ~~(3)~~ The maximum width of the Accessory Storage Structure shall be no greater than the width of the principal structure;
 - (iv) ~~(4)~~ Maximum number of stories permitted is 2, but in all cases not taller than the principal structure;
 - (v) ~~(5)~~ The Accessory Storage Structure is located in the rear yard and meets all side yard setback requirements.
- c. ~~f.~~ Allowed Frontage Types**
- Refer to Section 9 for Frontage Type standards. Frontage allowed here by District standards shall also be regulated per the Building Type standards in Section 8.
- (1) Forecourt (9.E)
 - (2) Porch (9.G)
 - (3) Stoop (9.H)

4. PARKING

- a. Parking Access**
- (1) Parking may be accessed from streets.
 - (2) Parking may be accessed by Alleys, if provided.
- b. Parking Requirements**
- (1) Residential Parking Requirements: 1 space per unit minimum.
 - (2) Maximum 3 car garage door frontage.
 - (3) Outside parking or storage of boats and recreational vehicles is only permitted within a garage or other permitted accessory structure, or within designated Neighborhood or Community Storage Areas.
- (5)** Appurtenant Structures are allowed subject to the following:
- a. Appurtenant structures related to residential uses such as small sheds (<336 sq. ft), covered patios, attached pergolas and free-standing pergolas are permitted, subject to recorded covenants, conditions, and restrictions.
 - b. Appurtenant structures which are attached to a building shall meet the main building setbacks and shall comply with all site requirements including maximum building height.
 - c. Detached appurtenant structures in BMS-NE, see RMC 23.38.020



Illustrative Photo: Playground in Local Park

1. CIVIC DISTRICT INTENT

The Civic District contains all of the open space in the Badger Mountain South community, as well as the schools, civic and community facilities located throughout the neighborhoods. This District encompasses 30% of the Badger Mountain South overall site and is one of the most significant features supporting the vision of a walkable and sustainable community. This District provides both passive and active open space areas supporting a variety of activities and uses. It also contains the trail network providing a pedestrian scale, walkable, safe, and healthy means of travel throughout the site.

Buildings in this District are primarily intended for Civic, Community or Institutional uses. These built structures may include playgrounds, picnic shelters, bathroom facilities, and open space maintenance structures, as well as significant institutional, community and civic buildings. Due to the wide range of buildings with unique disposition and configurations, some of the typical Urban Form Standards for Districts do not apply to this District.

Refer to Section 5 Civic Space Standards for Open Space Standards within this District.



Illustrative Photo: School / Institutional Facility

2. BUILDING PLACEMENT

a. Setbacks* (as measured from the property line)

- (1) Front Build-to-Line: None *
- (2) Side Street Setback: None *
- (3) Side yard Setback: None *
- (4) Rear Setback: None *
- (5) Alley Setback: None *

*Civic sites are often located along the BMS Trail and Greenbelt open space network, see 5.B for Greenbelt locations and 5.K for Trail layout. When a trail is shown on a proposed Civic site, buildings must be setback to allow the continuation of the trail through the property, see 5.L 5.K for Trail Type standards. When adjacent sites also contain a Greenbelt, the minimum building setback shall match the dimension of the Greenbelt, see 5.H. 5.F.

b. Min. Percentage of Building Facade at Build-to-Line:

- Primary Street: None
- Secondary Street or Civic Space: None

c. Encroachments

Encroachments are allowed subject to the following criteria:

- (1) The following architectural elements are allowed to encroach into required setbacks and/or Public Right of Way (R.O.W.): awnings, galleries, balconies, bay windows, signs, cornices, eaves, flags and similar projected elements.
- (2) Stairs, ramps and handrails are allowed to encroach into required setbacks only.
- (3) Overhead encroachments shall have a minimum height clearance of 8 ft.
- (4) A City of Richland license must be obtained for encroachments that occur over sidewalks or City airspace. See RMC 5.14.



Illustrative Photo: Community Building

3. BUILDING PROFILE AND TYPE

a. Building Height/Stories

- (1) Maximum Height: 40 ft. as ~~defined~~ ^{measured} in RMC when adjacent to Neighborhood General District (BMS-NG).
- (2) Maximum Height: 40 ft. as ~~defined~~ in RMC when adjacent to ~~Village Mixed Use (BMS-VMU) and~~ Neighborhood Collector (BMS-NC) Districts.
- (3) If ground floor community space is provided, the ground floor ceiling shall be a minimum of 10 ft. clear height, as measured from finished floor slab to underside of finished ceiling.
- (4) For flat roofs, rooftop equipment may exceed the height limit by 10 ft, provided it is located no closer than 15 ft. to edge of exterior wall, otherwise equipment shall be concealed within the attic space.
- (5) For flat roofs, a parapet is allowed to extend above the maximum height limit by 4 ft.
- (6) Towers, spires, flag poles or other architectural elements may extend 12 ft. above height limit.

b. Allowed Building Types

Refer to Section 8 for Building Type standards.

- (1) Civic/Community/Institutional Facilities (8.D)

c. Allowed Frontage Types

Frontage Types do not apply in Civic Districts.



Illustrative Photo: Civic Building

4. PARKING

a. Parking Placement

- (1) Front setback: Not allowed.
- (2) Side street setback: 15 ft. min.
- (3) Side yard Setback: 15 ft. min.
- (4) Rear Setback: 15 ft. min.

b. Parking Requirements

- (1) Parking Requirements: Maximum 3 spaces per 1,000 SF of bldg. area.
- (2) Within the Greenway Parks only, on-site parking shall be allowed for Civic space uses that may not be associated with a building; total parking quantity to be determined by user demand. Available on-street parking within 600 feet of the proposed use must be counted towards satisfying the parking demand.
- (3) Parking requirements for Public Parks shall be as required per the City of Richland Parks, Trails and Open Space Master Plan.
- (4) Parking requirements for schools shall be as required per the respective school authorities.

c. Miscellaneous

- (1) See Section 13.D for Common Parking Standards.
- (2) Parking and aisle dimensions per City of Richland standards - see RMC 23.54.
- (3) Maximum of 20% of required parking may be compact stalls at a dimension of 8' x 16'.



**SPECIAL
DISTRICT
STANDARDS**

4

Section 4 identifies the standards and requirements for each Special District within Badger Mountain South.

4.A	Introduction.....	4-2
4.B	Specialty Retail (BMS-SD-SR).....	4-2
4.C	Commercial Mixed-Use (BMS-SD-CMU).....	4-3
4.D	Destination Retail (BMS-SD-DR).....	4-3

4.A INTRODUCTION

This section of the LUDR identifies the Special District development standards. Special Districts are unique areas that by intent, function, disposition or configuration play an important role in establishing the vision of the Badger Mountain South community.

The Special Districts are identified in Section 2.B – Regulating Plan for Land Use and Urban Form, with the following color-legend:

- Special District - Specialty Retail (BMS-SD-SR)
- Special District - Commercial Mixed-Use (BMS-SD-CMU)
- Special District - Destination Retail (BMS-SD-DR)

Because of the unique nature of the Special Districts, development within these areas is guided by the intent, guidelines and/or standards as follows for each District.

Although the Special Districts are not regulated by Building Types, the Common Design Standards in Section 8.C are applicable to these Districts.

4.B BADGER MOUNTAIN SOUTH SPECIAL DISTRICT- SPECIALTY RETAIL (BMS-SD-SR)

SEE REGULATING PLAN FOR LOCATION



Illustrative Sketch: Birds-eye View of Specialty Retail Village

1. SPECIAL DISTRICT - SPECIALTY RETAIL INTENT

The Special District - Specialty Retail (BMS-SD-SR) is intended to support and provide development opportunities for the growing interest in local and regional agricultural products, in particular the local wine industry. As such it serves both the City of Richland as well as the region.

It is also intended to:

- Provide a gathering place for group events, festivals and other community-wide activities;
- Provide sites for: vineyards, wine caves, wineries, tasting rooms, wine making, other specialty brewing and craft distilling, the sale of other agricultural-related products, education, retail and hospitality that support this focus; and
- Showcase innovative sustainable design features in both building and site design.



Illustrative Sketch: Outdoor Plaza, Cave Entrance, and Vineyard

2. SPECIALTY RETAIL DISTRICT STANDARDS

- Each building design should include sustainable features. Refer to Section 12 for Sustainable Standards.
- Buildings are encouraged to be sited to take advantage of views.
- Pedestrian connectivity between development sites shall be emphasized, the use of unique pavement or landscape treatments shall be encouraged.
- Spaces between buildings shall be considered for design purposes as common spaces to be shared among all users in the District and should be designed to function in this way, unless necessary for essential uses such as utility services, waste collection, or delivery services.
- Service areas shall be integrated into the building design to provide screening for equipment, recycling, trash and similar.
- Buildings may vary in height between one to three stories; daylight basements are not included in the story count. Landmark structures such as a clock or bell tower may have a maximum height of 80 ft. and no signage shall be permitted above street level.
- Exterior lighting shall meet the Badger Mountain South Light Standards, Section 12.C.3.
- Landscaping shall meet the Common and Commercial Landscape Standards in Section 11.
- Parking per Common Parking Standards, Section 13.D.
- See also Section 8.C for Common Design Standards for all Districts: Commercial Districts and Projects.



Illustrative Photo: Wine Cave Storage

4.C BADGER MOUNTAIN SOUTH
SPECIAL DISTRICT - COMMERCIAL MIXED-USE (BMS-SD-CMU)

SEE REGULATING
PLAN FOR LOCATION



Illustrative Photo: Outdoor Restaurant Plaza / Urban Trail

1. SPECIAL DISTRICT - COMMERCIAL MIXED-USE INTENT

The Special District - Commercial Mixed-Use (BMS-SD-CMU) comprises approximately 45 acres between Dallas Road and the Special District -Specialty Retail. The District can accommodate a wide variety of uses as it is intended to be a major employment center for the City of Richland and a destination for shopping, higher-level education, dining, office uses and other employment centers, Multi-family/Mixed-Use housing, entertainment and recreation. Public facilities, including transit centers, may also be accommodated in this District.

To further the walkable and sustainable goals of Badger Mountain South, the design of the Special District - Commercial Mixed-Use will ensure that pedestrian are accommodated between buildings or groups of buildings, that public plazas and other community features will be developed as part of the overall development plan, and that connectivity will be maintained to adjoining Districts.



Illustrative Photo: Office above Retail Streetscape

2. SPECIAL DISTRICT-COMMERCIAL MIXED-USE STANDARDS

- Enhance pedestrian experience:
 - Entries: functional entries must enhance pedestrian experience by fronting onto public space.
 - Sidewalks: Provide continuous sidewalks along all street frontages and between buildings and blocks.
 - Plazas and common spaces: shall be provided with appropriate amenities including benches, trash and recycling containers and bike racks. Plazas shall be designed to create a unique development identity and are encouraged to also include public art. Refer to Section 5.E for Plaza standards.
 - Maximize views to Badger Mountain.
- Signage, landscaping, and building architectural features will be complementary and will emphasize the District as the entryway to the City of Richland.
- Service areas shall be integrated into the building design to properly screen it from the center plaza and public streets. This includes areas for trash, recycling and equipment storage.
- Building Heights:

Four (4) stories with a maximum height limit of 55 ft.; daylight basements are not included in the story height. Landmark structures such as a clock or bell tower may have a maximum height of 80 ft. ~~At least 50 percent of the first story of building is dedicated to commercial space.~~
- Landscaping shall meet the Common and Commercial Landscape Standards, Section 11.
- Sustainable Standards per Section 12.
- Exterior lighting shall meet the Badger Mountain South Light Standards, Section 12.C.3.
- Other Site Improvements as appropriate and identified in Section 13.
- Parking per Common Parking Standards, Section 13.D.
- See also Section 8.C for Common Design Standards for all ~~Districts.~~ **Commercial Districts and Projects.**

SEE REGULATING
PLAN FOR LOCATION

4.D BADGER MOUNTAIN SOUTH
SPECIAL DISTRICT - DESTINATION RETAIL (BMS-SD-DR)



Illustrative Photo: Outdoor Retail Plaza

1. SPECIAL DISTRICT -DESTINATION RETAIL INTENT

The Special District - Destination Retail (BMS-SD-DR) includes more than 80 acres west of Dallas Road at Interstate 82. The District is highly visible to motorists on the freeway and has direct access from the existing I-82 on-ramp.

It is the intent of the Special District - Destination Retail is to accommodate a wide variety of uses both for the community and for the region with an integrated development concept. Development may include an open air shopping village with large-scale retail, restaurants, hotels, entertainment and Mixed-Use, Multi-family housing.

Note:
This changed is made to align
with HE decision in the Specialty
Districts



Illustrative Photo: Cinema Complex

2. SPECIAL DISTRICT - DESTINATION RETAIL STANDARDS

- All standards of the BMS-SD-CMU District apply.
- When Mixed-Use development or Live/Work housing is provided, attention shall be given to provide appropriate residential amenities such as decks, gardens, and segregated open space restricted to the residential units.
- Internal circulation for the development as a whole within the District shall be considered in order to provide appropriate access to Dallas Road, safe pedestrian accommodation, adequate space for common areas including plazas or other seating, and the efficient use of parking.

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**CIVIC
SPACE
STANDARDS**

5

Section 5 describes regulations for the civic open space throughout the Badger Mountain South community.

Update all
as needed

5.A	Civic Space Introduction.....	5-2
5.B	Greenway Parks.....	5-2
5.C	Local Parks.....	5-3
5.D	Plaza / Town Square.....	5-3
5.E	Greenbelts.....	5-4
5.F	Public Parks and School Open Space.....	5-4
5.G	Trails Introduction.....	5-5
5.H	Illustrative Plan For Trail Layout and Trail Types.....	5-5
5.I	Trails.....	5-6

5.A CIVIC SPACE INTRODUCTION

The Illustrative Plan for Civic Space Layout includes most of the types of open space, parks, trails and community facilities that will be constructed in Badger Mountain South. It is intended to illustrate that these places and spaces are interwoven into each neighborhood, although the exact locations are not yet identified. Final locations will be based upon the blocks, Building Types and final street grid that are established. This extensive network of common spaces is an important component of creating a walkable and sustainable community.

Most of the areas illustrated here and described in this Section 5 will be sited at time of platting. For city-owned facilities or properties developed as part of a public school system or by any other public entity, those public bodies will identify the planning, programming and timing of development of those spaces.

All of the plazas and other common areas to be constructed within the commercial Districts are not shown here. These areas will be further defined at the time of site plan review.

5.B GREENWAY PARKS



Illustrative Photo: Picnic Area in Greenway Park

1. GREENWAY PARKS

- a. Intent** - There are three large Greenway Parks in Badger Mountain South as identified on the Illustrative Plan for Civic Space Layout, 5.B. The Greenway Parks are intended to be generally non-irrigated areas naturalized with drought tolerant grasses and other plantings. However, they may also contain irrigated areas of gardens, orchards and vineyards, as well as trails and other amenities as described below. These parks provide the opportunity for biking or walking the entire community without having to use the city streets. Each of the three Greenway Parks contains some unique feature or amenity in addition to features common to all.

b. Common Standards

- (1) Primary and Secondary Trails as indicated on the Illustrative Plan for Trail Layout and Trail Types (5.K), and Standards for Trails (5.L).
- (2) Recycled, composite-plastic trash and recycling containers located at the main entrances to the Greenway Parks.
- (3) Graded areas hydro-seeded with drought tolerant meadow seed mix with temporary irrigation until established.
- (4) Shade trees and drought-tolerant shrubs, as listed in Section 11 – Landscape Standards, will be planted in identified pockets of the Greenway Parks and provided with temporary irrigation.
- (5) Identifying signage will be provided at each major entrance to the Greenway Parks.
- (6) On-site parking may be provided as determined by proposed use and anticipated demand. Parking requirements per BMS-Civic District, see Section 3.F.

2. THE RAVINE

- a. Location** - Western edge of the West Village Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.
- b. Size**
- (1) Minimum: 40 acres
 - (2) Maximum: 50 acres



Illustrative Photo: Secondary Trail in Greenway Park

c. General Character

- (1) Minimize impacts to the existing ravine and associated rolling topography.
- (2) Extensive trail and exercise system.
- (3) Provide trail connections to adjacent West Village Neighborhood.
- (4) Intended activities include general exercise and fitness with recreational biking, jogging, walking, roller blading, and skating.

d. Standards

- (1) Minimum Width: 150 feet
- (2) Maximum Width: None

e. Additional Required Amenities:

- (1) Minimum 1,500 LF - Primary Trail with lighting.
- (2) Minimum 5,000 LF – Secondary Trail.
- (3) Site Furnishings including benches, trash and recycling receptacles and bike racks, per Section 13.C standards.
- (4) (100) shrubs
- (5) (60) 1-1/2” cal. shade trees
- (6) Landscape improvements including hydro-seeded meadows, shade trees and shrubs.
- (7) Multi-station exercise course.

3. THE RESERVE

- a. Location** - Primary open space in East Market Neighborhood, running west into the West Vineyard Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.
- b. Size**
- (1) Minimum: 80 acres
 - (2) Maximum: 90 acres
- c. General Character**
- (1) Vast primary open space running between town centers that serves the entire community.
 - (2) Predominantly passive recreation and naturalistic landscape separating multiple parks, community gardens, and other use areas.
 - (3) Provides grand entry opportunity at the Badger Mountain South east entrance.



Illustrative Photo: Trail Network in Greenway Park

- (4) Intended activities include general exercise and fitness with recreational biking, jogging, walking, roller blading, skating, children’s play areas, a variety of active recreation and gardens.

d. Standards

- (1) Minimum Width: 150 Feet
- (2) Maximum Width: None

e. Additional Required Amenities:

- (1) Minimum 8,000 LF - Primary Trail with lighting.
- (2) Minimum 4,000 LF – Secondary Trail.
- (3) Site furnishings including benches, trash and recycling receptacles, bike racks, and picnic tables, per Section 13.C standards.
- (4) (200) shrubs
- (5) (120) 1-1/2” cal. shade trees
- (6) Landscape improvements including hydro-seeded meadows, shade trees and shrubs.
- (7) Dog park minimum 1.5 acres with perimeter fencing, (1) shade structures, and access to water (potable and irrigation).
- (8) Open play field of minimum 3 acres with a permanent irrigation system.
- (9) Children’s playground with creative play structures for two distinct age ranges and associated seating areas.
- (10) Three picnic areas located adjacent to activity centers with benches, tables and associated landscaping.

4. THE ORCHARD GREEN

- a. Location** - Primary open space in South Orchard Neighborhood, running northeast into the East Market Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.
- b. Size**
- (1) Minimum: 80 acres
 - (2) Maximum: 90 acres
- c. General Character**
- (1) Defining open space for the South Orchard Neighborhood.

5.A CIVIC SPACE INTRODUCTION

The Illustrative Plan for Civic Space Layout includes most of the types of open space, parks, trails and community facilities that will be constructed in Badger Mountain South. It is intended to illustrate that these places and spaces are interwoven into each neighborhood although the exact locations are not yet identified. Final locations will be based upon the blocks, Building Types and final street grid that are established. This extensive network of common spaces is an important component of creating a walkable and sustainable community.

Most of the areas illustrated here and described in this Section 5 will be sited at time of platting. For city-owned facilities or properties developed as part of a public school system or by any other public entity, those public bodies will identify the planning, programming and timing of development of those spaces.

All of the plazas and other common areas to be constructed within the commercial Districts are not shown here. These areas will be further defined at the time of site plan review.

At its completion, Badger Mountain South will have a minimum of 207 acres of open space, including open space in city parks. This calculation does not include school sites.

GREENBELTS

GREENWAY PARKS

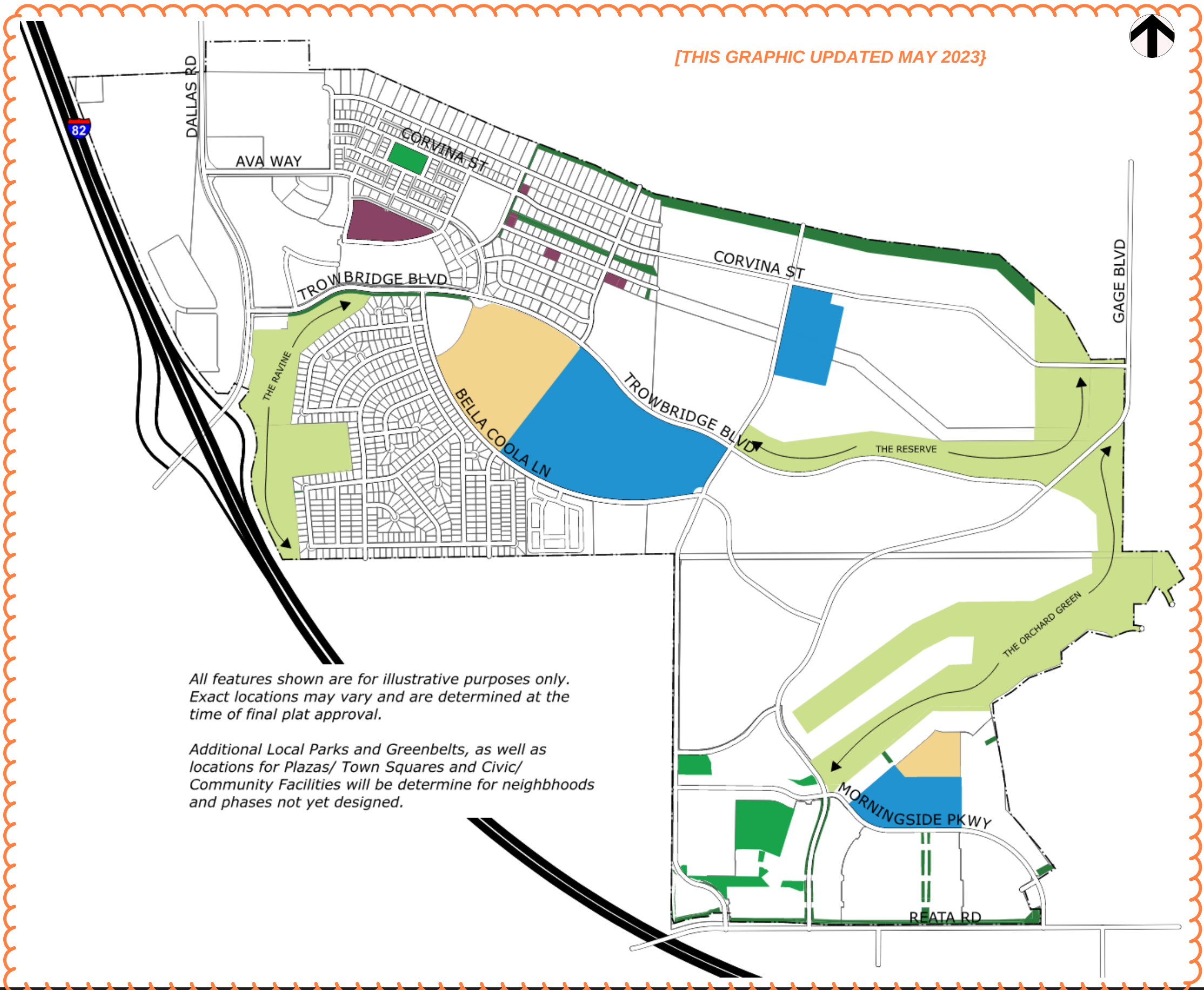
LOCAL PARKS

OTHER OPEN SPACE

PUBLIC PARKS

RESERVED SCHOOL SITE

5.B ILLUSTRATIVE PLAN FOR CIVIC SPACE LAYOUT



reposition columns
(Section 5.C should be on
all one page)

5.C
~~5.B~~ GREENWAY PARKS



Illustrative Photo: Picnic Area in Greenway Park

1. GREENWAY PARKS

a. Intent - There are three large Greenway Parks in Badger Mountain South as identified on the Illustrative Plan for Civic Space Layout, 5.B. The Greenway Parks are intended to be generally non-irrigated areas naturalized with drought tolerant grasses and other plantings. However, they may also contain irrigated areas of gardens, orchards and vineyards, as well as trails and other amenities as described below. These parks provide the opportunity for biking or walking the entire community without having to use the city streets. Each of the three Greenway Parks contains some unique feature or amenity in addition to features common to all.

b. Common Standards

- (1) Primary and Secondary Trails as indicated on the Illustrative Plan for Trail Layout and Trail Types (5.K), and Standards for Trails (5.L). update this
- (2) Recycled, composite-plastic trash and recycling containers located at the main entrances to the Greenway Parks.
- (3) Graded areas hydro-seeded with drought tolerant meadow seed mix with temporary irrigation until established.
- (4) Shade trees and drought-tolerant shrubs, as listed in Section 11 – Landscape Standards, will be planted in identified pockets of the Greenway Parks and provided with temporary irrigation.
- (5) Identifying signage will be provided at each major entrance to the Greenway Parks.
- (6) On-site parking may be provided as determined by proposed use and anticipated demand. Parking requirements per BMS-Civic District, see Section 3.F.

2. THE RAVINE

a. Location - Western edge of the West Village Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.

b. Size

- (1) Minimum: 40 acres
- (2) Maximum: 50 acres



Illustrative Photo: Secondary Trail in Greenway Park

~~b. c.~~ General Character

- (1) Minimize impacts to the existing ravine and associated rolling topography.
- (2) Extensive trail and exercise system.
- (3) Provide trail connections to adjacent West Village Neighborhood.
- (4) Intended activities include general exercise and fitness with recreational biking, jogging, walking, roller blading, and skating.

~~d. Standards~~

- ~~(1) Minimum Width: 150 feet~~
- ~~(2) Maximum Width: None~~

~~c. e.~~ Additional Required Amenities:

- (1) Minimum 1,500 LF - Primary Trail with lighting.
- (2) Minimum 5,000 LF - Secondary Trail.
- (3) Site Furnishings including benches, trash and recycling receptacles and bike racks, per Section 13.C standards.
- (4) (100) shrubs
- (5) (60) 1-1/2" cal. shade trees
- (6) Landscape improvements including hydro-seeded meadows, shade trees and shrubs.
- (7) Multi-station exercise course.

3. THE RESERVE

~~a. a.~~ **Location** - Primary open space in East Market Neighborhood, running west into the West Vineyard Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.

~~b. b.~~ **Size**

- (1) Minimum: ~~80 acres~~ 40 acres
- (2) Maximum: ~~90 acres~~ 50 acres

~~b. c.~~ General Character

- (1) Vast primary open space running between town centers that serves the entire community.
- (2) Predominantly passive recreation and naturalistic landscape separating multiple parks, community gardens, and other use areas.
- (3) Provides grand entry opportunity at the Badger Mountain South east entrance.



Illustrative Photo: Trail Network in Greenway Park

- (4) Intended activities include general exercise and fitness with recreational biking, jogging, walking, roller blading, skating, children's play areas, a variety of active recreation and gardens.

~~d. Standards~~

- ~~(1) Minimum Width: 150 Feet~~
- ~~(2) Maximum Width: None~~

~~c. e.~~ Additional Required Amenities:

- (1) Minimum 8,000 LF - Primary Trail with lighting.
- (2) Minimum 4,000 LF - Secondary Trail.
- (3) Site furnishings including benches, trash and recycling receptacles, bike racks, and picnic tables, per Section 13.C standards.
- (4) (200) shrubs
- (5) (120) 1-1/2" cal. shade trees
- (6) Landscape improvements including hydro-seeded meadows, shade trees and shrubs.
- (7) Dog park minimum 1.5 acres with perimeter fencing, (1) shade structures, and access to water (potable and irrigation).
- (8) Open play field of minimum 3 acres with a permanent irrigation system.
- (9) Children's playground with creative play structures for two distinct age ranges and associated seating areas.
- (10) Three picnic areas located adjacent to activity centers with benches, tables and associated landscaping.

4. THE ORCHARD GREEN

a. Location - Primary open space in South Orchard Neighborhood, running northeast into the East Market Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.

b. Size

- (1) Minimum: ~~80 acres~~ 30 acres
- (2) Maximum: ~~90 acres~~ 40 acres

~~b. c.~~ General Character

- (1) Defining open space for the South Orchard Neighborhood.

7/11/2024 NOTE:
THIS
INFORMATION IS
BEING RETAINED
(NOT DELETED)



Note that there is no change proposed to this

The column below will be moved to previous page

- (2) Provides opportunity for orchards, vineyards, and other agricultural uses.
- (3) Provides grand entry corridor at the Badger Mountain South, south entrance.
- (4) Intended activities include general exercise and fitness with recreational biking, jogging, walking, roller blading, skating, children’s play areas, a variety of active recreation, gardens, and other agriculture.

~~d. Standards~~

- ~~(1) Minimum Width: 150 Feet~~
- ~~(2) Maximum Width: None~~

~~C. e. Additional Required Amenities:~~

- (1) Minimum 5,000 LF - Primary Trail with lighting.
- (2) Minimum 2,000 LF – Secondary Trail.
- ~~(3) Minimum 3,000 LF – Equestrian Trail.~~
- (4) Site Furnishings including benches, trash and recycling receptacles, bike racks, and picnic tables, per Section 13.C standards
- (5) (200) shrubs
- (6) (150) 1-1/2” cal. shade or fruit-bearing trees
- (7) Landscape improvements including hydro-seeded meadows, shade trees and shrubs.
- (8) Gardens, vineyards, or orchards with irrigation and fencing if necessary; raised planter beds provided for community pea patch.
- (9) Gravel or wood chip path system, benches, storage building and water source.
- (10) Dog park minimum 1.5 acres with perimeter fencing, (1) shade structures and access to water (potable and irrigation).
- (11) Open play field of minimum 3 acres with a permanent irrigation system.
- (12) Three picnic areas located adjacent to activity centers with benches, tables and associated landscaping.

5.D

~~5.C~~ LOCAL PARKS



Illustrative Photo: Pool at Local Park

1. DESCRIPTION - LOCAL PARKS

- a. Definition** - A community space designed for both structured and passive play areas and activities. Each Local Park will contain a pedestrian path system, open lawn areas and associated planting beds (with permanent irrigation), benches, drinking fountain(s) and trash/recycling receptacles. At least one Local Park is located within each of the five Badger Mountain South residential neighborhoods.
- b. Location** - See 5.B, Illustrative Plan for Civic Space Layout; actual location determined at time of platting.
- c. Size**
 - (1) Minimum: 1 acre
 - (2) Maximum: 5 acres
- d. Standards**
 - (1) Civic/Community Facility to be located in Local Parks as shown on 5.B, Illustrative Plan for Civic Space Layout; facility type to be determined.
 - (2) On-site parking shall only be allowed if associated with a Civic/Community Facility. Parking quantity by BMS- Civic District, refer to Section 3.F.
 - (3) Irrigated lawn areas, shrub planting beds and 15 shade trees per acre, minimum 1 1/2” caliper.
 - (4) Landscaping and irrigation will be based on Landscape Guiding Principles, Section 11.B.
 - (5) Landscape materials to be selected from 11.F. Drought Tolerant and Native/Naturalized Plant List and/or 11.G Refined Plant List.
 - (6) Shade structures. Local Parks less than 3 acres in size shall include (1) one shade structure; Local Parks 3 acres and larger shall include two (2) shade structures.
 - (7) See Section 13.C for Site Improvement standards for:
 - i. Pedestrian-scale lighting
 - ii. Benches and/or removable seating
 - iii. Tables
 - iv. Trash/recycling receptacles
 - v. Bike racks



Illustrative Photo: Playground at Local Park

e. Additional Required Amenities:

- (1) Each Local Park less than 3 acres will contain at least (3) three of the following additional amenities:
 - i. Picnic area(s) with tables/benches
 - ii. Playground with (2) multi-age structures/ equipment. (Counts as meeting two additional amenities.)
 - iii. Fenced community garden
 - iv. Open play field
 - v. Sport Court
 - vi. Parkour stations
 - vii. Or equivalent amenity
- (2) Local Parks 3 acres and larger will contain (3) items from above list, and (1) or more of the following:
 - i. Playground with (one) play structure
 - ii. Covered gazebo/picnic shelter
 - iii. Community swimming pool
 - iv. Aquatic spray park
 - v. Community building with restrooms
 - vi. Tiered-lawn amphitheater
 - vii. Sand volleyball court
 - viii. Water feature/fountain element
 - ix. Parkour stations
 - x. Or equivalent amenity

5.E

~~5.D~~ PLAZA/TOWN SQUARE



Illustrative Photo: Plaza open space

1. DESCRIPTION - PLAZA/TOWN SQUARE

- a. Definition** - A “hardscape” open space is designed as a community gathering space and supports amenities to commercial development. Plazas are intended to be incorporated into all commercial Districts within Badger Mountain South. The size and location of Plazas will be determined during site plan review as the developer of commercial spaces identify and design Plaza and/or common open space areas within each commercial development.
- b. Location** - All Commercial, retail and mixed-use areas; actual location determined at time of platting.
- c. Size**
 - (1) Minimum width: 20 ft.
 - (2) Minimum depth: 20 ft.
- d. Standards**
 - (1) Plaza/Town Squares will be spatially defined by building frontages, and located at intersections of Primary Pedestrian Streets.
 - (2) Landscaping and irrigation will be based on Landscape Guiding Principles, Section 11.B.
 - (3) Landscape materials to be selected from Section 11.F. or 11.G and will include 5 shade trees per acre, minimum 2” caliper.
 - (4) Decorative landscape planters, see Section 11.C.
 - (5) Electrical power sources as required.
 - (6) See Section 13.C for Site Improvement standards for:
 - i. Specialty paved surfaces
 - ii. Pedestrian-scale lighting
 - iii. Benches and/or removable seating
 - iv. Tables
 - v. Trash/recycling receptacles
 - vi. Bike racks

e. Additional Required Amenities:

- Each Plaza/Town Square will contain at least (1) one of the following additional amenities;
- (1) Water features/interactive fountains
 - (2) Kiosks
 - (3) Public art, per Section 13.C.10

5.F

5.E GREENBELTS



Illustrative Photo: Primary Trail in Greenbelt

1. DESCRIPTION - GREENBELTS

- a. **Definition** - A wide, landscape buffer or linear green space intended to soften street impacts, provide connectivity to neighborhoods, provide entry monument opportunity, and screening. Often Greenbelts will include segments of the Primary or Secondary Trail system.
- b. **Location** - See 5.B, Illustrative Plan for Civic Space Layout.
- c. **Size**
 - (1) Building Frontage Greenbelt: 28 ft. minimum width
 - (2) Greenbelt: 20 ft. minimum width
 - (3) Along rear yards and BM-NC district: 5 ft. minimum width
- d. **Standards**
 - (1) Landscaping and irrigation will be based on Landscape Guiding Principles, Section 11.B.
 - (2) Landscape materials to be selected from 11.F and 11.G
 - (3) Hydro-seeded lawn and meadow areas, evergreen and deciduous tree(s) and shrub planting beds.
 - (4) Provide permanent, drip irrigation system.
 - (5) Provide 1-1/2" cal. shade trees
 - (6) Vehicular access shall not be allowed across a Greenbelt more frequently than every 200 ft. or as required for fire and emergency access.
 - (7) Primary/Secondary Trails (most locations) – See 5.K, Illustrative Plan for Trail Layout and Trail Types. *update this*
 - (8) Where buildings front onto a Greenbelt, a 8 ft. min. sidewalk located along the property line will be provided per Greenbelt Frontage Type 9.F.
 - (9) All Greenbelts, except where the Greenbelt abuts residential use properties, may also contain the following elements which conform to Section 13.C for Site Improvement standards for:
 - i. Pedestrian-scale lighting, unless adequate lighting is provided by street lighting from the adjacent Right of Way (Primary Trails only)
 - ii. Benches - (1) one minimum every 1/2 mile
 - iii. One trash and one recycling receptable (may be a single unit with segregated elements) every mile, or located as required to facilitate servicing.
- e. **Additional Required Amenities:**

Each Greenbelt will contain at least (2) two of the following additional amenities every 1 mile:

 - (1) Mile marker indication element
 - (2) Public art, per Section 13.C.10

5.G

5.F PUBLIC PARKS AND SCHOOL OPEN SPACE



Illustrative Photos: Multiple Amenities in Public Parks and Schools

1. DESCRIPTION - PUBLIC PARKS AND SCHOOL OPEN SPACE

- a. **Definition** - The Badger Mountain South community will contain ~~(2)~~ two park facilities developed, owned and operated by the City of Richland – a 30-acre Community Park and a 6-acre Neighborhood park. The community will also contain properties that are developed as public or private school sites which will include extensive outdoor play and recreation areas. Areas identified for the ~~(2)~~ City parks and the school sites are indicated on the 5.B, Illustrative Plan for Civic Space Layouts.
- b. **Location**
 - (1) City of Richland Community Park – West Village neighborhood.
 - (2) City of Richland Neighborhood Park – South Orchard neighborhood.
 - (3) (2) School Sites – West Village neighborhood.
 - (4) School Site – East Garden neighborhood.
 - (5) Kennewick School District Site – South Orchard neighborhood.
- c. **Size**
 - (1) Community Park: 30 Acres minimum
 - (2) Neighborhood Park: 6 Acres minimum
 - (3) School Sites: 12-15 Acres ~~(each)~~ minimum
- d. **Standards**
 - (1) Richland City Parks will be developed and comply with the Parks, Trails and Open Space Master Plan.
 - (2) School facilities will be developed and comply with the standards and requirements of the respective school authorities.
- e. **Additional Required Amenities:**
 - (1) Not identified

5.H OTHER OPEN SPACE



1. DESCRIPTION - OTHER OPEN SPACE

- a. **Definition** - Additional open space may be established or used for storm water facilities or for growing grapes, or for other purposes not listed in sections 5C through 5G. [For storm water facilities, this definition applies exclusively to those receiving and /or treating municipal stormwater that drains from public streets.]
- b. **Location** - To be determined as platting occurs; location will be based on the type of facility and its unique design needs.
- c. **Size** - To be determined as platting occurs; sizing will be based on the type of facility and its unique design requirements.
- d. **Exceptions** - Storm water facilities that are (1) fenced off (for safety or other purposes) and/ or (2) which have a slope of 4:1 or greater do not count as Other Open Space.
- e. **Enhancement** - Storm water facilities featuring a usable area (typically the brim or higher edge) shall include pathways, landscaping trees and benches for public enjoyment. Bottoms of storm ponds should minimize the use of rocks and boulders, except where required at outlets or other locations for operation purposes or function.
- f. **Review** - Storm water design and plans for amenities shall be reviewed by the MPA prior to preliminary plat application.

5.G TRAILS INTRODUCTION

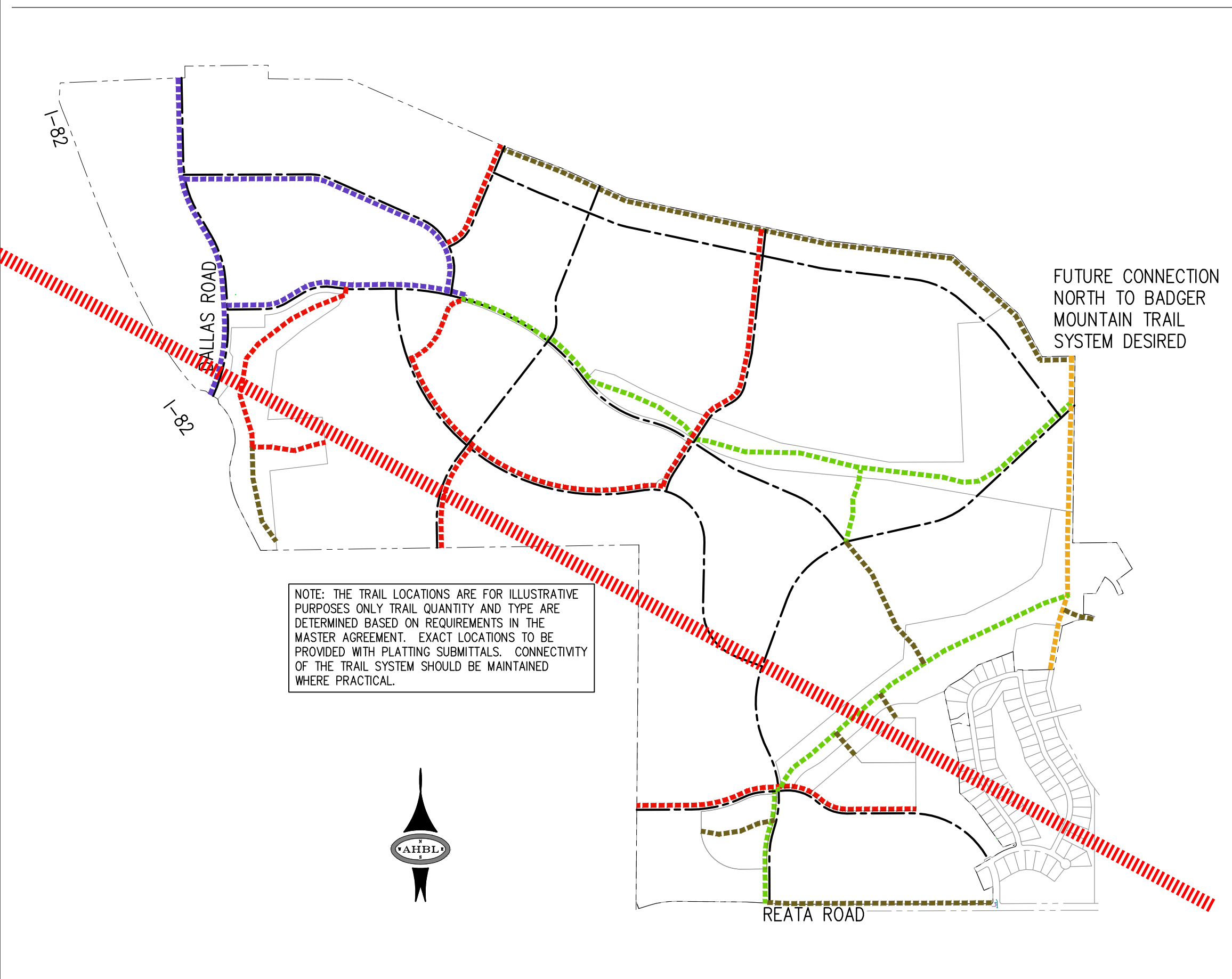
The Illustrative Plan for Trail Layout and Trail Types identifies the location of the proposed trail system in Badger Mountain South. Four types of trails will be built within the community – Urban Trails located within the commercial centers, paved Primary and City Primary Trails for multi-uses, soft-surface Secondary Trails for walking and jogging, and an Equestrian Trail connection located at the eastern edge of the community that will link to an existing equestrian trail. At full buildout the project will include approximately 10 miles of trails and walking paths, and will provide connection locations for future development.

Two Trail Types are located in the Greenway Parks: City Primary Trails and Secondary Trails. These trails are intended to be the cross-community trail system that links all neighborhoods within Badger Mountain South. The City Primary Trail meanders within the Greenway Parks, sometimes near the adjoining streets, but primarily away from the streets and within the Greenway Park itself. Secondary Trails act as connector trails which link one side of the Greenway Park to the other or to the City Primary Trail.

TRAIL LEGEND

- CITY PRIMARY TRAIL
- PRIMARY TRAIL
- SECONDARY TRAIL
- EQUESTRIAN TRAIL
- URBAN TRAIL

5.H ILLUSTRATIVE PLAN FOR TRAIL LAYOUT AND TRAIL TYPES



5.G TRAILS INTRODUCTION

Three ~~Four~~ types of trails will be built within the community – Urban Trails located within the commercial centers, paved Primary and City Primary Trails for multi-uses, soft-surface Secondary Trails for walking and jogging, ~~and an Equestrian Trail connection located at the eastern edge of the community that will link to an existing equestrian trail.~~ At full buildout the project will include approximately 10 miles of trails and walking paths, and will provide

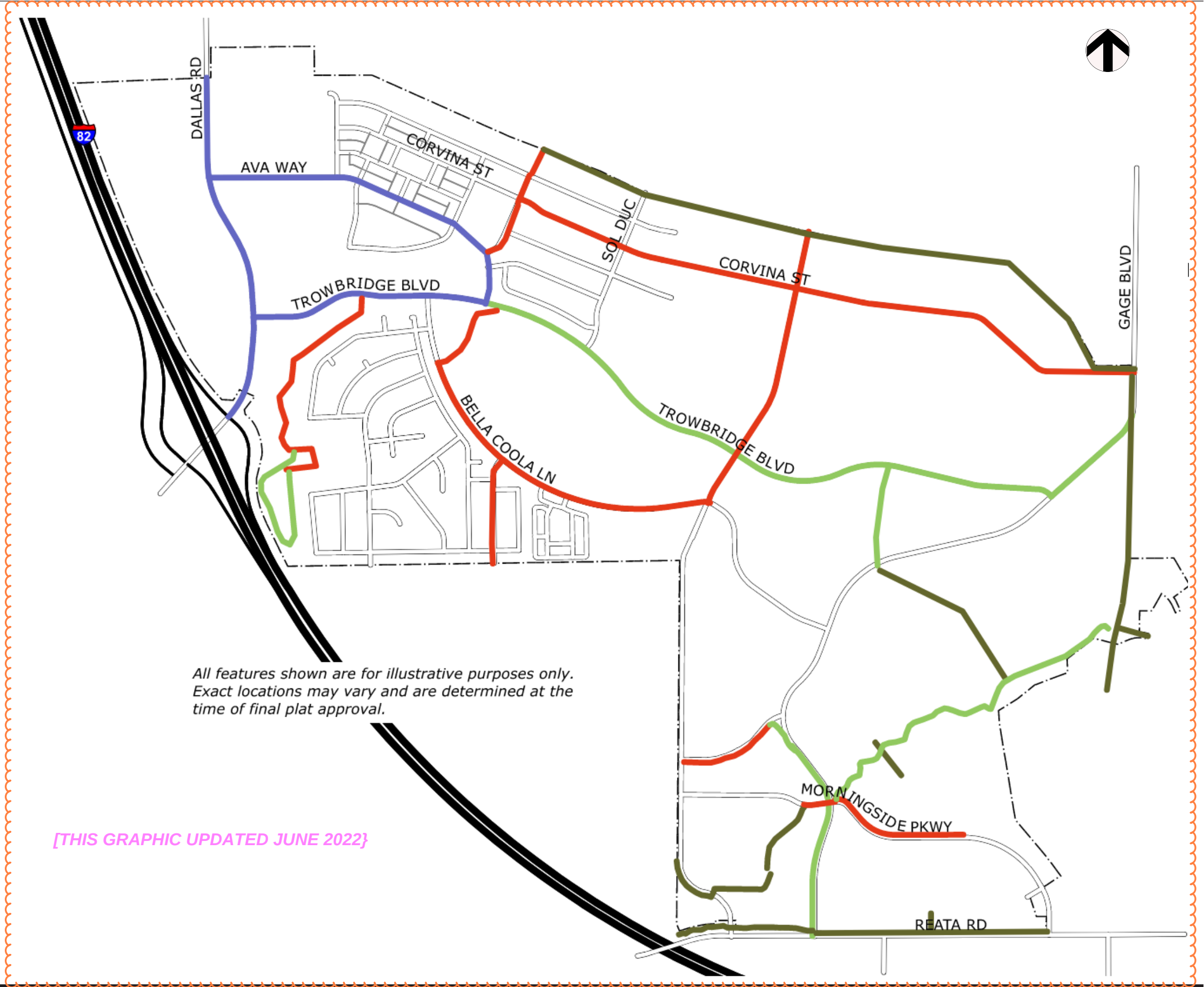
A fourth type of trail, Equestrian Trail, may be also constructed, at the discretion of the developer.

Two Trail Types are located in the Greenway Parks: City Primary Trails and Secondary Trails. These trails are intended to be the cross-community trail system that links all neighborhoods within Badger Mountain South. The City Primary Trail meanders within the Greenway Parks, sometimes near the adjoining streets, but primarily away from the streets and within the Greenway Park itself. Secondary Trails act as connector trails which link one side of the Greenway Park to the other or to the City Primary Trail.

TRAIL LEGEND

- CITY PRIMARY TRAIL
- PRIMARY TRAIL
- SECONDARY TRAIL
- EQUESTRIAN TRAIL (OPTIONAL)
- URBAN TRAIL

5.H ILLUSTRATIVE PLAN FOR TRAIL LAYOUT AND TRAIL TYPES





Illustrative Photo: Urban Trail



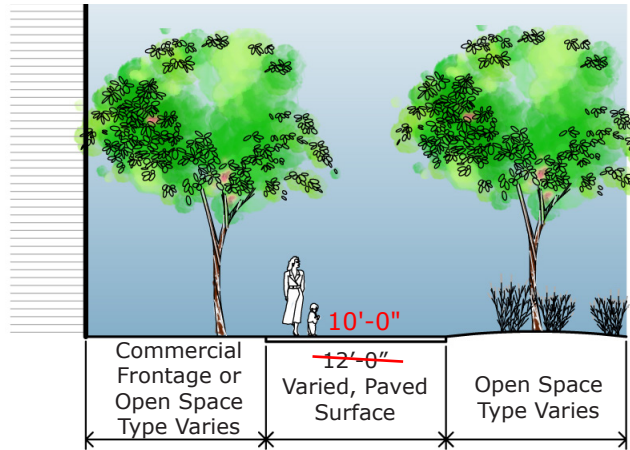
Illustrative Photo: Primary Trail



Illustrative Photo: Secondary Trail

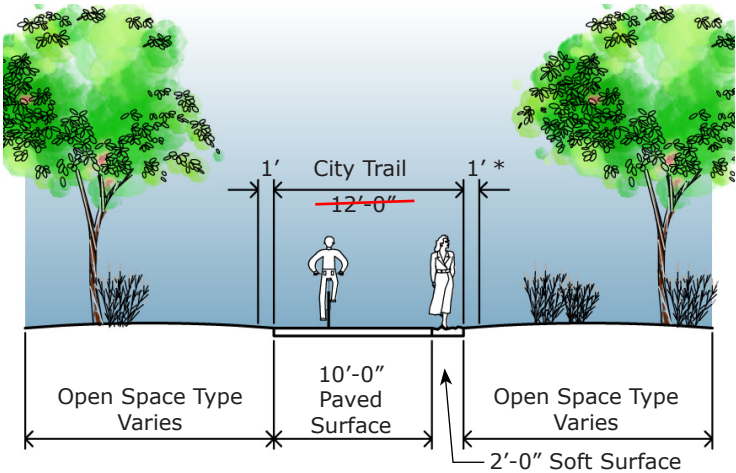


Illustrative Photo: Equestrian Trail



1. DESCRIPTION - URBAN TRAILS

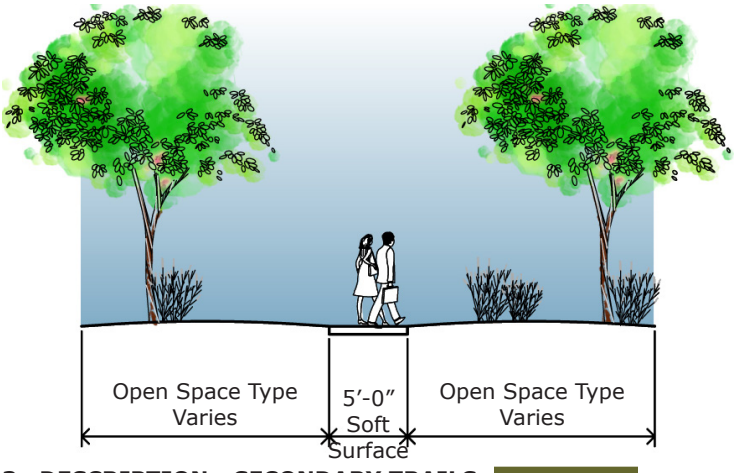
- a. Definition** - Urban Trails will be located in the commercial, retail and mixed-use community Districts or adjacent to School Open Space and Public Parks. These trails may be integrated into the wide, paved plazas and sidewalk areas that serve these uses. The 10 ft. ~~12~~ Urban Trails will serve as a continuation of the community-wide bicycle and pedestrian trail system.
- b. Location** - Commercial, retail, and mixed-use areas in BMS-SD-SR, BMS-SD-CMU, and BMS-SD-DR Districts and limited location in BMS-CIVIC Districts; See 5.K, Illustrative Plan for Trail Layout and Trail Types. *update this*
- c. Size** *10 ft.*
- (1) Minimum width: ~~12 ft.~~ specialty paved surface.
- d. Standards**
- (1) Principally concrete but other paved surfaces permitted based on overall site design.
- (2) Integrated into the commercial/retail plaza spaces.
- (3) Will serve as a multi-use bicycle and pedestrian trail.
- (4) Provide appropriate lighting for after-dark use which may be provided by street lighting located in the adjacent Right of Way.



2. DESCRIPTION - PRIMARY TRAILS

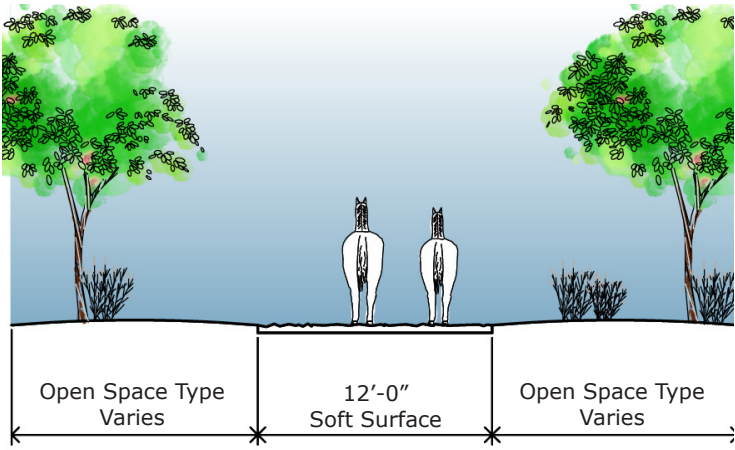
- a. Definition** - Primary Trails will serve as a multi-modal system throughout the community. They are intended to foster connectivity, encourage healthy activities, and provide transportation options. When found adjacent to residential or other structures, the Primary Trail will be concrete and will also function as sidewalk in these areas. *update this*
- b. Location** - See 5.K, Illustr. Plan for Trail Layout and Trail Types.
- c. Size**
- (1) Minimum width: ~~12 ft.~~ 10 ft. concrete or asphalt surface with 2 ft. ~~stabilized engineered wood fiber (SEWF), wood chips, or gravel shoulder on one side.~~ *10 ft.*
- (2) City Primary Trails width: ~~12 ft.~~ asphalt with 1 ft. gravel shoulder on both sides.
- d. Standards**
- (1) Provide sub-grade materials and preparation appropriate to the surfacing material.
- (2) Provide appropriate lighting for after-dark use which may be provided by street lighting located in the adjacent Right of Way.
- (3) Provide (1) 5-ft. recycled materials bench min. every 1/2 mile, per Section 13.C.4, except where the Greenbelt abuts single-family residential properties.

*City Trail Only



3. DESCRIPTION - SECONDARY TRAILS

- a. Definition** - Secondary Trails will be a informal, crushed gravel recreation trails for running, biking and walking. This trail system will link the Primary Trails to the major Greenway Parks and open spaces located throughout the community. *update this*
- b. Location** - See 5.K, Illustrative Plan for Trail Layout and Trail Types. *update this*
- c. Size**
- (1) Minimum width: 5 ft. stabilized engineered wood fiber (SEWF), wood chips, or gravel.
- d. Standards**
- (1) Provide compacted sub-grade.
- (2) Will serve as a pedestrian trail.



4. DESCRIPTION - EQUESTRIAN TRAILS

- a. Definition** - The Equestrian Trail will be a soft-surface recreation trail designed for horseback riding. This trail will traverse along the eastern boundary and provide linkage from the existing trail at the southeast corner to the northeast corner of the property. *update this*
- b. Location** - Eastern Boundary; See 5.K, Illustrative Plan for Trail Layout and Trail Types. *update this*
- c. Size**
- (1) Minimum width: 12 ft. engineered wood fiber (EWF), wood chips, or gravel. *or (2) varied surface, 10' min. (12' section)*
- d. Standards**
- (1) Provide compacted sub-grade.



STREET
STANDARDS

6

Section 6 describes regulations for street layout and circulation throughout the Badger Mountain South community.

The Street Standards Section includes a Regulating Plan for Streets that maps out the street and Edge Types for the Badger Mountain South community.

6.A Introduction6-2

6.B Regulating Plan for Streets.....6-2

6.B1 Edge Types.....6-2.1

6.B.2 Typical Road Cross Sections.....6-2.2

6.A Introduction 6-2

6.B Regulating Plan for Streets.....6-2

6.C 4-Lane Arterial Collector Street.....6-3

6.D 2-Lane Arterial Collector Street.....6-3

6.E Collector Street.....6-4

6.F 16 ft. Local Street.....6-4

6.F.1 ALTERNATE - 12 ft. Local Street.....6-5

6.G Rear Alley.....6-5

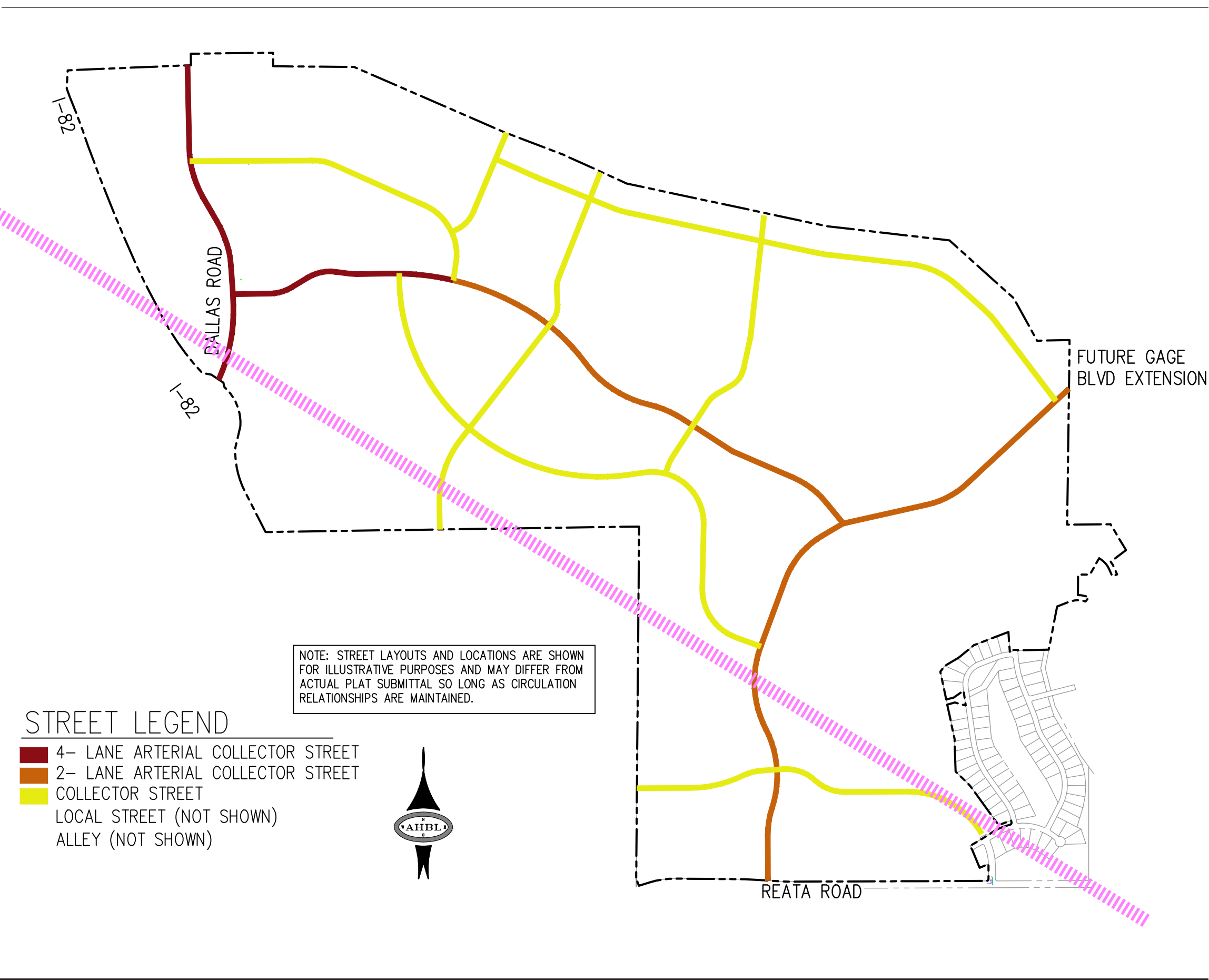
6.H Roundabout.....6-6

6.A INTRODUCTION

Section 6 identifies the street layout for the arterial collectors, the proposed layout for the internal collector streets and the right-of-way standards for each street type in the Badger Mountain South community.

Section 6 also introduces the concept of “edge types” which are the pedestrian and landscape elements within the right-of-way. An edge type will be one of four styles that vary based on the adjoining land use. Any street may have different edge types if the land uses on either side of the street are different or if one side of the street is an element of the identified trail system. The standards for each street and edge type are identified in Sections 6.C. through 6.F. Note that collector street section widths may be increased when needed to manage higher traffic volumes. Internal site access ways are permitted subject to City review for adequate emergency and refuse collection access.

6.B REGULATING PLAN FOR STREETS



6.A INTRODUCTION

Section 6 identifies the street layout for the arterial collectors, the proposed layout for the internal collector streets and the right-of-way standards for each street type in the Badger Mountain South community.

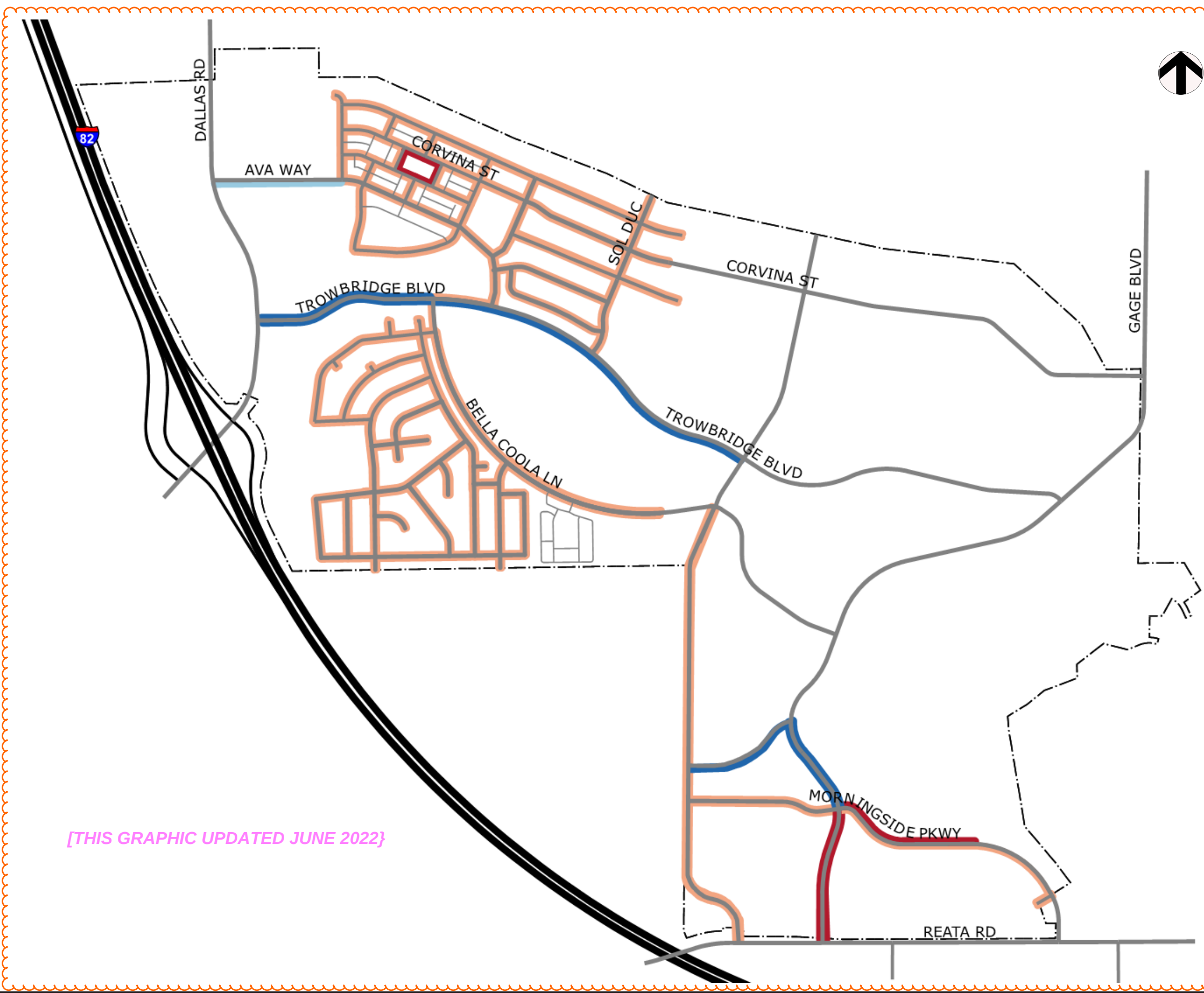
Section 6 also introduces the concept of “edge types” which are the pedestrian and landscape elements within the right-of-way. An edge type will be one of four styles that vary based on the adjoining land use. Any street may have different edge types if the land uses on either side of the street are different or if one side of the street is an element of the identified trail system. The standards for each street and edge type are identified in Sections 6.C. through 6.F. Note that collector street section widths may be increased when needed to manage higher traffic volumes. Internal site access ways are permitted subject to City review for adequate emergency and refuse collection access.

Because this LUDR has been amended before, and could be amended in the future, please note that roadways which have already been built (or approved for construction) can vary as they were subject to earlier regulations. Previous versions of the LUDR provided specific road right-of-way, lane and pavement widths but future development will be consistent with City adopted standards with modifications as approved through the platting process.

EDGE TYPE LEGEND

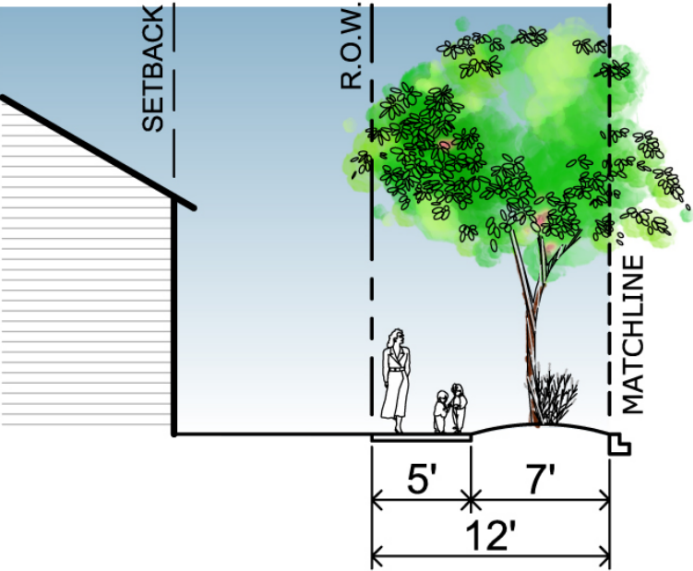
- Undetermined
- Edge Type A
- Edge Type B
- Edge Type C
- Edge Type D

6.B REGULATING PLAN FOR STREETS



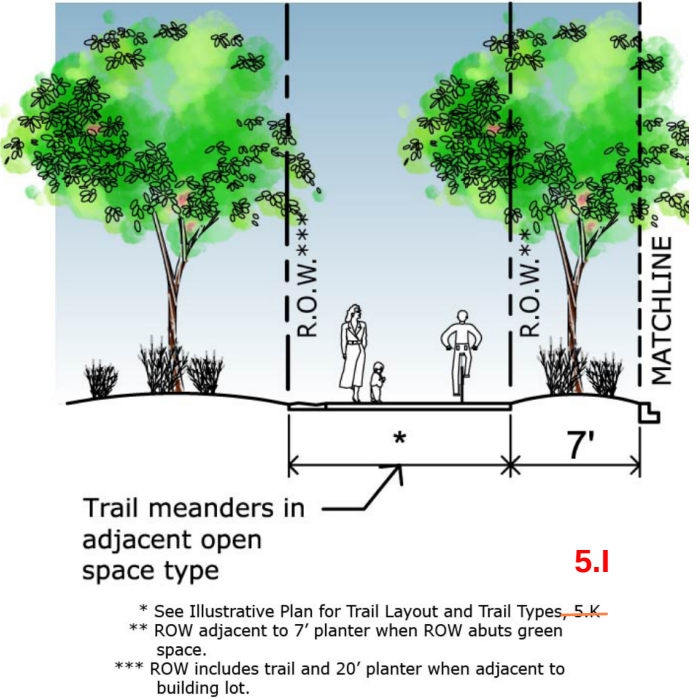
6B.1 EDGE TYPES

6B.1A EDGE TYPE A



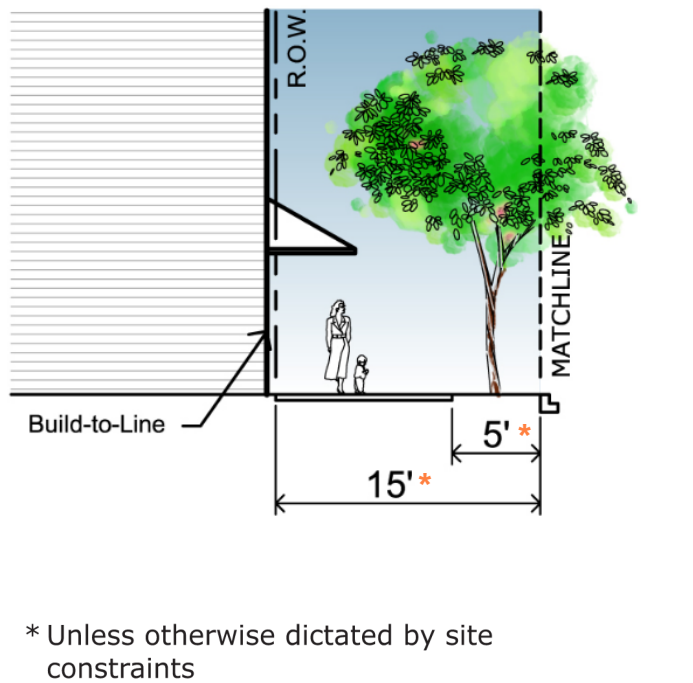
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units

6B.1B EDGE TYPE B



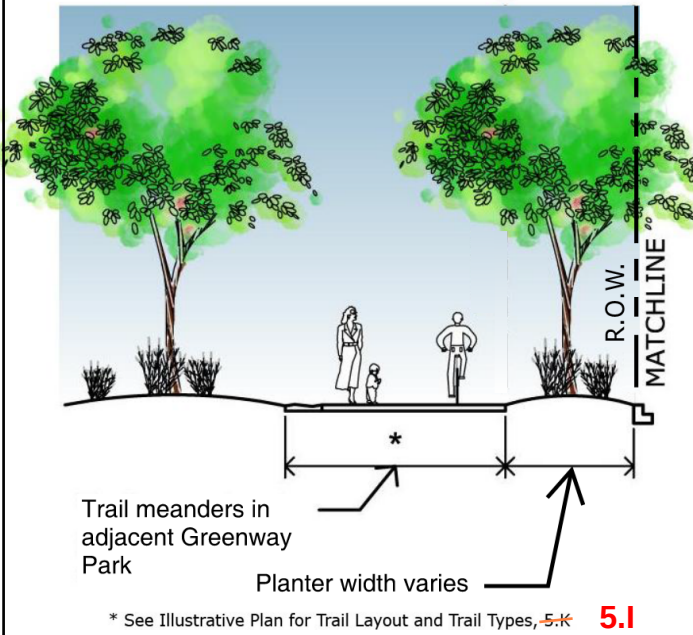
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space type, or, 8 ft Trail when 20 ft Greenbelt Condition applies
Frontage Type	Greenbelt or Open Space

6B.1C EDGE TYPE C



KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type *	5 ft. Tree Grate
Landscape Type	Small/Medium Trees @ 25 ft. O.C. Average
Walkway Type *	15 ft. Sidewalks
Frontage Type	Commercial / Multi-family Residential

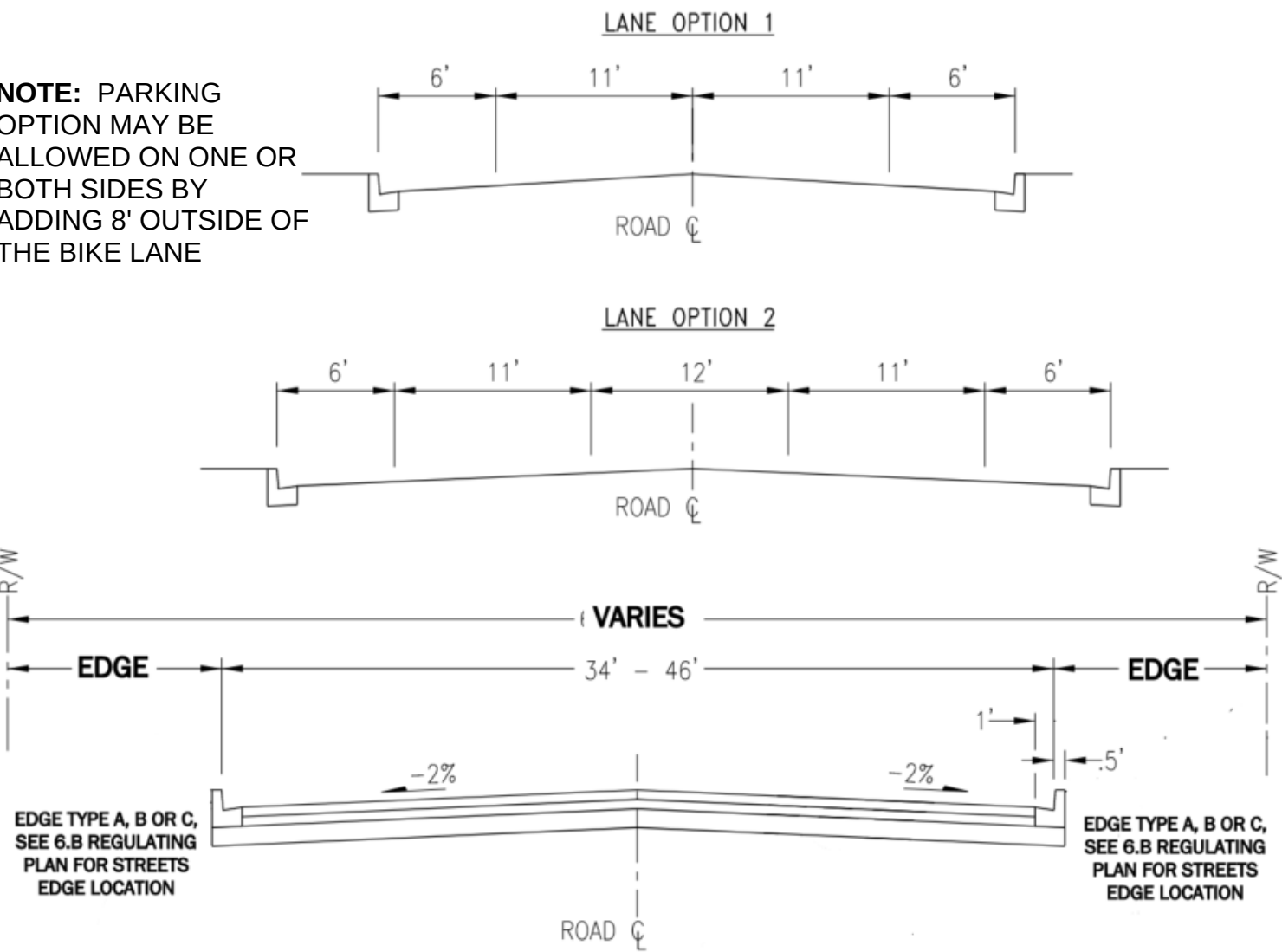
6B.1D EDGE TYPE D



KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	Irregular spaced groupings of plant materials
Landscape Type	Principally evergreen trees and other plantings
Walkway Type	Meandering Trail in adjacent Greenway Park
Frontage Type	Open Space

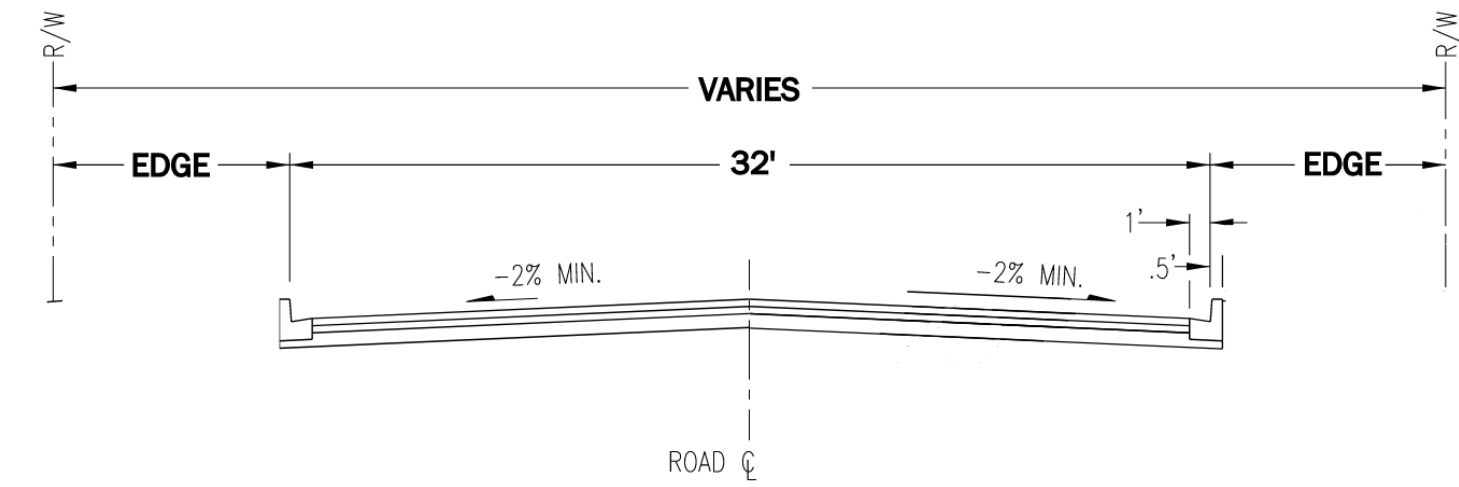
6B.2 TYPICAL ROAD CROSS SECTIONS

6B.2A MAJOR COLLECTOR / ARTERIAL COLLECTOR (TYPICAL)



Note: This is the City's Major Collector (Arterial Collector) standards (2013_ST11_06_2019) But should bike lanes changed from 6 to 5.5'? Another changes? Accordingly, the curb to curb width would be modified. Sight Triangle note and pavement specs are not included.

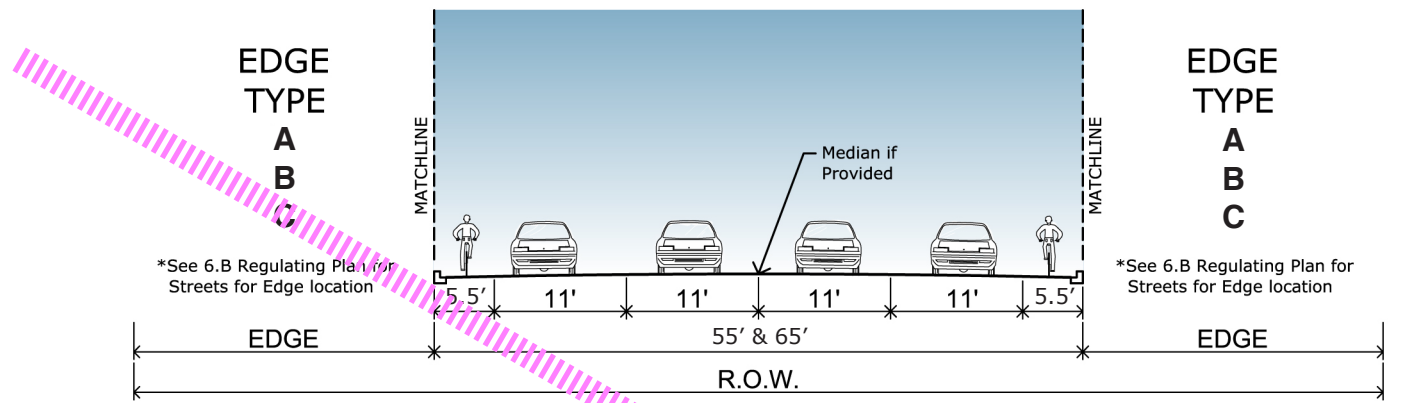
6B.2B MINOR COLLECTOR / LOCAL STREET (TYPICAL)



Note: This is the City's Minor (Neighborhood) Collector and Local Street standards (2013_ST13_06_2019) But with 32' width (not 34') and the Sight Triangle note and pavement specs are not included

Do we need a note saying that parking on both sides is OK, and will not be restricted?

6.C 4-LANE ARTERIAL COLLECTOR STREET

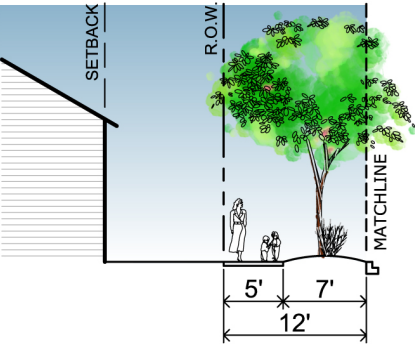


KEY	LANES
See 6.B Regulating Plan For Streets	Traffic 11 ft.
	Bicycle 5.5 ft.
	Parking None
	Median (Where shown on 6.B) add 10 ft.

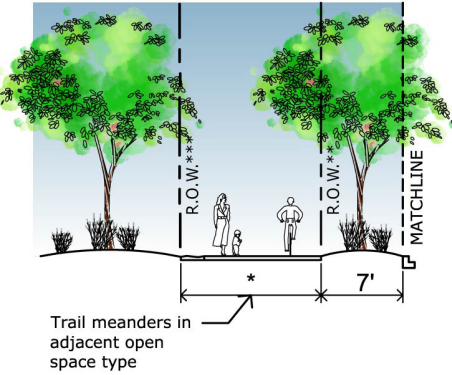
APPLICATION	
Thoroughfare Type	4-Lane Arterial Collector
Design Speed	35 mph
Posted Speed	35 mph
Pedestrian Crossing Time	14.3 Sec.

OVERALL WIDTHS	
Pavement Width	55 ft.
Total R.O.W.	Edge + 54 ft.(+median, if provided)+ Edge
	See totals by Edge Type below

INTERSECTIONS	
Curb Radius	20 ft mimum

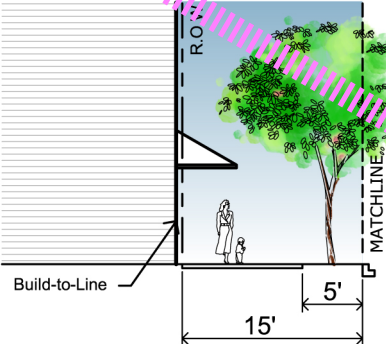


EDGE TYPE A



EDGE TYPE B

* See Illustrative Plan for Trail Layout and Trail Types, 5.K
** ROW adjacent to 7' planter when ROW abuts green space.
*** ROW includes trail and 20' planter when adjacent to building lot.



EDGE TYPE C

* Unless otherwise dictated by site constraints

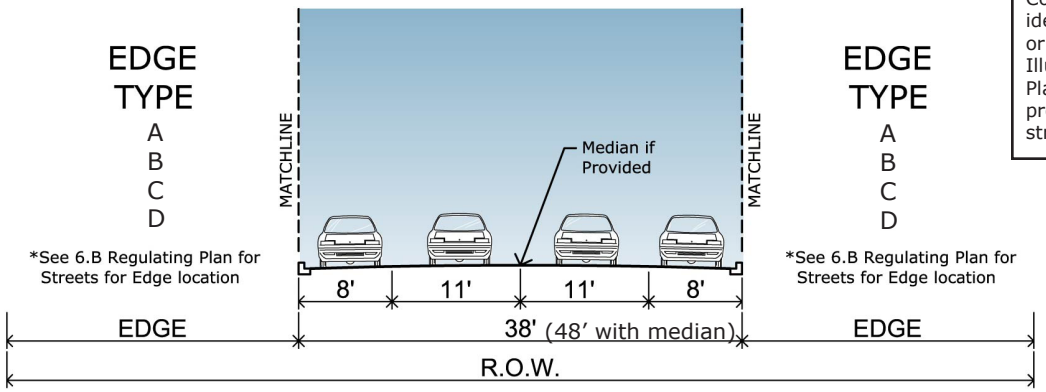
KEY	
See 6.B Regulating Plan For Streets	
EDGES	
Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units
1/2 R.O.W.	28 ft.
R.O.W. - Edge 'A' Both Sides	56 ft.
R.O.W. - Edge 'A' + Edge 'B'	51 ft.

KEY	
See 6.B Regulating Plan For Streets	
EDGES	
Curb Type	Curb
Planter Type	7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space type, or, 8 ft Trail when 20 ft Greenbelt Condition applies
Frontage Type	Greenbelt or Open Space
	** / ***
1/2 R.O.W.	26 / 51 ft.
R.O.W. - Edge 'B' Both Sides	52 / 102 ft.
R.O.W. - Edge 'B' + Edge 'A'	57 / 82 ft.
R.O.W. - Edge 'B' + Edge 'C'	60 / 85 ft.

KEY	
See 6.B Regulating Plan For Streets	
EDGES	
Curb Type	Curb
Planter Type	5 ft. Tree Grate
Landscape Type	Small/Medium Trees @ 25 ft. O.C. Average
Walkway Type	15 ft. Sidewalks
Frontage Type	Commercial / Multi-family Residential

1/2 R.O.W.	42 ft.
R.O.W. - Edge 'C' Both Sides	84 ft.
R.O.W. - Edge 'C' + Edge 'B'	76 ft.

6.D 2-LANE ARTERIAL COLLECTOR STREET



KEY	
See 6.B Regulating Plan For Streets	

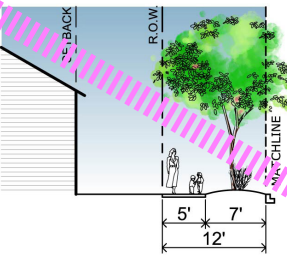
APPLICATION	
Thoroughfare Type	2-Lane Arterial Collector
Design Speed	35 mph
Posted Speed	25 mph
Pedestrian Crossing Time	6.3 Sec.

OVERALL WIDTHS	
Pavement Width	38 ft.
Total R.O.W.	Edge + 38 ft.(+median, if provided)+ Edge
	See totals by Edge Type below

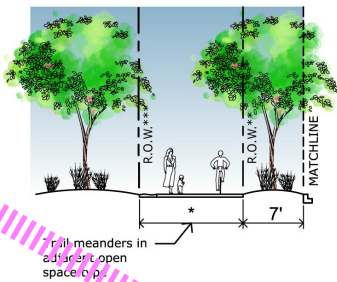
LANES	
Traffic	11 ft.
Parking	8 ft.
Median	(Where shown on 6.B) add 10 ft.

Greenbelt Median (5.H)	(See 5.B for locations)	add 60 ft.
------------------------	-------------------------	------------

INTERSECTIONS	
Curb Radius	20 ft. minimum

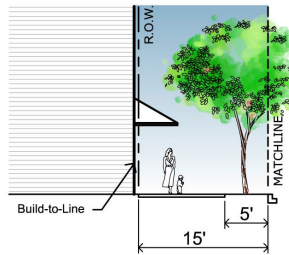


EDGE TYPE A



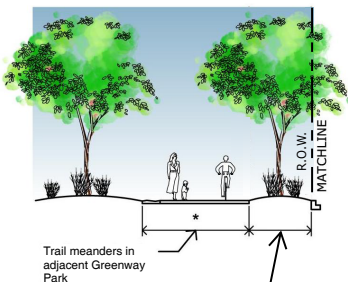
EDGE TYPE B

* See Illustrative Plan for Trail Layout and Trail Types, 5.K
** ROW adjacent to 7' planter when ROW abuts green space.
*** ROW includes trail and 20' planter when adjacent to building lot.



EDGE TYPE C

* Unless otherwise dictated by site constraints



EDGE TYPE D

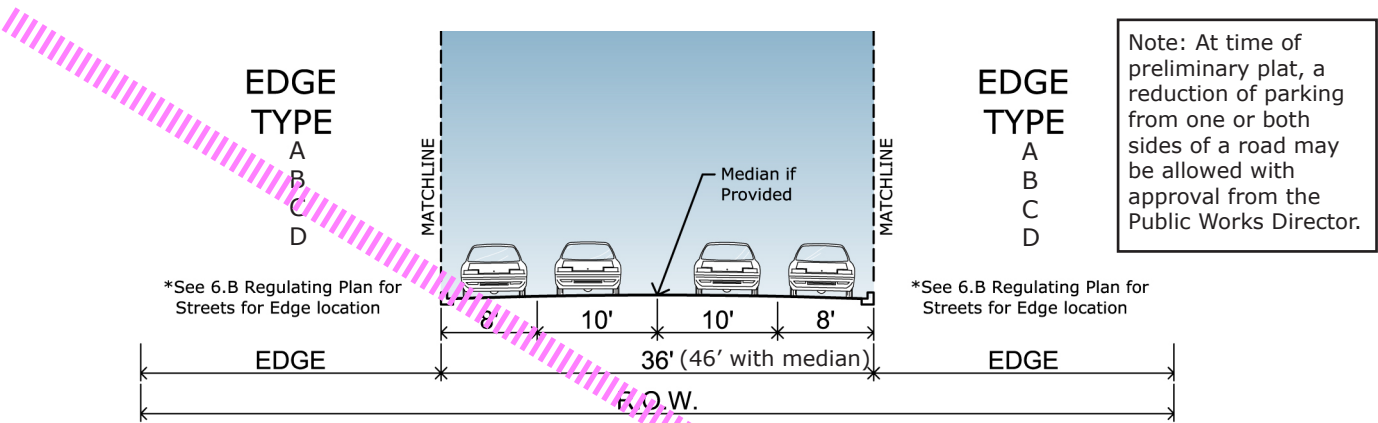
KEY	
See 6.B Regulating Plan For Streets	
EDGES	
Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units
1/2 R.O.W.	31 ft.
R.O.W. - Edge 'A' Both Sides	62 ft.
R.O.W. - Edge 'A' + Edge 'B'	57 ft.
R.O.W. - Edge 'A' + Edge 'C'	65 ft.

KEY	
See 6.B Regulating Plan For Streets	
EDGES	
Curb Type	Curb
Planter Type	7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space type, or, 8 ft Trail when 20 ft Greenbelt Condition applies
Frontage Type	Greenbelt or Open Space
	** / ***
1/2 R.O.W.	26 / 51 ft.
R.O.W. - Edge 'B' Both Sides	52 / 102 ft.
R.O.W. - Edge 'B' + Edge 'A'	57 / 82 ft.
R.O.W. - Edge 'B' + Edge 'C'	60 / 85 ft.

KEY	
See 6.B Regulating Plan For Streets	
EDGES	
Curb Type	Curb
Planter Type	5 ft. Tree Grate
Landscape Type	Small/Medium Trees @ 25 ft. O.C. Average.
Walkway Type	15 ft. Sidewalks
Frontage Type	Commercial / Multi-family Residential
1/2 R.O.W.	34 ft.
R.O.W. - Edge 'C' Both Sides	68 ft.
R.O.W. - Edge 'C' + Edge 'A'	65 ft.
R.O.W. - Edge 'C' + Edge 'B'	60 ft.

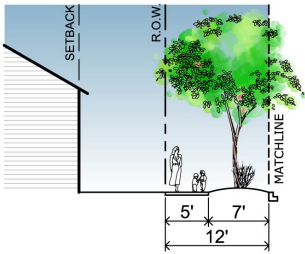
KEY	
See 6.B Regulating Plan For Streets	
EDGES	
Curb Type	Curb
Planter Type	Irregular spaced groupings of plant materials
Landscape Type	Primically evergreen trees and other plantings
Walkway Type	Meandering Trail in adjacent Greenway Park
Frontage Type	Open Space
1/2 R.O.W.	19 ft.
R.O.W. - Edge 'D' + Edge 'A'	50 ft.
R.O.W. - Edge 'D' + Edge 'B'	70 ft.

6.E COLLECTOR STREET

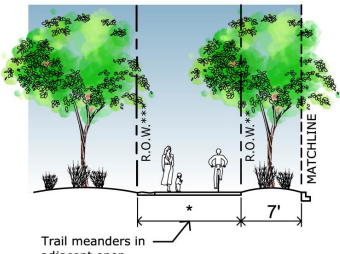


KEY	
	See 6.B Regulating Plan For Streets
APPLICATION	
Thoroughfare Type	Neighborhood Collector
Design Speed	35 mph
Posted Speed	25 mph
Pedestrian Crossing Time	5.7 Sec.
OVERALL WIDTHS	
Pavement Width	36 ft.
Total R.O.W.	Edge + 36 ft.(+median, if provided)+ Edge See totals by Edge Type below

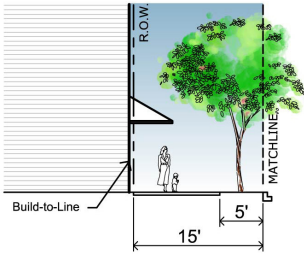
LANES	
Traffic	10 ft.
Parking	8 ft.
Median (Where shown on 6.B)	add 10 ft.
INTERSECTIONS	
Curb Radius	20 ft. minimum



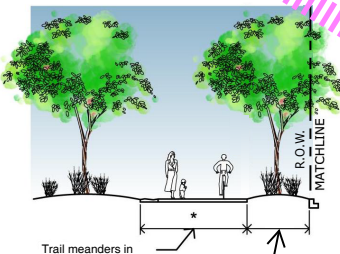
EDGE TYPE A



EDGE TYPE B



EDGE TYPE C



EDGE TYPE D

KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units
1/2 R.O.W.	31 ft.
R.O.W. - Edge 'A' Both Sides	62 ft.
R.O.W. - Edge 'A' + Edge 'B'	57 ft.
R.O.W. - Edge 'A' + Edge 'C'	65 ft.

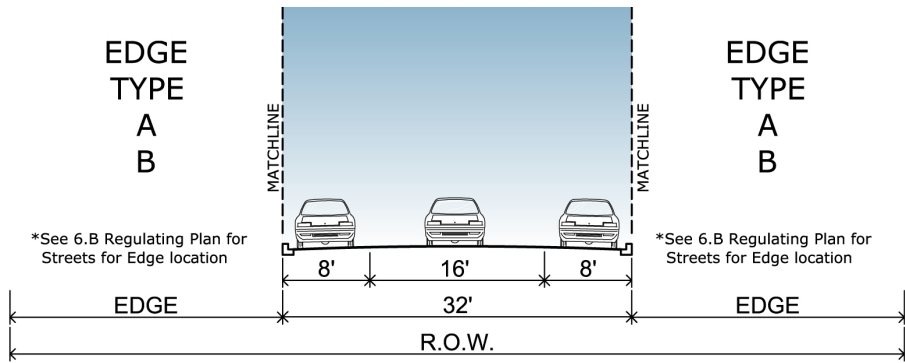
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space type, or, 8 ft Trail when 20 ft Greenbelt Condition applies
Frontage Type	Greenbelt or Open Space

KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	5 ft. Tree Grate
Landscape Type	Small/Medium Trees @ 25 ft. O.C. Average.
Walkway Type	15 ft. Sidewalks
Frontage Type	Commercial / Multi-family Residential

KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	Irregular spaced groupings of plant materials
Landscape Type	Primically evergreen trees and other plantings
Walkway Type	Meandering Trail in adjacent Greenway Park
Frontage Type	Open Space
1/2 R.O.W.	19 ft.
R.O.W. - Edge 'D' + Edge 'A'	50 ft.
R.O.W. - Edge 'D' + Edge 'B'	70 ft.

6.F 16 FT. LOCAL STREET

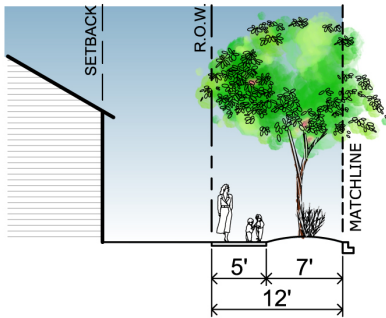
Note: At time of preliminary plat, a reduction to a 12 ft. pavement width per 6.F.1 ALTERNATE, may be allowed with approval by the City of Richland Public Works Director, subject to such conditions as are deemed necessary to provide a safe transition between pavement widths and to provide safe and adequate intersection turning movements.



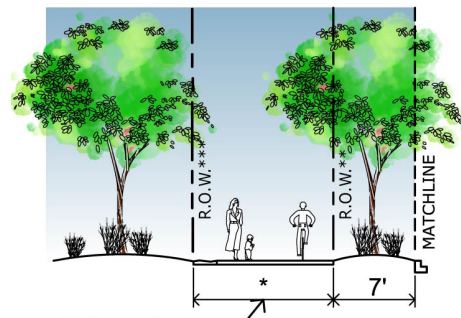
KEY	
	See 6.B Regulating Plan For Streets
APPLICATION	
Thoroughfare Type	Neighborhood
Design Speed	25 mph
Posted Speed	25 mph
Pedestrian Crossing Time	3.4 Sec.
OVERALL WIDTHS	
Pavement Width	32 ft.
Total R.O.W.	Edge + 32 ft. + Edge See totals by Edge Type below

LANES	
Traffic	10 ft.
Parking	8 ft.
Median	None

INTERSECTIONS	
Curb Radius	20 ft. minimum.



EDGE TYPE A

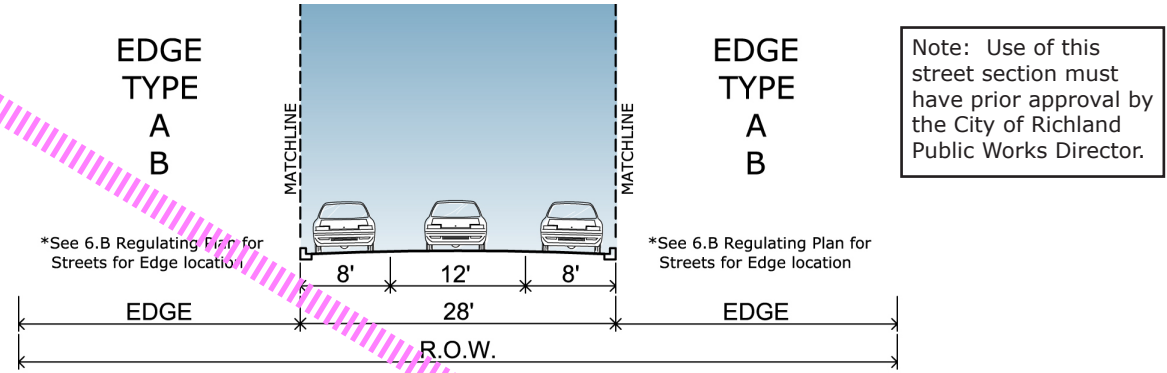


EDGE TYPE B

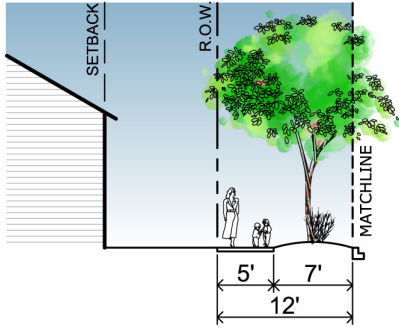
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units

KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space type, or, 8 ft Trail when 20 ft Greenbelt Condition applies
Frontage Type	Greenbelt or Open Space

6.F.1 ALTERNATE - 12FT. LOCAL STREET



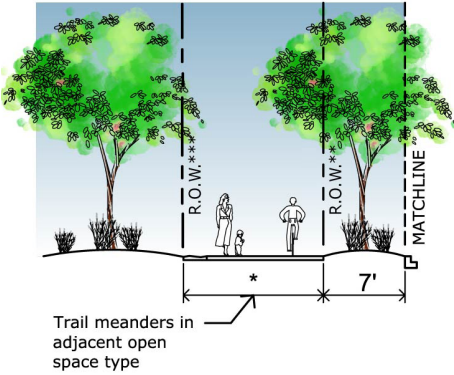
KEY	
	See 6.B Regulating Plan For Streets
APPLICATION	
Thoroughfare Type	Neighborhood
Design Speed	25 mph
Posted Speed	25 mph
Pedestrian Crossing Time	3.4 Sec.
OVERALL WIDTHS	
Pavement Width	28 ft.
Total R.O.W.	Edge + 28 ft. + Edge
See totals by Edge Type below	



EDGE TYPE A

KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average.
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units

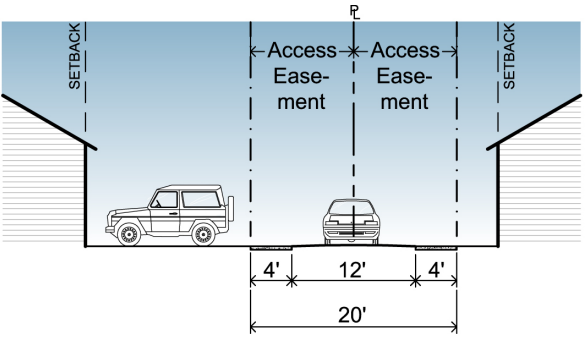
LANES	
Traffic	10 ft.
Parking	8 ft.
Median	None
INTERSECTIONS	
Curb Radius	20 ft. Typ.



EDGE TYPE B

KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space type, or, 8 ft Trail when 20 ft Greenbelt Condition applies
Frontage Type	Greenbelt or Open Space

6.G REAR ALLEY



KEY	
	See 6.B Regulating Plan For Streets
APPLICATION	
Thoroughfare Type	Alley
Movement Type	Yield
Design Speed	10 mph
Posted Speed	10 mph
Pedestrian Crossing Time	3.4 Sec.
OVERALL WIDTHS	
Pavement Width	12 ft.
Shoulder Width	4 ft.
Total Width	20 ft.

LANES	
Traffic	12 ft.
Parking	None
Median	None
Ownership	Private
INTERSECTIONS	
Curb Radius	20 ft. Typ.
ACCESS EASEMENT	
From Rear Yard Property Line	10 ft.

6.H ROUNDABOUT

Note:
Roundabouts
are allowed at
intersections and
will be built per
City of Richland
Public Works
Standards.

EDGE
TYPE
A
B
C

*See 6.B Regulating Plan for
Streets for Edge location

EDGE

MATCHLINE

Varies

Landscape or
Entry Monument

Varies

Varies based on intersection design

MATCHLINE

EDGE
TYPE
A
B
C

*See 6.B Regulating Plan for
Streets for Edge location

EDGE

R.O.W.

KEY

○ See 6.B Regulating Plan For Streets

LANES

TrafficVaries based on intersection design

APPLICATION

Thoroughfare Type	Yielding roundabout
Design Speed	25 mph
Posted Speed	25 mph
Pedestrian Crossing Time	Varies based on location

INTERSECTIONS

Curb RadiusVaries based on intersection design

EDGE TYPE A

KEY

See 6.B Regulating Plan
For Streets

EDGES

Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units

EDGE TYPE B

*See Illustrative Plan For Trail Layout
and Trail Types, 5.K

KEY

See 6.B Regulating Plan
For Streets

EDGES

Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space
Frontage Type	Greenbelt or Open Space

EDGE TYPE C

* Unless otherwise dictated by site constraints

KEY

See 6.B Regulating Plan
For Streets

EDGES

Curb Type	Curb
Planter Type	5 ft. Tree Grate
Landscape Type	Small/Medium Trees @ 25 ft. O.C. Average
Walkway Type	15 ft. Sidewalks
Frontage Type	Commercial / Multi-family Residential

6-6

Badger Mountain South: A Walkable and Sustainable Community, Richland, WA

Issue Date: 12-07-10



**BLOCK STANDARDS
AND
PROJECT TARGETS**

7

Section 7 establishes the framework for creating the pedestrian-scaled, walkable community of Badger Mountain South by outlining the process for using Block Standards to subdivide land. Illustrative Neighborhood Plans and density targets are provided to ensure that community goals are met.

7.A	Introduction	7-2
7.B	Block Standards	7-2
7.C	Project Density and Open Space Targets.....	7-3
7.D	Illustrative Neighborhood Development Plan.....	7-3

7.A INTRODUCTION

Section 7 provides the standards to follow when subdividing property in Badger Mountain South. These standards are intended to create an urban infrastructure of walkable blocks interspersed with parks and open space within a ~~traditional neighborhood street grid~~. These elements of the block standards are important components of creating a walkable and sustainable community in Badger Mountain South.

The ~~actual~~ platting and subdivision process begins with a pre-application meeting with the MPA and then follows the City of Richland process as described in RMC Title 24. ~~these steps are illustrated in Section 1.J Submittal Review Process.~~ (See ~~illustrated in~~ Section 1.J Submittal Review Process.)

When creating a residential subdivision, it is important to understand the Building Type intended to be constructed as well as the District in which the properties is found. Both the District and the Building Types establish particular standards that will influence the lot sizes created during the platting process. District standards are identified in Section 3, Urban Form Standards by District, and Building Type standards are identified in Section 8, Building Type Standards.

Badger Mountain South has also established density and open space targets for each of the five residential neighborhoods; these are discussed in Section 7.C. These targets are set to ensure that the community can meet its intended goals of diversity in housing types and prices, and provide opportunities for the establishment of intergenerational neighborhoods ~~as reflected in the diversity of housing built here~~. The density and open space targets are monitored by the City of Richland Development Services Department during plat and subdivision review.

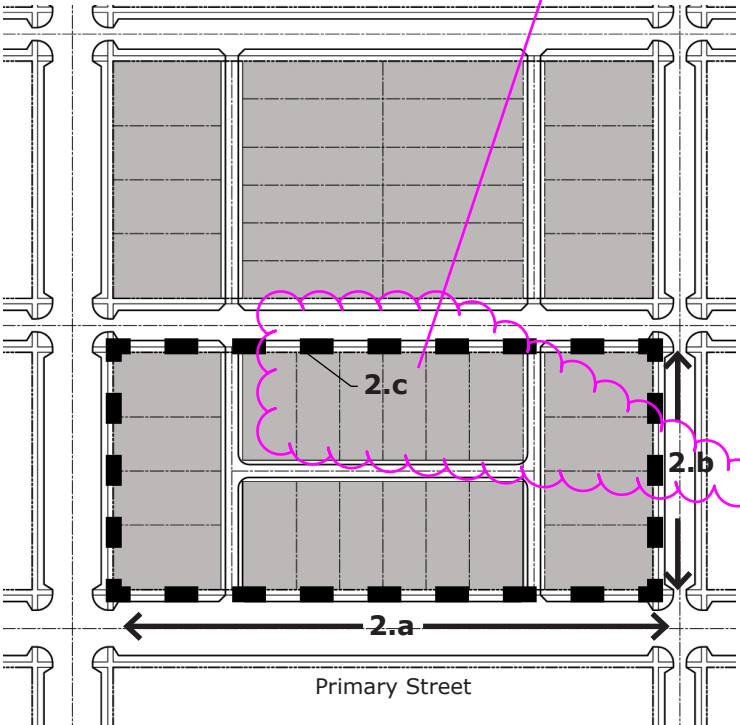
(West Vineyard, West Village, East Garden, East Market and South Orchard)

in the various housing types built in Badger Mountain South.

a mixture of traditional neighborhood street grids and neighborhoods that do not use a grid form but feature amenities and features to encourage walking.

Remove 2.b and 2.c labels

7.B BLOCK STANDARDS



Block Diagram

1. INTENT

The layout of an interconnected street network composed of small blocks are a crucial component to creating a walkable community. The intent of these standards is to create a pedestrian environment that has limited interruptions from vehicles, and allows for maximum connectivity to the surrounding neighborhood areas and amenities.

2. BLOCK DIMENSIONS

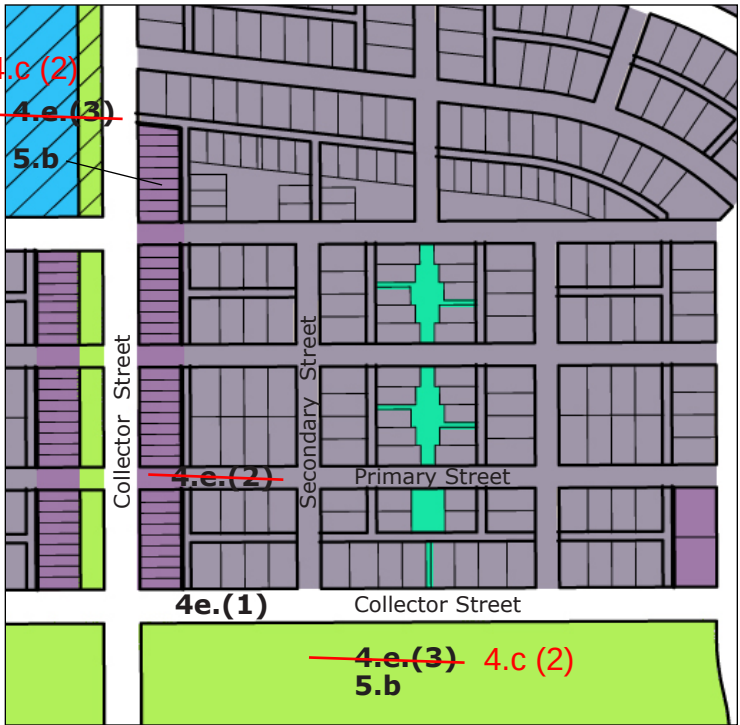
- a. Length: 1,000 ft., maximum *
*400 ft. max. in BMS-VMU District on cul-de-sacs.

3. STREET NETWORK

- a. A simple grid street and block network is preferred.
- b. The street and block network is not required to be orthogonal in response to site features and/or topographical constraints, however streets should be interconnected.
- c. Street stubs are required when adjacent sites are vacant.
- d. Cul-de-sacs are discouraged but will be allowed where necessary due to site constraints or to enhance the walkable community by limiting vehicle access.
- e. All buildings must face a street or shared open space.

4. ALLEYS / STREET ACCESS

- a. ~~f.~~ Alleys are encouraged to be used in the following Districts:
 - (1) ~~Village Mixed-Use (BMS-VMU), except for Commercial/Mixed-Use / Liner Building Type which may utilize the entire block.~~
 - ~~(2)~~ Neighborhood Collector (BMS-NC), except for commercial sites with Neighborhood Goods and Services Building Type.
- b. ~~c.~~ Dead-end alleys greater than 150 ft. are not permitted.
- c. ~~d.~~ Blocks with direct street access lots (i.e. without Alleys) are to be limited in use per the following criteria:
 - (1) Direct street access lots are permitted onto a Collector Street when they are (i) located in the BMS-NE District; (ii) when they are in the BMS-NG District and are located along the perimeter of the BMS project boundary; or (iii) when they are located in the BMS-NG District where that district abuts the BMS-NE District.



Typical Blocks with Alleys and Limited Blocks with Street Access Only

(2) ~~(3)~~ Due to increased pedestrian traffic, street accessed blocks are not allowed across from Civic spaces.

5. BLOCK CONFIGURATION

- a. In order to create neighborhood ~~diversity~~, a minimum number of Building Types per block are required as follows:
Refer to Section 2.D for all of the Building Types that are allowed in each District.
~~(1) Village Mixed-Use (BMS-VMU): 2 Types/Block~~
~~(2) Neighborhood Collector (BMS-NC): 2 Types/Block~~
~~(3) Neighborhood General (BMS-NG): 2 Types/Block~~
- b. Blocks adjacent to the Civic District (BMS-CIVIC) are required to have lots fronting onto the Civic space.

variation

encouraged

fix spacing, numbering

fix numbering

7.C PROJECT DENSITY AND OPEN SPACE TARGETS

The Badger Mountain South community is composed of five residential neighborhoods – West Vineyard, East Garden, West Village, East Market and South Orchard – and one commercial campus called Badger Mountain Station. These areas are shown in Section 7.D, Illustrative Neighborhood Development Plan.

The LUDR is designed to have the flexibility to meet changing conditions, but with standards that result in a community with all the elements shown in this Illustrative Neighborhood Master Plan image.

The Neighborhood Sectors are geographical boundaries based on the proposed street network. They are intended to assist with the geographic distribution of smaller-sized common open spaces and parks based on density, as well as on the location of larger common amenities such as the Greenway Parks. The Neighborhood Sectors are also used to help identify the targeted proportion of the overall community goal of 60 percent Single-family housing to 40 percent Multi-family housing.

A summary of the density targets for each of the residential neighborhoods is provided below. The targets are described as a minimum and a maximum number of units because each neighborhood contains Districts that allow for more than one Building Type. Since each Building Type can impact neighborhood density differently, density is provided as a range of numbers of units. Construction of a variety of Building Types provides the opportunity to create interesting and diverse neighborhoods while also offering the flexibility to adjust to market demands over the build-out of the community. This flexibility is an important component to creating a walkable and sustainable community. The density targets will be monitored by the City of Richland to ensure that project goals are met over time.

DENSITY TARGETS:	Min.	Max.
WEST VILLAGE	830 units	1040 units
WEST VINEYARD	430 units	510 units
EAST GARDEN	1,050 units	1,150 units
EAST MARKET	1,300 units	1,650 units
SOUTH ORCHARD	540 units	650 units
TOTALS:	4,150 UNITS	5,000 UNITS

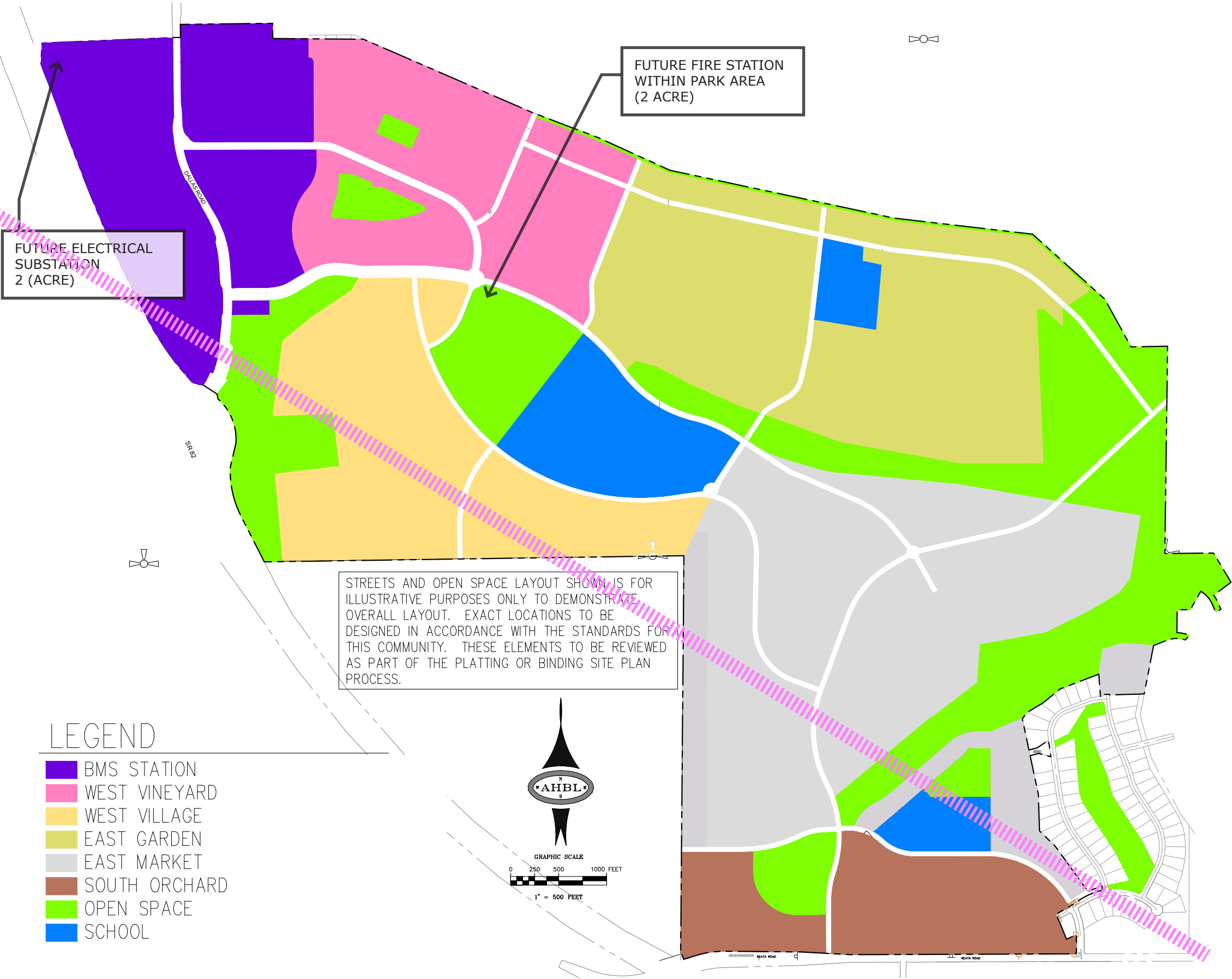
NOTES:

a. A minimum of 10 percent of the NC zone shall be designated for use as multifamily or commercial space.

b. Density may be adjusted between communities to achieve desired mix of product types. Community density or adjustment shall be submitted to the city with platting submittal.

c. Concept sketches to show neighborhood density to be provided to show that proposed density can be achieved.

7.D ILLUSTRATIVE NEIGHBORHOOD DEVELOPMENT PLAN



(Badger Mountain Station may also have some **non-commercial** elements).

7.C PROJECT DENSITY AND OPEN SPACE TARGETS

The Badger Mountain South community is composed of five residential neighborhoods – West Vineyard, East Garden, West Village, East Market and South Orchard – and one commercial campus called Badger Mountain Station. These areas are shown in Section 7.D, Illustrative Neighborhood Development Plan.

The LUDR is designed to have the flexibility to meet changing conditions, but with standards that result in a community with all the elements shown in this Illustrative Neighborhood Master Plan image.

The Neighborhood ~~Sectors~~ are geographical boundaries based on the proposed street network. They are intended to assist with the geographic distribution of smaller-sized common open spaces and parks based on density, as well as on the location of larger common amenities such as the Greenway Parks. The Neighborhood ~~Sectors~~ are also used to help identify the targeted proportion of the overall community goal of 60 percent Single-family housing to 40 percent Multi-family housing.

A summary of the density targets for each of the residential neighborhoods is provided below. The targets are described as a minimum and a maximum number of units because each neighborhood contains Districts that allow for more than one Building Type. Since each Building Type can impact neighborhood density differently, density is provided as a range of numbers of units. Construction of a variety of Building Types provides the opportunity to create interesting and diverse neighborhoods while also offering the flexibility to adjust to market demands over the build-out of the community. This flexibility is an important component to creating a walkable and sustainable community. The density targets will be monitored by the City of Richland to ensure that project goals are met over time.

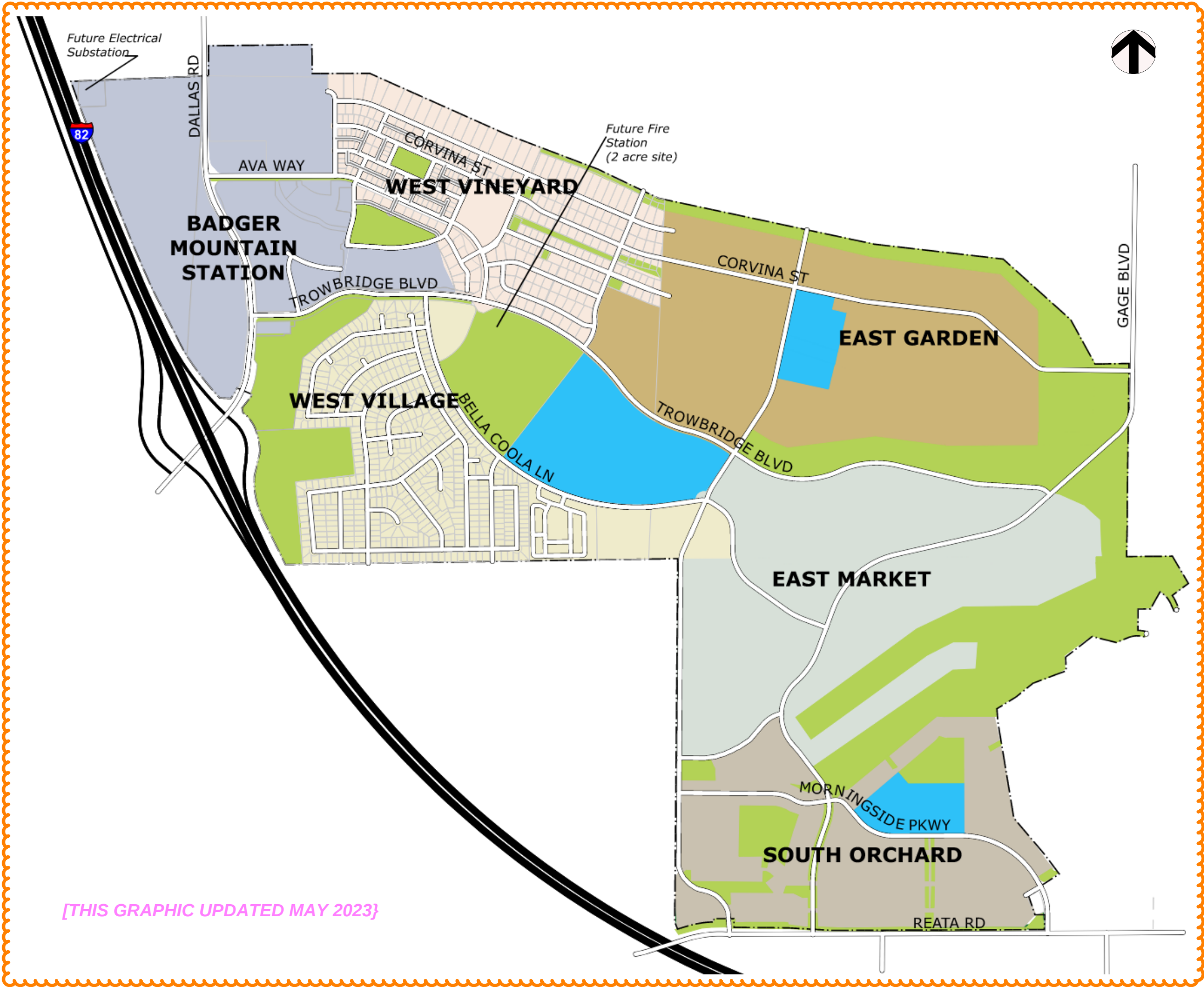
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EAST MARKET	1,300 units	1,650 units
SOUTH ORCHARD	540 units	650 units
TOTALS:	4,150 UNITS	5,000 UNITS

Note None of this is proposed to be changed

Note "a" is no longer proposed to be removed.

- NOTES:
- a. A minimum of 10 percent of the NC zone shall be designated for use as multifamily or commercial space.
 - b. Density may be adjusted between communities to achieve desired mix of product types. Community density or adjustment shall be submitted to the city with platting submittal.
 - c. Concept sketches to show neighborhood density to be provided to show that proposed density can be achieved.

7.D ILLUSTRATIVE NEIGHBORHOOD DEVELOPMENT PLAN



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BUILDING
TYPE
STANDARDS

8

Section 8 identifies the design standards for each of the Building Types allowed within the Districts that make up Badger Mountain South.

~~Commercial Districts and Projects~~

8.A Introduction	8-2
8.B Building Types Summary.....	8-2
8.C Common Design Standards for all Districts.....	8-3
8.D Civic/Community/Institutional.....	8-4
8.E Neighborhood Goods and Services Buildings.....	8-5
8.F Commercial/ Mixed-Use / Liner.....	8-6
8.G Live/Work	8-7
8.H Stacked Unit Building.....	8-8
8.I Row House	8-9
8.J Courtyard Housing.....	8-10
8.K Mansion Apartment	8-11
8.L Paired House (Duplex).....	8-12
8.M Cottage Court.....	8-13
8.N Single-Family House - Alley Access.....	8-14
8.O Single-Family House - Street Access.....	8-15
8.P Accessory Unit	8-16

8.A INTRODUCTION

~~identifies~~ details
This Section identifies the design standards for each of the Building Types allowed within the Districts that make up Badger Mountain South. These standards ensure that the proposed development is consistent with the Badger Mountain South community goals for building form, character and quality.
these regulations

~~this code~~
Building Types are defined in this code primarily by the physical form of the building and secondarily by its use or function. Specific placement and configuration of building or groups of buildings are regulated to create certain physical spaces between and within the buildings. The intent of this Section is to provide a variety of Building Types, often within the same block, to create a diverse community.

A community composed of a variety of Building Types provides a range of housing prices, proximity to neighborhood services and amenities and the potential to establish intergenerational neighborhoods.

Commerical Districts and Projects.
The individual Building Type Standards are preceded by Section 8.C., Common Design Standards applicable to all Districts. The Common Design Standards identify principles or unifying features that will be applied to all Building Types in any District. These standards further the goal of creating a walkable and sustainable community.

The Building Type Standards that follow include:

- 1. Building Type Description
- 2. Applicable Districts
- 3. Streetscape
- 4. Lot Size
- 5. Access
- 6. Building Size and Massing
- 7. Frontages
- 8. Landscape Standards
- 9. Sustainable Standards
- 10. Site Improvement Standards
- 11. Parking
- 12. Accessory Units (where applicable)

Each building in the Badger Mountain South community, with the exception of development in the Special Districts, shall be one of the Building Types listed here and shall be designed in compliance with the standards of this Section. The Special Districts included in Section 4 are not regulated by Building Type, however Section 8.C Common Design Standards, applies to all Districts, including Special Districts.
includes
for all Commercial Districts and Projects.

In addition to the standards in this Section, each Building Type is subject to the requirements of the applicable Urban Form Standards for Districts in Section 3 and the applicable Frontage Type Standards in Section 9. As previously noted on page 3-2, since the Urban Form Standards for Districts found in Section 3 are of primary importance in establishing the character and quality of the neighborhoods, they supersede the Building Type Standards when in conflict.

Section 3 Urban Form Standards for Districts identify the intent of the District and regulate the building placement on lot (setbacks and encroachments), building profile and type (building height, Building Types and Frontage Types) and parking (placement, access and requirements).

Section 9 Frontage Type Standards define the various allowed Frontage Types and identifies the required configuration (depth, width, height, components, etc) of each type.

8.B BUILDING TYPES SUMMARY

SUMMARY OF TYPE CHARACTERISTICS					BUILDING TYPES ALLOWED BY DISTRICT							
BUILDING TYPE	MULTI-FAMILY	MIXED-USE	LOT WIDTH Min. - Max.	STORIES Max.	BMS-VMJ	BMS-NC	BMS-NG	BMS-NE	BMS-CIVIC	BMS-SD-SR	BMS-SD-CMU	BMS-SD-DR
8.D CIVIC/COMMUNITY/INSTITUTIONAL FACILITIES	NO	NO	No Limit	3	A X	A X	A X		A X	Note: Special Districts are not regulated by Building Type. See Section 4 for District intent and standards. See also 8.C for Common Design Standards applicable to all Districts. for all Commercial Districts and Projects.		
8.E NEIGHBORHOOD GOODS AND SERVICES BUILDING	NO	NO	300 ft. Max.	3	A X	A X						
8.F COMMERCIAL / MIXED-USE / LINER	YES	YES	25 ft. -400 ft. Min - Max	4	A X	A X						
8.G LIVE/WORK BUILDING	YES	YES	24 ft. Min.	3	A X	A X						
8.H STACKED UNIT BUILDING	YES	NO	200 ft. Max.	3	A X	A X						
8.I ROW HOUSE / TOWN HOUSE	YES	NO	16 ft. Min.	3		A X						
8.J COURTYARD HOUSING	YES	NO	125 ft. Min.	2.5		A X	A X		-P			
8.K MANSION APARTMENT (3 - 6 PLEX)	YES	NO	70 ft. -100 ft. Min - Max	2.5		A X	A X		-P			
8.L PAIRED HOUSE (DUPLEX)	YES	NO	50 ft. -70 ft. Min - Max	2.5		A X	A X		-P			
8.M COTTAGE COURT	NO	NO	35 ft. Min.	2			A X		-P			
8.N SINGLE-FAMILY HOUSE - ALLEY ACCESS GARAGE	NO	NO	40 ft. Min.	2.5		A X	A X	A X	-P			
8.O SINGLE-FAMILY HOUSE - STREET ACCESS GARAGE	NO	NO	50 ft. Min.	2.5			A X	A X	-P			
8.P ACCESSORY UNIT	NO	NO	35 ft. Min.	2			A X	A X	-P			

A
~~X~~= Allowed Building Type
-P = Allowed only in -P Overlay District, if land use conditions, as found in 2.C. Land Use Table are met.

Note: In the Table We want to use "A" for allowed (which is more intuitive) instead of "X"

8.C COMMON DESIGN STANDARDS FOR ALL COMMERCIAL DISTRICTS AND PROJECTS



Illustrative Photo: Commercial Plaza

GENERAL
1. SITE DESIGN

- a. Site buildings to respond to unique site conditions such as non-rectangular lots, location on prominent intersections, unusual topography, views and other natural features.
- b. Maximize opportunities for usable, attractive, well-integrated open space.
- c. Site design shall account for solar access and shading at exterior open space.
- d. Minimize the height of retaining walls and/or reduce their visual impact by means of textured surface, inlaid materials, green screens and other types of landscaping.
- e. Entries shall be clearly identifiable from the street.
- f. Provide buffers at residential entries at sidewalks and within mixed-use frontages by means of entry courtyards, porches or stoops as well as landscaping.

2. WALKABLE DESIGN – PROMOTE PEDESTRIAN SAFETY

- a. Provide a linked, safe pedestrian circulation pathway.
- b. Link public open space with entries, courts and plazas.
- c. Minimize crossing sidewalks with vehicle access.
- d. Access parking from Alleys or Secondary (Side) Streets where Alleys are not present are encouraged.
- e. Vehicular access to lots from streets is limited per the criteria in Section 7.B.
- f. Sidewalks wider than the 15 feet standard and/or plazas at Mixed-Use and commercial frontages are encouraged.

3. ACTIVE STREET ENVIRONMENT – ENCOURAGE AN ACTIVE



Illustrative Photo: Mixed-Use Street Frontage

STREET LIFE

- a. Overhead weather/sun protection at non-residential uses are encouraged.
- b. Provide transparency into and from non-residential uses by maximizing the use of the Storefront Frontage Type (9.B).
- c. Encourage sidewalk activities that support street life where appropriate, such as outdoor dining, indoor-outdoor commercial/retail space, public plazas and outdoor seating.

4. LOCATION OF VEHICLE PARKING / TRASH AND RECYCLING / UTILITY STRUCTURES AND BUILDING SERVICE AREAS

- a. Locate and screen parking lots, trash and utility structures to avoid visibility from the public way.
- b. At corner lot conditions, provide screening by means of a garage, fencing and/or landscaping.
- c. Loading docks, overhead doors, except those serving as architectural feature in retail or dining establishments, and other service entries are allowed only from a Service Street, Alley or parking area.

5. CORNER CONDITIONS



Illustrative Photo: Corner Condition

Design of buildings on corner sites shall respond to their unique community location and visibility as follows:

- a. Buildings on corner lots must ~~address~~ ^{relate to} both streets.
- b. Give special consideration to corners such as angled or curved facade addressing the corner, a recessed entry, wrap around storefront, porch, tower or similar architectural treatment.
- c. Side street facing end elevations to include appropriate articulation, windows and architectural elements, similar to the front elevation.
- d. Give special consideration to the landscape design on corners such as a prominent landscape element, outdoor plaza hardscape or the inclusion of public art.

6. SAFETY AND SECURITY



Illustrative Photo: Courtyard Design

- a. Provide lighting where appropriate and necessary for pedestrian safety.
- b. Design site layouts for "eyes-on-the-street" providing natural surveillance.
- c. Follow CPTED guidelines (Crime Prevention Through Environmental Design) for clear visibility of the front door, appropriate lighting, and clear transition between public and private spaces.
- d. Provide safe accessible pathways connecting interior parking courts with street frontages.

Note: heading placement will be corrected

←
reposition photos for proper alignment



Illustrative Photo: School / Institutional Building



Illustrative Photo: Community Building



Illustrative Photo: Civic Building

1. TYPE DESCRIPTION

Civic /Community/Institutional Facilities are important structures that help define the neighborhoods and places where they are built. ~~Buildings of this type include schools, public safety buildings, libraries, recreation and other community buildings.~~ Facilities of this type are provided with prominent sites to reflect the building's importance to the community. These sites are distributed throughout the neighborhoods, often at major intersections, terminated vistas or in a larger Local Park.

2. APPLICABLE DISTRICTS

- a. Civic District (BMS-CIVIC) (3.F)
- ~~b. Village Mixed-Use (BMS-VMU) (3.B)~~
- c. Neighborhood Collector (BMS-NC) (3.C)
- d. Neighborhood General* (BMS-NG) (3.D)

* Civic/community/institutional facilities may be located in a Local Park.

3. STREETScape

- a. In general, Civic, Community and Institutional Facilities are intended to be high profile buildings considering their symbolic presence in the community. The character and function of these Building Types must communicate their symbolic presence and role in the community.
- b. Civic, Community and Institutional Facilities will have more open space around them, more landscaping, are associated with public gathering areas and shall be sited along major vehicle and pedestrian circulation routes.
- c. Only the most durable and long lasting materials shall be used in these Building Types.

4. LOT SIZE

- a. Width: No limits
- b. Depth: No limits
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. Walkable Design: Careful attention must be given to safe and convenient access and circulation for pedestrians. Consideration must be given to the site selection, placement and access along the community trail network to maximize pedestrian and bicycle access to the facility, see Section 5.K Illustrative Plan for Trail Layout and Trail Types.
- b. The main building entry shall front onto a Collector Street wherever practical. In the BMS-NG District, where a Civic/Community/Institutional Facility may be located in a Local Park surrounded by Local Streets only, the main building entry must be placed along the Primary (Front) Street. The Primary Street shall be established by the blocks on either side of the Local Park.
- c. Vehicular access should be from a Secondary (Side) street or Alley.
- d. Services, including utility access, above ground equipment and trash containers shall be located to the rear of the building or screened from view.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 3
- b. Towers, spires, flag poles or other architectural elements may extend 12 ft. above height limit.
- c. Ground floor ceiling height shall be a minimum of 10 ft .clear to accommodate assembly uses.
- d. Refer to Section 3 for additional District-specific building height standards.

7. FRONTAGES

- a. Due unique nature of this Building Type, specific Frontage Types are not ~~applicable.~~ **defined.**
- b. Frontages should clearly express the public nature of the facility with a well defined entry and ~~transparency to~~ **clear outward indication of** community uses.
- c. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. ~~The Common Landscape standards in 11.C and the Civic Landscape standards set forth in Section 11.D are applicable to Civic/Community/Institutional Facilities.~~ **See**

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12.C and the Non-Residential Sustainable standards set forth in Section 12.D are applicable to Civic/Community/Institutional Facilities.~~ **See**

10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Civic/Community/Institutional Facilities.~~ **See**

11. PARKING

- a. Commercial parking quantity requirements by District - See Section 3. **(and/ or Section 4 as applicable)**
- b. Surface parking lots shall be kept to the minimum size required. Parking shall be screened from streets by either placement behind a structure, by fencing per Section 13.A.2 and/or landscaped per section 11.C.7.c except as provided in section 8.C.6.
- c. See Section 13.D for Common Parking Standards.
- ~~d. Refer to Section 3 for additional District specific parking standards.~~



Illustrative Photo: Neighborhood Daycare



Illustrative Photo: Neighborhood Church



Illustrative Photo: Neighborhood Retail

1. TYPE DESCRIPTION

The Neighborhood Goods and Services Buildings are intended to be stand-alone structures, 30,000 square feet and smaller, that contain uses that support the needs of the neighborhoods in which they are located. Typical examples of this type of building are pharmacies, daycare centers, churches, medical clinics and other office buildings.

2. APPLICABLE DISTRICTS

- ~~a.  Village Mixed Use (BMS-VMU) (3.B)~~
- ~~b.  Neighborhood Collector (BMS-NC) (3.C)~~

3. STREETScape

- a. The scale of the buildings and associated parking shall retain a neighborhood scale.
- b. In the Neighborhood Collector District (BMS-NC), the building is encouraged to be sited on corner lots at the intersection of two Collector Streets along the main gateway entry points to the neighborhoods.

4. LOT SIZE

- a. Width: Maximum 300 ft.
- b. Depth: Maximum None
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main building entry shall generally front onto the Collector Street.
- b. Services, including utility access, above ground equipment and trash containers shall be located to the rear of the building or off of the Alley, if provided.
- c. See Section 3 for additional District-specific building height standards.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 3
- b. Massing and scale compatible with surrounding neighborhood.
- c. See Section 3 for additional District-specific building height standards.

7. FRONTAGES

- a. Allowed Frontage Types and Referenced Sections for the Neighborhood Goods and Services Building are:
 - (1) Storefront (9.B)
 - (2) Arcade (9.C)
 - (3) Gallery (9.D)
 - (4) Forecourt (9.E)
 - (5) Greenbelt (9.F)
- b. Refer to Section 9 for Frontage Type definitions and standards.
- c. Due to the general nature of this Building Type, other Frontages may be allowed if they promote an active, pedestrian-oriented streetscape.
- d. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- ~~a. ^{See} The Common Landscape standards in 11.C and the Commercial Landscape standards ^{set forth} in Section 11.D are applicable to Neighborhood Goods and Services Buildings.~~

9. SUSTAINABLE STANDARDS

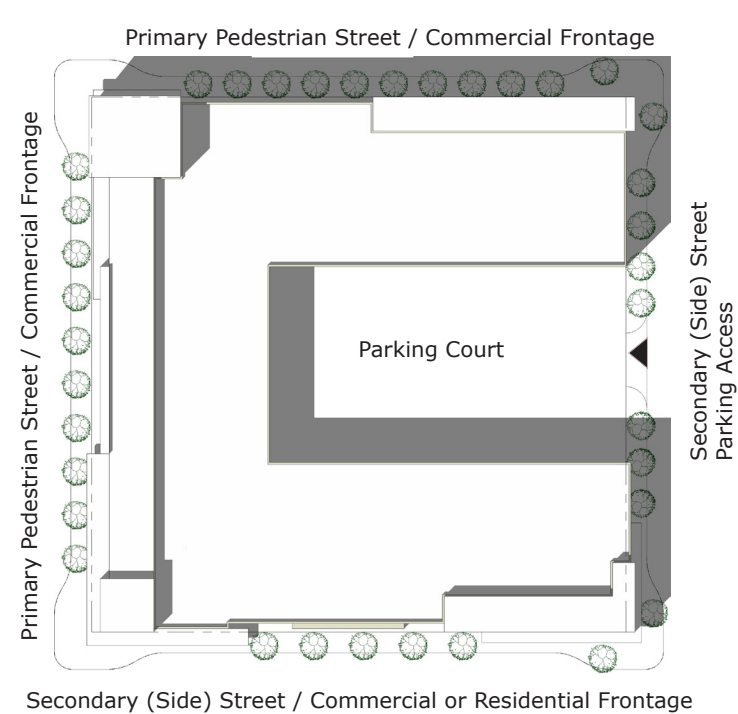
- ~~a. ^{See} The Common standards in 12.C and the Non-Residential Sustainable standards ^{set forth} in Section 12.D are applicable to Neighborhood Goods and Services Buildings.~~

10. SITE IMPROVEMENT STANDARDS

- ~~a. ^{See} The Standards ^{set forth} in Section 13 are applicable to Neighborhood Goods and Services Buildings.~~

11. PARKING

- a. Commercial parking quantity requirements by District - See Section 3 ~~(and/ or Section 4 as applicable)~~
- b. Surface parking lots shall be kept to the minimum size required. Parking shall be screened from the streets by either placement behind a structure, by fencing per Section 13.A.2 and/or landscaped per Section 11.C.7.c except as provided in 8.C.6.
- c. See Section 13.D for Common Parking Standards.
- ~~d. Refer to Section 3 for additional District specific parking standards.~~



Illustrative Plan Diagram

1. TYPE DESCRIPTION

The Commercial / Mixed-Use / Liner Building Type is utilized to define the commercial street/block frontage in the Badger Mountain South Village Mixed-Use centers. In this type the building lines the block face, while concealing parking behind to create a pedestrian friendly environment and to promote an active commercial streetscape. This Building Type can accommodate a variety of ground floor commercial occupancies including: retail, service, and office uses. Ground floor residential units may be provided on Secondary Streets. Upper floors may contain these same uses, or residential units.

2. APPLICABLE DISTRICTS

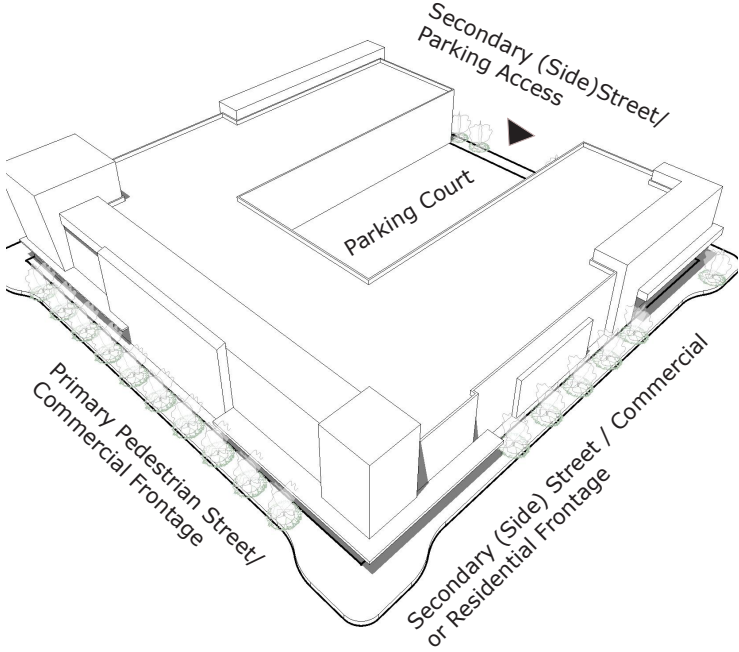
- a. Village Mixed-Use (BMS-VMU) (3.B)
- b. Neighborhood Collector (BMS-NC) (3.C)

3. STREETScape

- a. The ground floor commercial component shall promote an active pedestrian environment through the use of large storefront windows, merchandise display, outdoor dining, overhead weather protection and wide sidewalks, etc. The pedestrian environment is uninterrupted by vehicles to the maximum extent possible.
- b. Ground floor residential uses are allowed on Secondary Street frontages only and may be Live/Work, loft, townhouse or similar configurations with direct street access.
- c. Ground floor residential units shall be setback from the property line horizontally a minimum of 5 ft. with a landscape buffer. Porch or Stoop frontage may extend to the Build-to-Line.
- d. In order to maximize “eyes-on-the-street” and an active streetscape, balconies and patios are encouraged for residential street frontages.
- e. Variety in building height is encouraged along a block face.

4. LOT SIZE

Note: heading placement will be corrected



Illustrative Axonometric Diagram

- a. Width: Minimum 25 ft., Maximum 400 ft.*
*Maximum 150 ft. in BMS-NC District.
- b. Depth: None
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entrance to the ground floor commercial component should be accessed directly from and face the primary street.
- b. The commercial component access should comply with one of the allowed frontage types.
- c. The commercial frontage shall be uninterrupted by vehicle access. Parking and access for delivery truck / service vehicles should be located behind the building and be accessed from a secondary street.
- d. Ground floor residential uses must provide access directly from the street. Secondary access may be provided by an interior corridor.
- e. Upper level uses shall be accessed by a separate street level entry lobby.
- f. Elevator access should be provided to upper levels, as required by the International Building Code (IBC).
- g. Services, including utility access, above ground equipment and trash containers shall be located behind the building or screened from view.



Illustrative Photo: Commercial Mixed-Use Varied Streetscape

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 4, or as limited by District-specific standards.
- b. Ground floor commercial space shall have a minimum depth of 30 ft.
- c. Refer to Section 3 for additional District-specific building height standards.

7. FRONTAGES

- a. Allowed Frontage Types for Commercial / Mixed-Use / Liner Buildings are:
 - (1) Storefront (9.B)
 - (2) Arcade (9.C)
 - (3) Gallery (9.D)
 - (4) Forecourt - Limited to one per block face. (9.E)
 - (5) Porch (residential use only) (9.G)
 - (6) Stoop (residential use only) (9.H)
- b. Refer to Section 9 for Frontage Type definitions and standards.
- c. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. ~~The Common standards in 11.C and Commercial Landscape standards set forth in Section 11.D are applicable to Commercial / Mixed-Use / Liner Buildings.~~

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12. C and Non-residential Sustainable standards set forth in Section 12.D are applicable to Commercial / Mixed-Use / Liner Buildings.~~



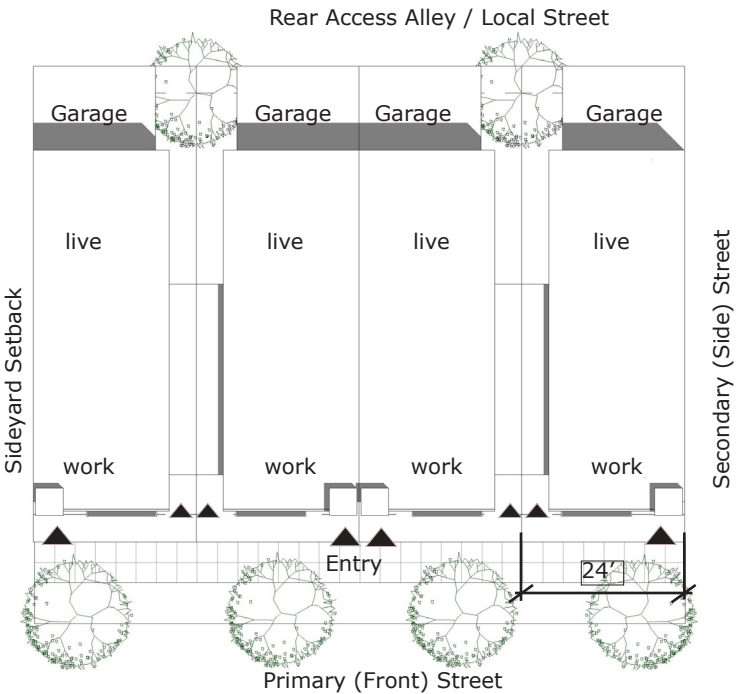
Illustrative Photo: Residential Units above Retail Frontage

10. SITE IMPROVEMENT STANDARDS

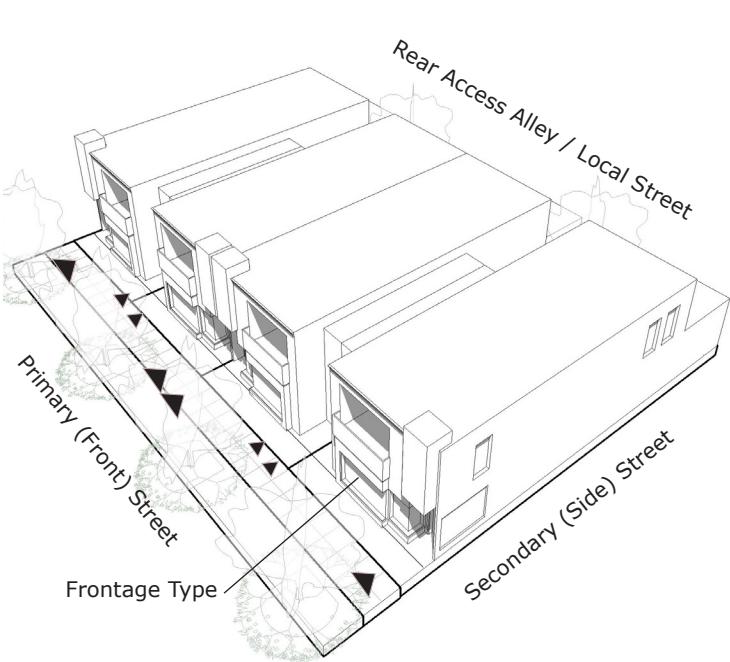
- a. ~~The Standards set forth in Section 13 are applicable to Commercial / Mixed-Use / Liner Buildings.~~

11. PARKING STANDARDS

- a. Parking may be provided in a surface parking court or in a structured parking garage preferably located behind the building frontage.
- b. Commercial ~~parking~~ **and Residential** parking quantity requirements by District - See Section 3 **(and/ or Section 4 as applicable)**
- c. ~~Residential parking quantity requirements by District - See Section 3.~~
- d. Tandem parking stalls are allowed to be used for individual residential units only.
- e. Off-street parking should not be visible from the Primary Street (i.e. screened by the building). Parking should be screened from Secondary Streets by either placement behind a structure, by fencing per Section 13.A.2 and/or landscaped per Section 11.C.7.c.
- f. See Section 13.D for Common Parking Standards.
- g. ~~Refer to Section 3 for additional District-specific parking standards.~~



Illustrative Plan Diagram



Illustrative Axonometric Diagram



Illustrative Photo: Urban Character Live/Work Building



Illustrative Photo: Residential Character Live/Work Building

1. TYPE DESCRIPTION

The Live/Work Building Type contains integrated housing units and working spaces, occupied and utilized by a single household, in either a Single-Family or Multi-family (side by side) configuration. The work component portion of the building is located at ground level with direct sidewalk access.

2. APPLICABLE DISTRICTS

The Live/Work Building Type is allowed in:

- a. ~~Village Mixed-Use (BMS-VMU) (3.B)~~
- b. ~~Neighborhood Collector (BMS-NC) (3.C)~~

3. STREETScape

- a. The ground floor work component portion of the building shall promote an active commercial environment with large windows, signage, overhead weather/sun protection, etc.
- b. In the BMS-NC District, a landscaped separation between buildings of at least 12 ft. wide is encouraged every 200 ft., or 8 units, whichever is less.
- c. Variety in building height is encouraged along a block face.

4. LOT SIZE

- a. Width: Minimum 24 ft.
- b. Depth: Minimum 90 ft.
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entrance to the ground floor work component shall be accessed directly from and face the Primary (Front) Street. Corner buildings may have access on Secondary (Side) Street.
- b. The work component access shall comply with one of the allowed frontage types.
- c. Residential units may be accessed by a separate entrance and by a stair. If a separate entrance is provided, the residential access shall be secondary to the work component access.
- d. Garages and services shall be accessed from a rear Alley / Local Street.
- e. Services, including utility access, above ground equipment and trash containers shall be located off of the Alley / Local Street.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 3
- b. The massing of the overall primary facade of the building shall be designed such that each individual unit/work component is clearly expressed.
- c. Refer to Section 3 for additional District-specific building height standards.

7. FRONTAGES

- a. Each Live/Work unit shall provide a ground floor level work component fronting on the primary street. The work component shall be a minimum of 12 ft. in depth and 100% of Frontage (less residential entry and stair, if provided).
- b. The work component shall not be used as a part of the residential unit.
- c. Each dwelling unit shall have an individual entry access frontage.
- d. Allowed Frontage Types for Live/Work units are:
 - (1) Storefront (9.B)
 - (2) Arcade (9.C)
 - (3) Gallery (9.D)
 - (4) Forecourt (9.E)
 - (5) Porch (9.G)
 - (6) Stoop (9.H)
- e. Refer to Section 9 for Frontage Type definitions and standards.
- f. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. ~~The Common Landscape standards in 11.C apply to all Live/Work Buildings.~~
- b. ~~The Commercial Landscape standards set forth in Section 11.D are applicable to Live/Work Buildings in the BMS-VMU District.~~
- c. ~~The Multi-family Landscape standards set forth in Section 11.E are applicable to Live/Work Buildings in the BMS-NC District.~~

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12.C and the Residential Sustainable standards set forth in Section 12.E are applicable to Live/Work Buildings.~~

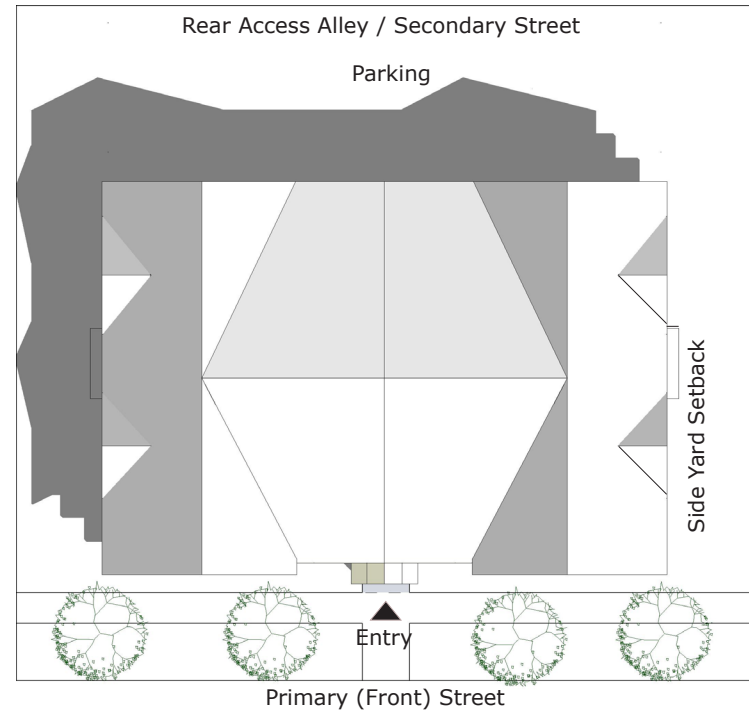
10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Live/Work Buildings.~~

11. PARKING

- a. At least one required parking space shall be in a garage, either attached to or detached from the dwelling and accessed from an Alley / Local Street.
- b. Commercial parking quantity requirements by District - See Section 3.
- c. ~~Residential parking quantity requirements by District - See Section 3.~~
- d. Tandem parking stalls are allowed to be used for individual Residential units only.
- e. Surface parking, if provided should be screened from the Primary and Secondary streets by either placement behind a structure, by fencing per section 13.A.2 and/or landscaped per Section 11.C.7.c.
- f. See Section 13.D for Common Parking Standards.
- g. ~~Refer to Section 3 for additional District-specific parking standards.~~

(UPDATED) PROPOSED AMENDMENTS ARE SHOWN:
BUILDING AND DEVELOPMENT STANDARDS FOR
8.H STACKED UNIT BUILDING



Illustrative Plan Diagram

1. TYPE DESCRIPTION

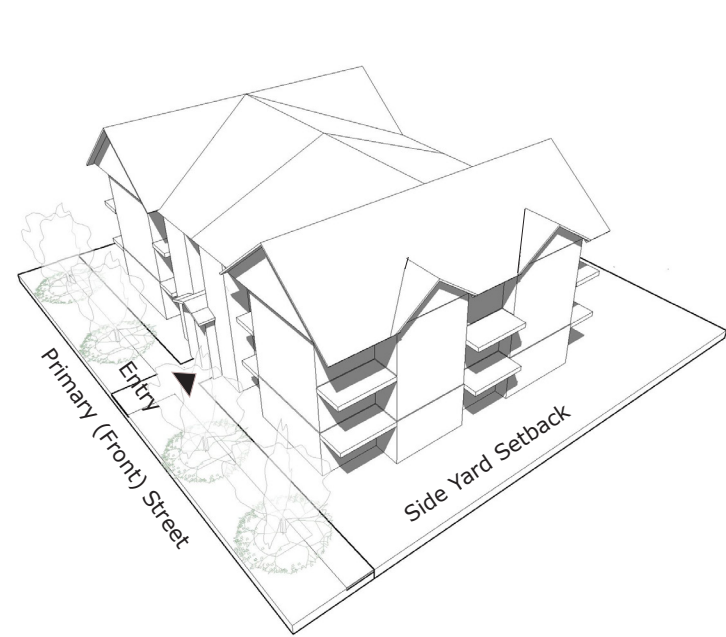
The Stacked Unit Building Type, commonly known as an Apartment, is a Multi-family residential only structure consisting of a number of dwellings units arranged side by side and stacked on multiple floors. Unit types may be either single level (flats) or multi-floor (townhouse).

2. APPLICABLE DISTRICTS

- ~~a. Village Mixed Use (BMS-VMU) (3.B)~~
- ~~b. Neighborhood Collector (BMS-NC) (3.C)~~

3. STREETScape

- ~~a. In the BMS-VMU District, Stacked Unit Buildings require ground floor units to have direct street access. Secondary access may be provided through interior corridor.~~
- b. In order to provide an active pedestrian oriented streetscape in the BMS-NC District, ground floor residential units are encouraged to provide access directly from the street. Secondary access may be provided through interior corridor.
- c. In order to maximize "eyes-on-the-street" and an active streetscape, balconies and patios are encouraged at street frontages.
- d. Variety in building height, materials and colors is encouraged along a block face.



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Minimum None, Maximum 200 ft.
- b. Depth: Minimum 90 ft.
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entrance lobby to the building shall be accessed directly from and face the Primary (Front) Street where practical.
- b. Ground floor residential units may either be accessed directly from the street and/or from an interior corridor, as required per District.
- ~~c. Upper floor units in the BMS-VMU District should be accessed from an interior corridor.~~
- d. Upper floor units in the BMS-NC District may be accessed from an interior corridor or from exterior stairs (walk-up).
- e. Elevator access may be provided to upper levels, as required by the International Building Code (IBC).
- f. Garages and services shall be accessed from a rear Alley / Local Street. This type is not allowed on a lot without an Alley / Local Street.
- g. Services, including utility access, above ground equipment and trash containers shall be located off of the Alley.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 3
- b. Refer to Section 3 for additional District-specific building height standards.



Illustrative Photo: Contemporary Apartment Building

7. FRONTAGES

- a. The main entrance shall be prominent along the street facing facade. Ground floor units with direct street access shall utilize an allowed Frontage Type.
- b. Allowed Frontage Types for Stacked Units are:
 - (1) Forecourt (9.E)
 - (2) Greenbelt (9.F)
 - (3) Porch (9.G)
 - (4) Stoop (9.H)
- c. Refer to Section 9 for Frontage Type definitions and standards.
- d. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. The Common standards in 11.C and Multi-family Landscape standards set forth in Section 11.E.2 are applicable to Stacked Unit Buildings.

9. SUSTAINABLE STANDARDS

- ~~a. The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Stacked Unit Buildings.~~

10. SITE IMPROVEMENT STANDARDS

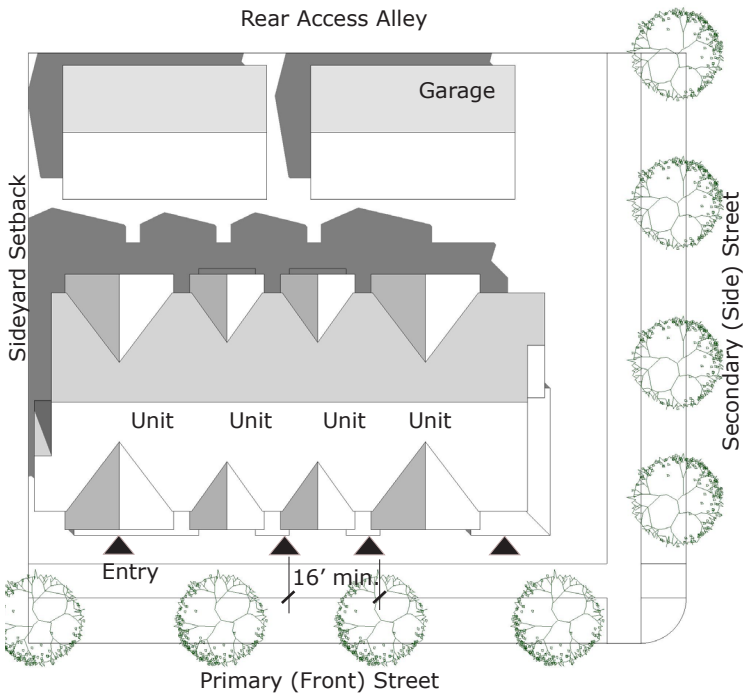
- ~~a. The Standards set forth in Section 13 are applicable to Stacked Unit Buildings.~~



Illustrative Photo: Traditional Walk-up Apartment Building

11. PARKING

- a. Parking may be provided in a surface parking lot, below grade parking structure or in detached parking garages accessed from the Alley / Local Street.
- b. Residential parking quantity requirements by District - See Section 3.
- c. Dwellings may have indirect access to their parking stalls
- d. Tandem parking stalls are allowed to be used for individual residential units.
- e. Surface parking, if provided, should be screened from the Primary and Secondary Streets by either placement behind a structure, by fencing per Section 13.A.2 and/or landscaped per Section 11.C.7.c.
- f. See Section 13.D for Common Parking Standards.
- ~~g. Refer to Section 3 for additional District-specific parking standards.~~



Illustrative Plan Diagram

1. TYPE DESCRIPTION

The Row House Building Type is a structure of townhouse (multi-level) unit types arranged side by side in a zero lot line configuration. Residential units in Row Houses have individual entrances along the frontage. Entry porches, stoops and raised front yards create a strong presence along the streetscape.

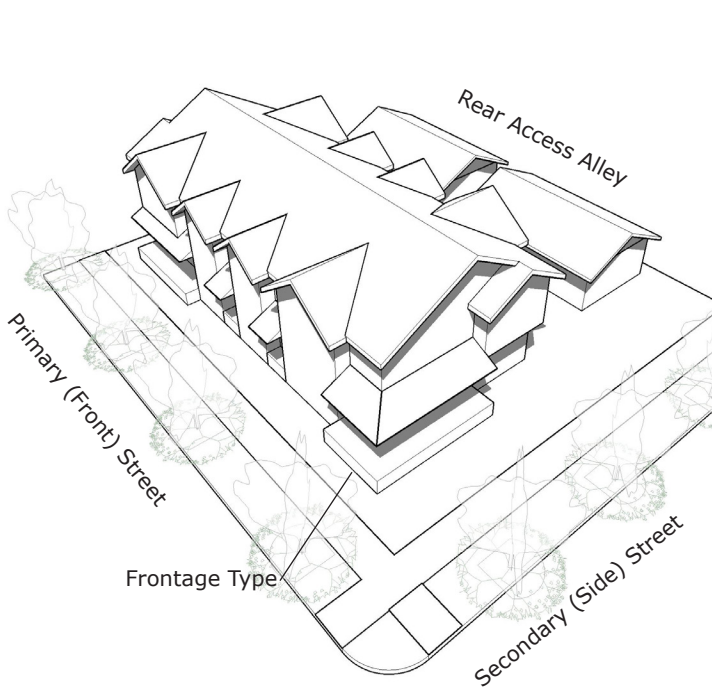
2. APPLICABLE DISTRICTS

The Row House Building Type is allowed in:

- a. Village Mixed-Use (BMS-VMU) (3.B)
- b. Neighborhood Collector (BMS-NC) (3.C)

3. STREETScape

- a. Break up long lines of Row Houses to provide visual relief and pedestrian access to Alleys.
- b. Provide a landscaped separation between buildings of at least 12 ft. wide every 200 ft. or 8 units, whichever is less.
- c. Corner lots should be wider to accommodate the side street setback along the street and to allow for building articulation and side porches.
- d. Variation in building height, materials and colors is required for multiple row house buildings along a streetscape.
- e. Place garages for end units toward the street to shield any adjacent surface parking.



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Minimum 16 ft.
- b. Depth: Minimum 70 ft. (with attached garage)
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entrance to each unit shall be accessed directly from and face the Primary (front) street where applicable. Corner buildings may have access on Secondary (side) street.
- b. Primary access shall comply with one of the allowed frontage types.
- c. Garages and services shall be accessed from a rear Alley or local street.
- d. Services, including utility access, above ground equipment and trash containers shall be located off of the Alley or screened from Primary (front) street.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 3
- b. In a three story building, a townhouse dwelling may be stacked over a ground floor flat. The flat must be accessed by it's own front door at the frontage, and the townhouse dwelling shall be accessed by a separate door and stair.
- c. In a three story building, a townhouse dwelling may be stacked over a garage. The garage must be separated from the street frontage by a habitable space at least 10' in depth.
- d. The massing of the overall primary facade of the building shall be designed such that each unit is clearly expressed.
- e. Refer to Section 3 for additional District-specific building height standards.



Illustrative Photo: Traditional Row House

7. FRONTAGES

- a. Each Row House ground floor level shall be designed so that habitable space is oriented toward the fronting Primary Street or open space.
- b. Each dwelling unit shall have an individual entry access Frontage.
- c. Allowed Frontage Types for Row Houses are:
 - (1) Forecourt (9.E)
 - (2) Greenbelt (9.F)
 - (3) Porch (9.G)
 - (4) Stoop (9.H)
- d. Refer to Section 9 for Frontage Type definitions and standards.
- e. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. ~~The Common standards in 11.C and Multi-family Landscape standards set forth in Section 11.E.2 are applicable to Row Houses.~~

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Row Houses.~~

10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Row Houses.~~



Illustrative Photo: Contemporary Row House with Stoop Frontage

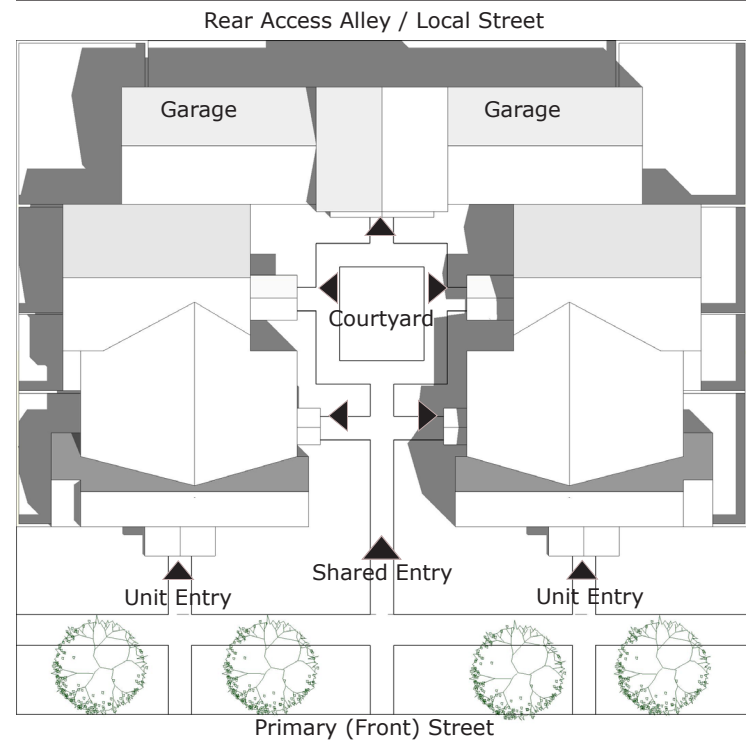
11. PARKING

- a. At least one required parking space shall be in a garage, either attached to or detached from the dwelling.
- b. Additional parking may be provided in a surface parking lot accessed from the Alley / Local Street.
- c. Residential parking quantity requirements by District - See Section 3.
- d. Dwellings may have direct or indirect access to their parking stalls.
- e. Tandem parking stalls are allowed to be used for individual residential units.
- f. Surface parking, if provided, shall be screened from the Primary and Secondary Streets by either placement behind a structure, by fencing per Section 13.A.2 and/or landscaped per Section 11.C.7c.
- g. See Section 13.D for Common Parking Standards.
- h. ~~Refer to Section 3 for additional District-specific parking standards.~~

PROPOSED AMENDMENTS ARE SHOWN:

BUILDING AND DEVELOPMENT STANDARDS FOR

8.J COURTYARD HOUSING



Illustrative Plan Diagram

1. TYPE DESCRIPTION

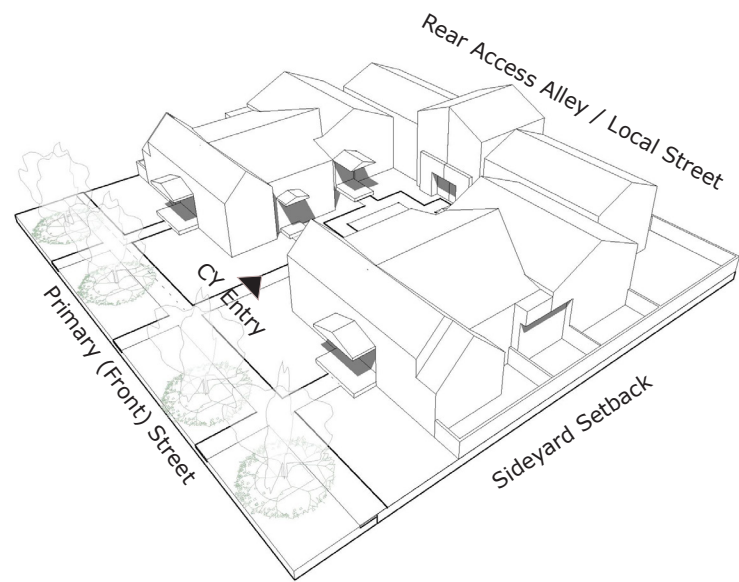
The Courtyard Housing Building Type consists of Multi-family residential units arranged around a central court. The court is open to the facing street. Residential units may be in stacked units, townhouses, or both.

2. APPLICABLE DISTRICTS

- a.  Neighborhood Collector (BMS-NC) (3.C)
- b.  Neighborhood General (BMS-NG) (3.D)

3. STREETScape

- a. The shared courtyard shall be partially or wholly open to the street.
- b. Portions of buildings adjacent to the frontage line shall address the street with building entries, allowed frontage types and windows such that it is considered a front facade.



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Minimum 125 ft.
- b. Depth: Minimum 100 ft.
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entry to each ground floor unit is directly off the common courtyard, or from the Primary (front) street.
- b. Upper level residential units shall be accessed by a courtyard level lobby or open stair.
- c. Garages and services shall be accessed from a rear Alley / Local Street.
- d. Services, including utility access, above ground equipment and trash containers shall be located off of the Alley.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 2.5
- b. The overall scale of the building shall be minimized through the expression of individual units or unit stacks, designed to a house scale.
- c. Allow for maximum exposure to sunlight in the courtyard through building siting and massing.
- d. Varied building heights are encouraged in the courtyard arrangement and should be utilized to maximize solar exposure to the courtyard.
- e. Refer to Section 3 for additional District-specific building height standards.



Illustrative Photo: Courtyard Apartments - Stacked Flats

7. FRONTAGES

- a. For Courtyard Housing, Frontages shall also apply to the internal courtyard facades.
- b. Allowed Frontage Types for Courtyard Housing Units are:
 - (1) Porch (9.G)
 - (2) Stoop (9.H)
- c. Refer to Section 9 for Frontage Type definitions and standards.
- d. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. ~~The Common standards in 11.C and Courtyard Landscape standards set forth in Section 11.E.3 are applicable to Courtyard Housing.~~ See

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12.C and Residential Sustainable standards set forth in Section 12.E are applicable to Courtyard Housing.~~ See

10. SITE IMPROVEMENT STANDARDS

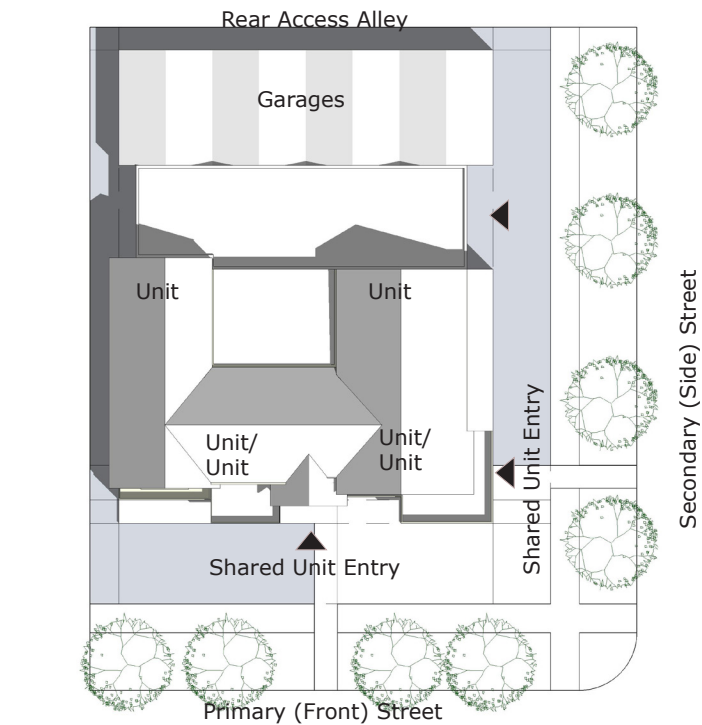
- a. ~~The Standards set forth in Section 13 are applicable to Courtyard Housing.~~ See



Illustrative Photo: Courtyard Apartments - Townhouses

11. PARKING

- a. Parking may be provided in a surface parking lot or in attached or detached parking garages accessed from the Alley.
- b. Residential parking quantity requirements by District - See Section 3.
- c. Dwellings may have direct or indirect access to their parking stalls.
- d. Tandem parking stalls are allowed to be used for individual residential units.
- e. Surface parking, if provided, shall be screened from the Primary and Secondary Streets by either placement behind a structure, by fencing per Section 13.A.1 and/or landscaped per Section 11.C.7c.
- f. Parking is not allowed in the Courtyard.
- g. See Section 13.D for Common Parking Standards.
- ~~h. Refer to Section 3 for additional District specific parking standards.~~



Illustrative Plan Diagram

1. TYPE DESCRIPTION

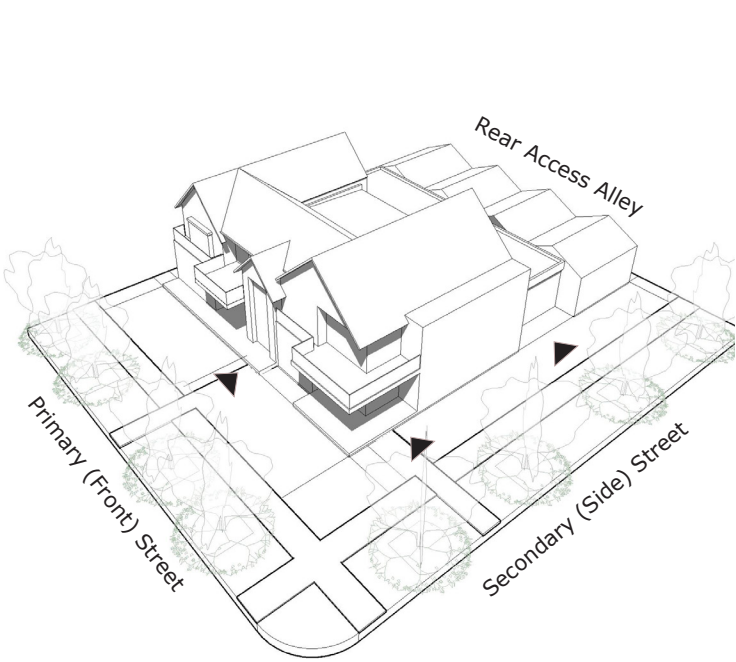
The Mansion Apartment Building Type combines 3 to 6 residences within one structure designed to resemble a large Single-Family "mansion" in a typical neighborhood setting. The units may include stacked flats and/or townhouse units. This Building Type allows for Multi-family, higher density housing to be integrated within Single-Family residential neighborhoods, offering a variety of housing types and affordable options within the neighborhood.

2. APPLICABLE DISTRICTS

- a. Neighborhood Collector (BMS-NC) (3.C)
- b. Neighborhood General (BMS-NG) (3.D)

3. STREETScape

- a. Mansion Apartments shall be designed to be compatible with adjacent Single-Family houses.
 - (1) Mid-block: limited to a maximum of 4 units.
 - (2) Corner: limited to a maximum of 6 units.
- b. In order to maintain the scale of a large Single-Family House, entries to multiple units shall be combined to limit the number of individual entries visible from the street.
 - (1) Mid-block: 2 entries max. at street frontage.
 - (2) Corner: Must utilize both street frontages for entry locations.
- c. Mansion Apartments located in the Neighborhood General District (BMS-NG) shall be sited to lessen the impact on surrounding Single-Family homes as follows;
 - (1) Limited to block ends.
 - (2) Must be sited across from an open space.
- d. Each unit shall have one outdoor space directly accessible from a living area. The space may be provided as a covered porch, patio or balcony and must be at least 6 ft. deep and a total of 72 SF minimum.



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Minimum 70 ft. , Maximum 100 ft.
- b. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entrances to dwelling units shall be accessed directly from and face the Primary (Front) Street. Corner buildings shall also have access on Secondary (Side) Street.
- b. When located on a corner, Frontage Types and entries shall be provided on both elevations facing the street.
- c. Street frontage entries to multiple units shall be combined: 3-4 units = 2 entries max, 5-6 units = 3 entries max.
- d. If a surface parking lot is provided, the rear facade must also contain unit entries. These entries may be in addition to the maximum street frontages entries.
- e. Garages and services shall be accessed from a rear Alley. This type is not allowed on a lot without an Alley.
- f. Services, including utility access, above ground equipment and trash containers shall be located off of the Alley.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 2.5
- b. Building shall be designed to a scale and massing appropriate for a large Single-Family house.
- c. Refer to Section 3 for additional District-specific building height standards.

7. FRONTAGES



Illustrative Photo: Corner Lot Mansion Apartment (6 units max.)



Illustrative Photo: Mid Block Mansion Apartment (4 units max.)

a. Allowed Frontage Types for Mansion Apartment are:

- (1) Forecourt (9.E)
- (2) Greenbelt (9.F)
- (3) Porch (9.G)
- (4) Stoop (9.H)

- b. Refer to Section 9 for Frontage Type definitions and standards.
- c. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. Since this Multi-family Building Type is designed to be integrated into a Single-Family neighborhood, the Common standards in 11.C and the Single-Family Landscape standards set forth in Section 11.E.1 ~~are applicable to Mansion Apartment Buildings.~~ **apply**

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Mansion Apartment Buildings.~~ **remove extra space**

10. SITE IMPROVEMENT STANDARDS

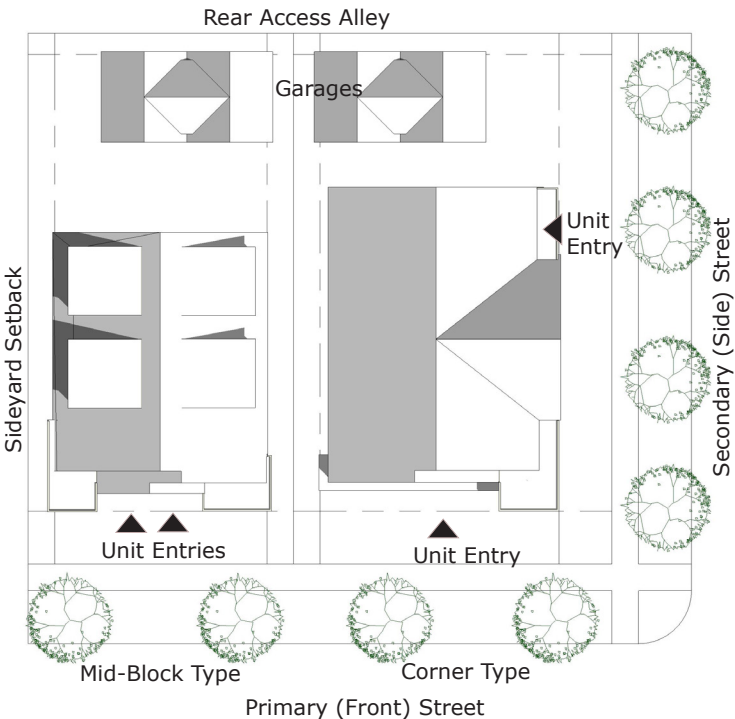
- a. ~~The Standards set forth in Section 13 are applicable to Mansion Apartment Buildings.~~ **See**

11. PARKING

- a. Parking may be provided in a surface parking lot, in attached or detached parking garages accessed from the Alley.
- b. Residential Parking quantity requirements by District - See Section 3.
- c. Dwellings may have direct or indirect access to their parking stalls.
- d. Tandem parking stalls are allowed to be used for individual residential units.
- e. Surface parking, if provided, shall be screened from the Primary and Secondary Streets by either placement behind a structure, by fencing per Section 13.A.1 and/or landscaped per Section 11.C.7.c.
- f. See Section 13.D for Common Parking Standards.
- g. ~~Refer to Section 3 for additional District specific standards.~~

Note: heading placement will be corrected

(UPDATED) PROPOSED AMENDMENTS ARE SHOWN:
BUILDING AND DEVELOPMENT STANDARDS FOR
8.L PAIRED HOUSE (DUPLEX)



Illustrative Plan Diagram

1. TYPE DESCRIPTION

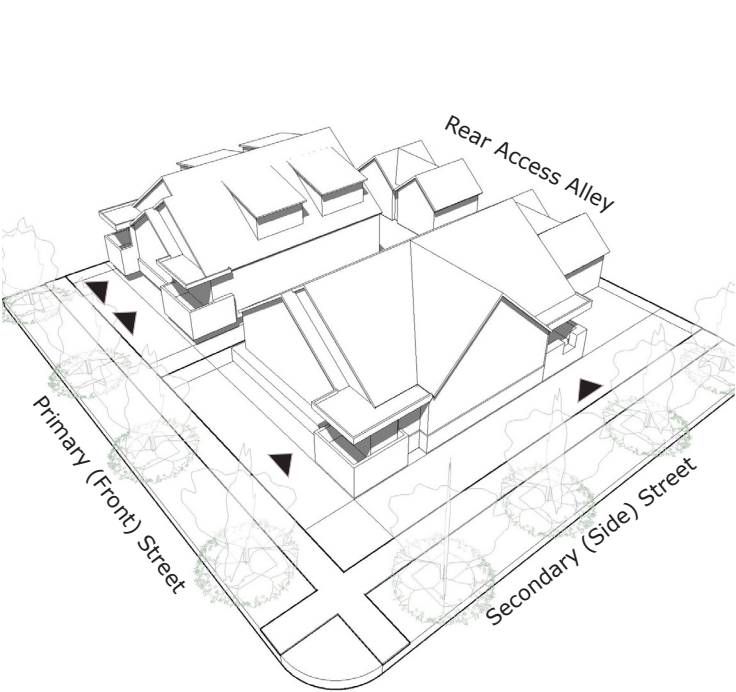
The Paired House Building Type, also known as a Duplex, combines two residences within one structure designed to resemble a Single-Family house in a typical neighborhood setting. The units may include stacked flats or side by side townhouse units. This Building Type allows for smaller scale Multi-family housing to be integrated within Single-Family residential neighborhoods, offering a variety of housing types and affordable options within the neighborhood.

2. APPLICABLE DISTRICTS

- a. Neighborhood Collector (BMS-NC) (3.C)
- b. Neighborhood General (BMS-NG) (3.D)

3. STREETScape

- a. In order to maintain the scale and context of a Single-Family house, entries to multiple units shall utilize one Frontage Type.
- b. The use of corner lots for Paired Houses is encouraged. Corner lots are ideally suited for the Building Type providing for individual unit entries on both street frontages and allowing this Multi-family housing type to blend more easily with adjacent Single-Family houses.
- c. On any block that contains four or fewer lots, Paired Houses are limited to one per block and the lot upon which the Paired House is allowed must be identified on the plat face.



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Minimum 50 ft. , Maximum 70 ft. See section 5.c below for alternate width conditions.
- b. Depth: Minimum 100 ft. — **80 ft.**
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. For mid-block buildings, the main entrances to units shall be accessed directly from and face the street. The mid-block units may have separate entries or may be combined in a single exterior entry. The main entrances to dwelling units shall be accessed directly from and face the Primary (front) street.
- b. Corner sites must utilize both street frontages for separate unit entries.
- c. The preferred access for garages and services is the rear Alley. When built on streets with front access residences, lot must be a minimum width of 100 ft. and driveways set apart by 30 ft., or, lot may be 80 ft. minimum width with shared drive to rear garage (side yard driveway access). When built on a corner lot condition, maximum width will be 74 ft. to allow a 10 ft. side yard.
- d. Services, including utility access, above ground equipment and trash containers shall be located off of the Alley, where present.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 2.5
- b. Building shall be designed to a scale and massing appropriate for a Single-Family house.
- c. Individual units may either be expressed or designed to resemble one large Single-Family house.
- d. Refer to Section 3 for additional District-specific building height standards.



Illustrative Photo: Corner Lot Duplex

7. FRONTAGES

- a. Allowed Frontage Types for Paired House are:
 - (1) Forecourt (9.E)
 - (2) Greenbelt (9.F)
 - (3) Porch (9.G)
 - (4) Stoop (9.H)
- b. Refer to Section 9 for Frontage Type definitions and standards.
- c. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

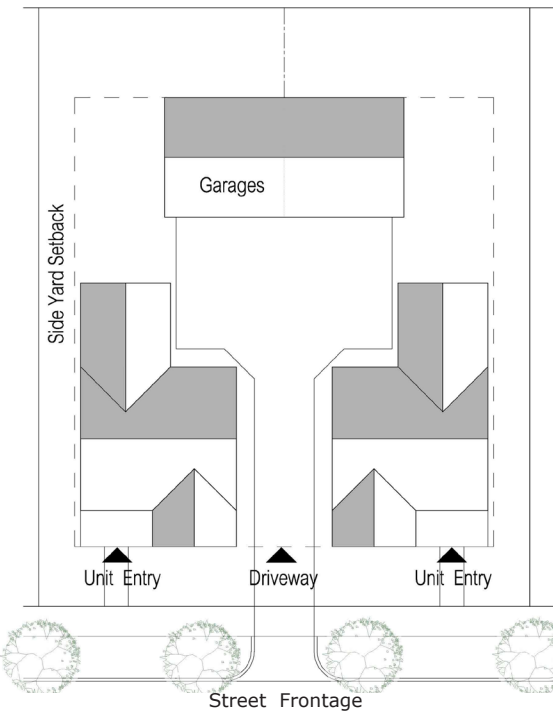
- a. Since this Multi-family Building Type is designed to be integrated into a Single-Family neighborhood, the Common standards in 11.C and the Single-Family Landscape standards set forth in Section 11.E.1 ~~are applicable to Paired Houses.~~ **apply**

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Paired Houses.~~ **See**

10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Paired Houses.~~ **See**



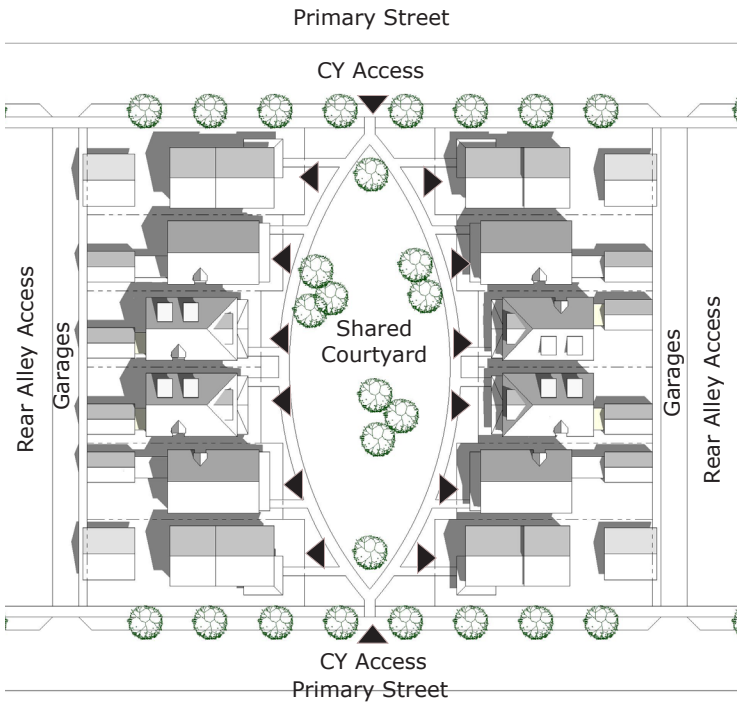
Illustrative Diagram: Mid-Block Duplex

11. PARKING

- a. Parking may be provided in attached or detached parking garages accessed from the Alley where provided. When built on a front load lot, garages shall be set back a minimum of 4 ft. from the front door or 16 ft. or more from the main front facade (side yard driveway access).
- b. Residential Parking quantity requirements by District - See Section 3.
- c. Dwellings may have direct or indirect access to their parking garages.
- d. Tandem parking stalls are allowed to be used for individual residential units.
- e. See Section 13.D for Common Parking Standards.
- f. Additional surface parking, with a minimum depth of 20 ft., may be provided adjacent to garage. Parking shall be screened from the Primary or Secondary streets by either placement behind a structure, by fencing per Section 13.A.1 and/or landscaped per Section 11.C.7.c.
- g. ~~Refer to Section 3 for additional District-specific parking standards.~~

12. ACCESSORY UNITS

- a. Accessory Units are allowed for the Paired Building Type. See Section 8.P for Accessory Unit Building Type Standards.



Illustrative Plan Diagram - Through Block Court

1. TYPE DESCRIPTION

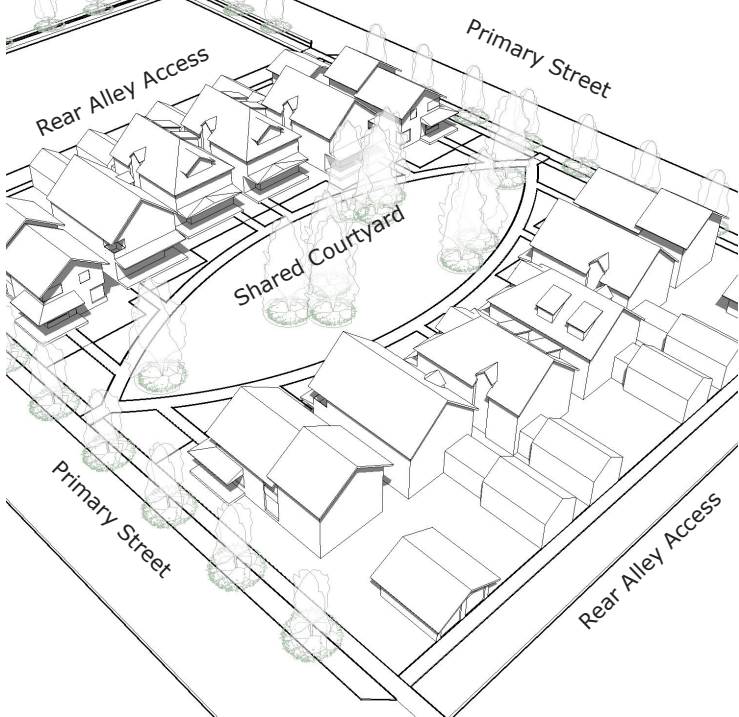
The Cottage Court Building Type consists of free-standing Single-Family residences arranged around a common, shared courtyard. A shared common building may also be provided. House and lot sizes are smaller in comparison to others in the neighborhood. The trade-off for smaller lots is the large common courtyard which may contain a variety of uses: tot lot playground, community gardens, landscaped open space, etc.

2. APPLICABLE DISTRICTS

- a. Neighborhood General (BMS-NG) (3.D)

3. STREETScape

- a. The courtyard shall be either partially or wholly open to the street. The street frontage may be open or maintained by a hedge or low fence. The courtyard entry may be defined by an arbor or similar element but should not be gated.
- b. The courtyard may span an entire block width to provide a mid-block pedestrian connection.
- c. Cottage courts may be wholly open to the street in a corner configuration, serving as an open space to the neighborhood.
- d. Consider locating courtyard open space at terminated vistas at perpendicular streets.
- e. The shared open space and individual houses of Cottage Courts can soften the transition between Districts of higher densities (i.e. BMS-NC to BMS-NG).
- f. Cottage Courts offer solutions for development of irregular shaped blocks.
- g. Portions of buildings adjacent to the street frontage shall address the street with corner elements (i.e. wrap around porch), articulation and windows similar to a front facade.



Illustrative Axonometric Diagram - Through Block Court

4. LOT SIZE

- a. Width: Minimum 35 ft.
- b. Depth: Minimum 70 ft.
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entrances to dwelling units shall be accessed directly from the courtyard. Units that are adjacent to the street frontage may be accessed from the street (i.e. corner porch).
- b. Garages and services shall be accessed from an Alley. This type is not allowed on a lot without an Alley.
- c. Services, including utility access, above ground equipment and trash containers shall be located off of the Alley.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 2
- b. Massing of houses shall be of a smaller scale, compact configuration.
- c. Allow for maximum exposure to sunlight in the courtyard through building siting and massing.
- d. Refer to Section 3 for additional District-specific building height standards.



Illustrative Photo: Mid Block Cottage Court

7. FRONTAGES

- a. For Cottage Courts, Frontages shall also apply to the internal courtyard facades.
- b. Allowed Frontage Types for Cottage Courts are:
 - (1) Porch (9.G)
 - (2) Stoop (9.H)
- b. Refer to Section 9 for Frontage Type definitions and standards.
- c. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. ~~The Common standards in 11.C and the Courtyard Landscape standards set forth in Section 11.E.3 are applicable to Cottage Courts.~~

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Cottage Courts.~~

10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Cottage Courts.~~



Illustrative Photo: Corner Block Cottage Court

11. PARKING

- a. Parking may be provided in attached or detached parking garages accessed from the Alley.
- b. Small surface lots may be provided off of Alley for additional parking.
- c. Residential Parking quantity requirements by District - See Section 3.
- d. Dwellings may have direct or indirect access to their garages.
- e. Tandem parking stalls are allowed to be used for individual residential units.
- f. Additional surface parking may be provided adjacent to garage for Accessory Unit or Home Occupation use. Parking shall be setback 20 ft. from Alley easement.
- g. Surface parking, if provided, shall be screened from the Primary and Secondary Streets by either placement behind a structure, by fencing per Section 13.A.1 and/or landscaped per Section 11.C.7.c.
- h. Parking is not allowed in the Courtyard.
- i. See Section 13.D for Common Parking Standards.
- ~~j. Refer to Section 3 for additional District-specific building height standards.~~

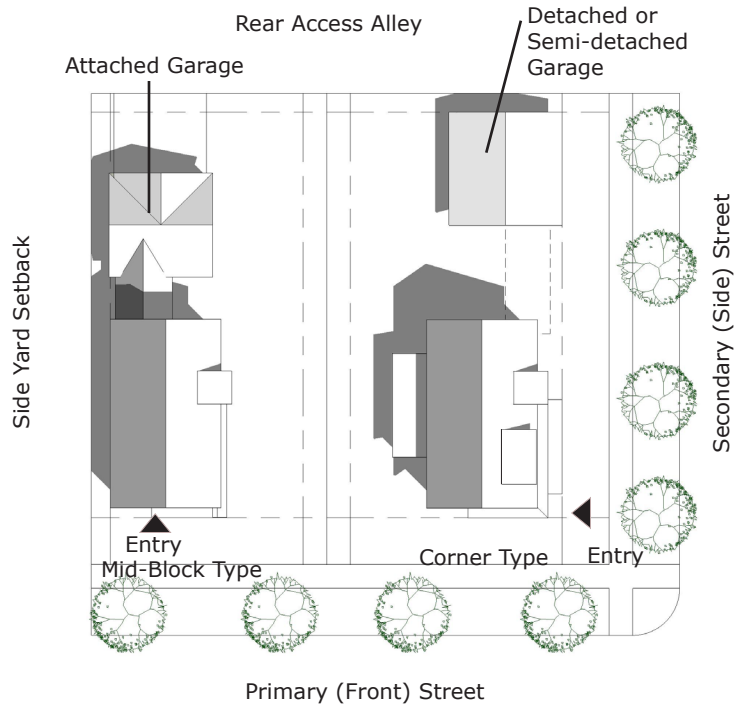
12. ACCESSORY UNITS

- a. Accessory Units are allowed for the Cottage Court Building Type. See Section 8.P for Accessory Unit Building Type Standards.

PROPOSED AMENDMENTS ARE SHOWN:

BUILDING AND DEVELOPMENT STANDARDS FOR

8.N SINGLE-FAMILY HOUSE - ALLEY ACCESS



Illustrative Plan Diagram

1. TYPE DESCRIPTION

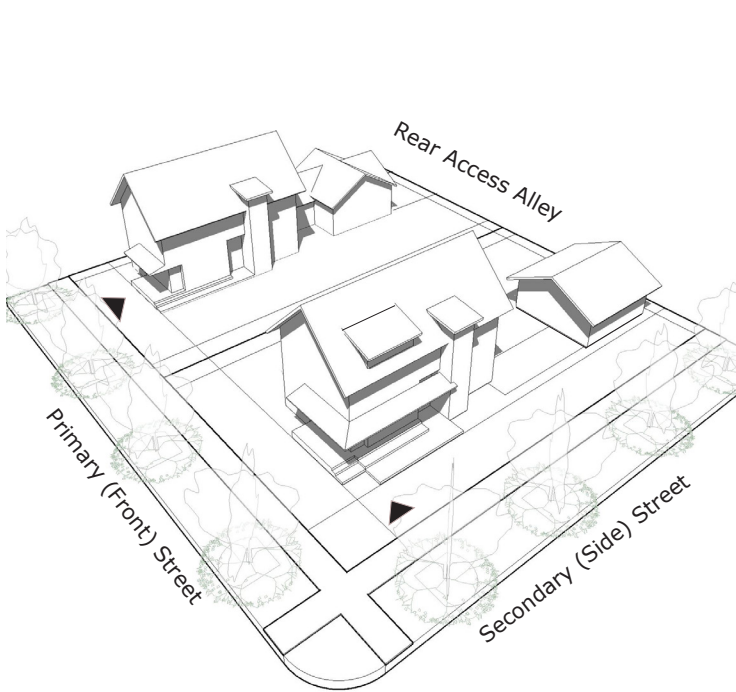
The Single-Family House - Alley Access Building Type is a structure that accommodates one primary residence. Garages are accessed by a rear Alley. Home Occupations may also be allowed per District standards. A variety of lot sizes will allow for a diverse range of Single-Family homes in order to respond to the needs of different households, house sizes and affordability levels.

2. APPLICABLE DISTRICTS

- a. Neighborhood Collector (BMS-NC) (3.C)
- b. Neighborhood General (BMS-NG) (3.D)
- c. Neighborhood Edge (BMS-NE) (3.E)

3. STREETScape

- a. Streetscape diversity is achieved through different models and architectural styles.
- b. Each block face shall contain at least three different models. Different models are defined as those with significant variation in floor plan configuration and minor variation in size or number of bedrooms.
- c. Each of the three models must have at least two architectural styles and color schemes. To further differentiate models, vary wall colors and materials.
- d. Not more than two of the same model with the same architectural style can be used on a block face.
- e. Variety in building height is encouraged along a block face.



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Minimum 40 ft.
- b. Depth: Minimum 100 ft.
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entry to the building shall be accessed directly from and face the Primary (Front) Street. Corner buildings may have access on Secondary (Side) Street.
- b. Garages and services may be accessed from a rear Alley. This type is not allowed on a lot without an Alley.
- c. Services, including utility access, above ground equipment and trash containers should be located off of the Alley.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 2.5
- b. Height may be increased to 3 stories in the BMS-NE District.
- c. Refer to Section 3 for additional District-specific building height standards.



Illustrative Photo: Corner Lot Single-Family House

7. FRONTAGES

- a. Allowed Frontage Types for Single-Family Houses are:
 - (1) Forecourt (9.E)
 - (2) Porch (9.G)
 - (3) Stoop (9.H)
 - (4) Greenbelt Frontage (9.F)
- b. Refer to Section 9 for Frontage Type definitions and standards.
- c. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. ~~The Common standards 11.C and the Single-Family Landscape standards set forth in Section 11.E.1 are applicable to Single-Family Houses.~~

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Single-Family Houses.~~

10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Single-Family Houses.~~



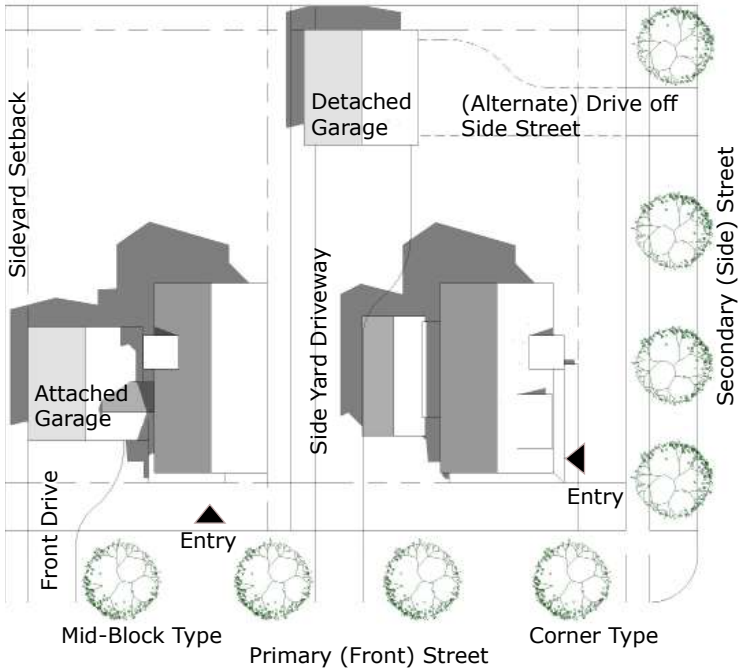
Illustrative Photo: Mid-Block Single-Family House

11. PARKING

- a. Residential Parking quantity requirements by District - See Section 3.
- b. Parking may be provided in attached, semi-detached, or detached garages accessed from the Alley. The use of each these garage types are encouraged within a block to create a varied and more interesting Alley.
- c. Dwellings ^{may} have direct or indirect access to their garages.
- d. Parking may be provided in Tandem stalls.
- e. Garages shall either be setback 4 ft. from Alley easement (no parking) OR Garages may be setback 16 ft. or more from Alley easement to allow surface parking in front of garage. Setbacks between 4 ft. and 16 ft. are not allowed due to potential parking encroachment in the Alley.
- f. Additional surface parking, with a minimum depth of 20ft., may be provided adjacent to garage. Parking shall be screened from the Primary and Secondary Streets by either placement behind a structure, by fencing per Section 13.A.1 and/or landscaped per Section 11.C.7.c.
- g. ~~Refer to Section 3 for additional District-specific parking standards.~~

~~12. ACCESSORY UNITS~~

- a. ~~Accessory Units are allowed for the Single-Family House Alley Access Building Type. See Section 8.P for Accessory Unit Building Type Standards.~~



Illustrative Plan Diagram

1. TYPE DESCRIPTION

The Single-Family House - Street Access Building Type is a structure that accommodates one primary residence. Garages are accessed from the street by a side yard or front driveway. This type cannot be used if a rear Alley is provided. Home Occupations may also be allowed per District standards. A variety of lot sizes will allow for a diverse range of Single-Family homes in order to respond to the needs of different households, house sizes, and affordable levels.

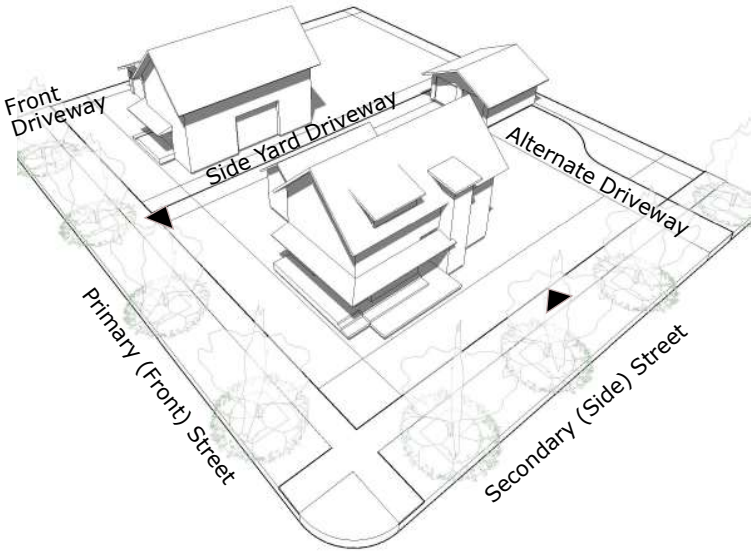
2. APPLICABLE DISTRICTS

- a. Neighborhood General (BMS-NG) (3.D)
- b. Neighborhood Edge (BMS-NE) (3.E)

3. STREETScape

- a. Street Access Houses require a design and layout that lessens the visual impact of the garages from the street. The preferred solution is the side yard driveway.
- b. Streetscape diversity is achieved through different models and architectural styles. Each block face shall contain at least three different models. Different models are defined as those with significant variation in floor plan configuration and minor variation in size or number of bedrooms.
- c. Each of the three models must have at least two architectural styles and color schemes. To further differentiate models, vary wall colors and materials.
- d. Not more than two of the same model with the same architectural style can be used on a block face.
- e. Variety in building height is encouraged along a block face.

Adjusting this requirement helps support narrower lots (and likewise affordability)



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Min. 50 ft. - 40 ft.
- b. Depth: Minimum 100 ft. - 80 ft.
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entry to the building shall be accessed directly from and face the Primary (Front) Street. Corner buildings may have access on Secondary (Side) Street.
- b. Garages and services shall be accessed from the street in either a side yard driveway or front driveway condition. On corner lots the garage may be accessed from the Secondary (side) Street.
- c. Driveways shall be placed a minimum of 30 ft. apart unless combined into a shared driveway condition.
- d. Services, including utility access, above ground equipment and trash containers shall be located off of the street and screened from view.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 2.5
- b. Height may be increased to 3 stories in the BMS-NE District.
- c. Garages shall be no more than 60 percent of the structure facade.
- C. (1) Detached or semi-detached garages shall be set to the rear of the lot with a side yard driveway. Corner lots may have driveway access from the Secondary (side) Street.
- (2) Attached garages with a front driveway condition may have three bays when one of the bays is recessed a minimum of 2 ft. from the other garage bays and when a Porch Frontage Type is used with a porch at least 80 sq. ft. in size. (See Section 9.G).



Illustrative Photo: Side Yard Driveway Access

- (3) Attached garages at corner lots may be accessed from the secondary side street, however the Primary (front) Street facing facade shall have articulation and windows, similar to the front facade.
- (4) If an attached garage is setback 16 ft. or more from the main facade of the house, or if the conditions of c(5) below are met, it shall be considered as a side yard driveway condition per 5.c. block face percentage calculation.
- (5) A garage may be part of a front facade when the garage has a side driveway condition. With a side driveway condition, the garage portion of the facade facing the street will feature design elements to match the residence. These elements may include similar window types, an upper story, and/or further architectural articulation complementary to the principal structure.
- d. Refer to Section 3 for additional District-specific building height standards.

7. FRONTAGES

- a. Allowed Frontage Types for Single-Family Houses are:
 - (1) Forecourt (9.E)
 - (1) Porch (9.G)
 - (2) Stoop (9.H)
- b. Refer to Section 9 for Frontage Type definitions and standards.
- c. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. The Common standards 11.C and the Single-Family Landscape standards set forth in Section 11.E.1 are applicable to Single-Family Houses.



Illustrative Photo: Front Driveway Garage

9. SUSTAINABLE STANDARDS

- a. The Common standards in 12.C and Residential Sustainable standards set forth in Section 12.E are applicable to Single-Family Houses.

10. SITE IMPROVEMENT STANDARDS

- a. The Standards set forth in Section 13 are applicable to Single-Family Houses.

11. PARKING

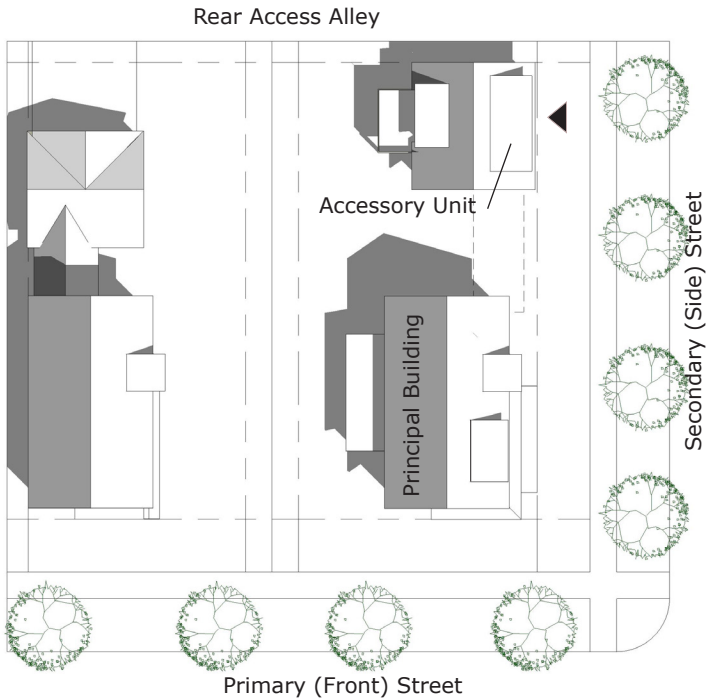
- a. Residential Parking quantity requirements by District - See Section 3.
- b. Parking may be provided in attached, semi-detached, or detached garages accessed from the street.
- c. Dwellings have direct or indirect access to their garages.
- d. Parking may be provided in Tandem stalls.
- e. Refer to Section 3 for additional District-specific parking standards.

12. ACCESSORY UNITS

- a. Accessory Units are allowed for the Single-Family House - Street Access Building Type. See Section 8.P for Accessory Unit Building Type Standards.

Note: Part of the reason for this change has to do with Solar gain (can flip a garage orientation if necessary)

(UPDATED) PROPOSED AMENDMENTS ARE SHOWN:
BUILDING AND DEVELOPMENT STANDARDS FOR
8.P ACCESSORY UNIT



Illustrative Plan Diagram

1. TYPE DESCRIPTION **in a detached unit,**

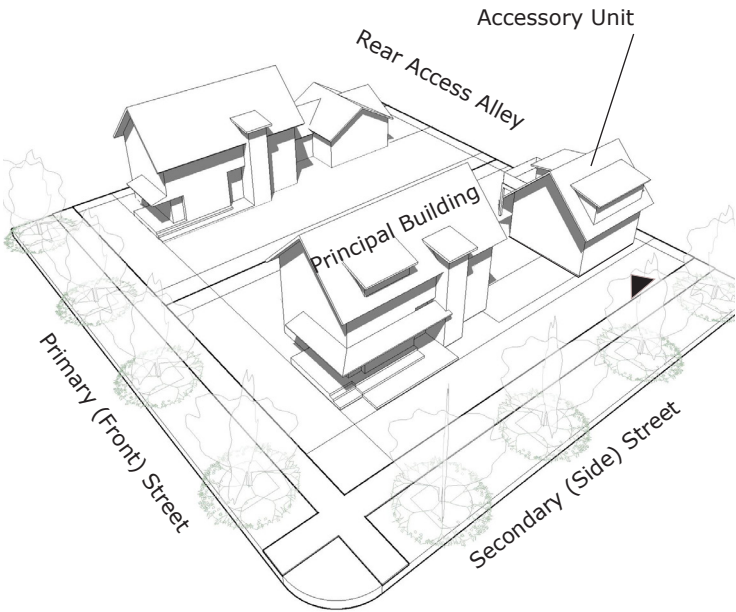
The Accessory Unit Building Type is a structure that accommodates accessory uses above a detached or semi-detached garage, or within the principal building. The Accessory Unit is located on a lot which also contains the principal building. The Accessory Unit can be used as an accessory (rental) dwelling, home office, or simply additional living space. The units may contain permanent provisions for working, living, sleeping, eating, cooking and sanitation. Dwelling units in the Accessory Unit Type are not included in the density counts for the community.

2. APPLICABLE DISTRICTS

- a. Neighborhood General (BMS-NG) (3.D)
- b. Neighborhood Edge (BMS-NE) (3.E)

3. STREETScape

- a. Corner lot Accessory Units are ideally suited for Home Occupation uses due to visibility from the street.
- b. Accessory Units enliven the Alley streetscape with activity and architectural interest, ~~however their use is limited to avoid intense density in Alleys.~~



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Minimum per Principal Building Type
- b. Depth: Minimum per Principal Building Type
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. ~~The unit is located above a detached or semi-detached garage. Access to the upper level unit may be by an open or enclosed stair, and the--~~
If ~~The main entry to the unit must be separate from the garage below and direct to the exterior.~~
- b. ~~The entry may be accessed from the Alley, side street, rear or sideyard of the main house.~~
- c. ~~Where an Alley is present, parking and services shall be located off of the Alley.~~

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 2, but in all cases not taller than the principal structure.
- b. ~~The maximum size of an Accessory Unit above a detached or semi-detached garage is 600 SF.~~ **is 1,000 SF.**
- c. ~~The maximum size of an Accessory Unit attached to the principal structure is 440 SF.~~
- d. ~~The design and massing of the Accessory Unit shall be compatible with the principal building.~~
- e. ~~Accessory Units are limited to 50% per block face.~~
- f. ~~Refer to Section 3 for additional District-specific building height standards.~~

PREVIOUS PHOTO REPLACED



Illustrative Photo: ~~Corner Lot / Alley Access~~ Accessory Unit

7. FRONTAGES

- a. Frontage Types are not applicable for Accessory Units.
- b. Refer to Section 3 for applicable District Standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS **in Section**

- a. ~~The Common standards 11.C and the Single-Family Landscape standards set forth in Section 11.E.1 are applicable to Accessory Units.~~ **See /**

9. SUSTAINABLE STANDARDS **Section**

- a. ~~The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Accessory Units.~~ **See /**

10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Accessory Units.~~ **See**



Illustrative Photo: Street Access Accessory Unit

11. PARKING

- a. Residential Parking quantity requirements by District - See Section 3.
- b. Parking standards for the principal building apply.
- c. ~~At Alley conditions one additional surface parking stall may be provided adjacent to garage for Accessory Unit or Home Occupation use. Parking shall be setback 20 ft. from Alley easement and shall be screened from the Primary and Secondary Streets by either placement behind a structure, by fencing per Section 13.A.1 and/or landscaped per Section 11.C.7.c. the street.~~
- d. ~~Refer to Section 3 for additional District specific parking standards.~~



**FRONTAGE
TYPE
STANDARDS**

9

Section 9 identifies design standards for the Frontage Types permitted in each district.

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9.A INTRODUCTION

1. Purpose

This Section identifies the design standards for each of the Building Types allowed within the Districts that make up the Badger Mountain South community. These regulations ensure that the proposed development is consistent with the project goals for building form, character and quality.

The Building Type Standards include:

- Type Description
- Required Lot Size
- Pedestrian Access
- Allowed Frontage Types
- Vehicle Access and Parking,
- Open Space Requirements
- Landscape Requirements
- Building Size and Massing
- Allowed Architectural Styles

Fix all text size inconsistencies on this page

2. Applicability

Each proposed building shall be designed in compliance with the standards of this Section for the applicable Building Type. Civic, Community and Institutional Buildings, as well as stand-alone Commercial Buildings are exempt from these standards due to their unique disposition and application. These building types shall be approved under special review by the Master Plan Architect (MPA).

3. Allowable Building Types by District

2.D

Each proposed building shall be designed as one of the types allowed by the Allowed Building Type by District Table in Section 2.3 and the Building Type Standards Summary Table Section 7.2.8.B

In addition to the standards in this Section, each Building Type is subject to the requirements of the applicable District standards in Section 3, the applicable Frontage Type Standards in Section 8, as well as the Architectural Standards in Section 9.8, and the applicable Frontage Type Standards in Section 9. Section 3 District Standards identify the Intent of the District and regulate the Building Placement on Lot (Setbacks & Encroachments), Building Profile and Type (Building Height, Building Types and Frontage Types) and Parking (Placement, Access & Requirements).

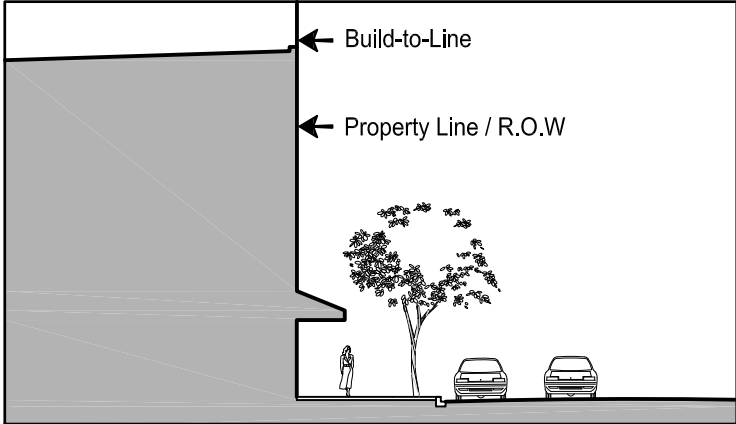
~~Section 8 Frontage Type Standards define the various allowed Frontage Types and identifies the required configuration (depth, width, height, components, etc) of each type.~~

~~Section 9 Architectural Standards identifies and defines the allowed Architectural Styles for development within the Badger Mountain South community.~~

9.B Storefront



Illustrative Photo: Commercial Streetscape Storefront Frontage



Standards Diagram Section - Storefront

1. DESCRIPTION

The Storefront Frontage Type is appropriate for Districts and Building Types that contain ground floor commercial and retail uses. This Frontage Type includes large areas of transparent glazing and doors. The main facade of the building is at or near the Build-to-Line. Canopies and awnings overlap the sidewalk along the majority of the Frontage and are wide enough to provide overhead weather protection and pedestrian scale at the street level.

2. APPLICABLE DISTRICTS

- a. ~~Village Mixed-Use (BMS-VMU) (3.B)~~
- b. ~~Neighborhood Collector - Commercial (BMS-NC) (3.C)~~

3. APPLICABLE BUILDING TYPES

- a. Neighborhood Goods and Services Buildings (8.E)
- b. Commercial / Mixed-Use/ Liner (8.F)
- c. Live/Work Building (8.G)

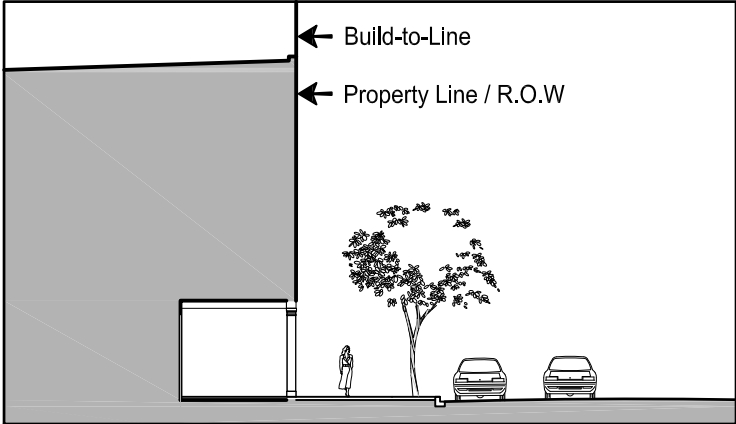
4. STANDARDS

- a. Placement: At or near Build-to-Line, per District.
- b. Windows and Doors: At least 75% of the first floor wall area along the primary frontage shall have transparent glazed openings between 2 ft. and 9 ft. above the sidewalk level. The Storefront shall provide clear views of merchandise displays within the space a min. of 4 ft. in depth. Entrances are at sidewalk grade.
- c. Elements: Canopies and awnings shall overlap the sidewalk 5 ft. min. in depth and provide 8 ft. min. /16 ft. max. clear height, as measured above the adjacent sidewalk. A City of Richland Sidewalk Use Licence is required for elements that extend over a public sidewalk.
- d. Cafe seating and merchandise display is encouraged on the sidewalk in front of the Storefront. Five ft. of unobstructed sidewalk must be provided between the curb line and the outdoor seating area.

9.C ARCADE



Illustrative Photo: Outdoor Dining at Arcade Frontage



Standards Diagram Section - Arcade

1. DESCRIPTION

The Arcade Frontage Type is appropriate for Districts and Building Types that contain ground floor commercial and retail uses. Arcade Frontage includes a colonnade supporting habitable commercial or residential space above. The colonnade provides pedestrian shelter and opportunities for covered outdoor dining and merchandise display.

2. APPLICABLE DISTRICTS

- a. ~~Village Mixed-Use (BMS-VMU) (3.B)~~
- b. ~~Neighborhood Collector - Commercial (BMS-NC) (3.C)~~

3. APPLICABLE BUILDING TYPES

- a. Neighborhood Goods and Services Buildings (8.E)
- b. Commercial / Mixed-Use/ Liner (8.F)
- c. Live/Work Building (8.G)

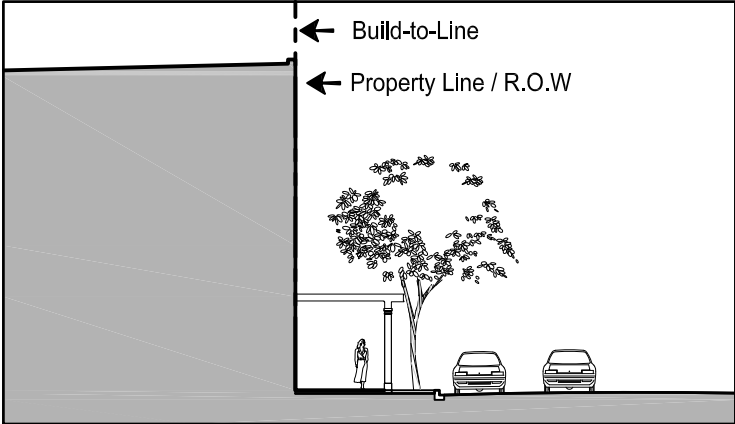
4. STANDARDS

- a. Placement: At or near Build-to-Line, per District.
- b. Windows and Doors: Storefronts shall correspond to colonnade spacing. The Storefront shall provide clear views of merchandise displays within the space. Entrances are at sidewalk grade.
- c. Elements: Arcade shall be no less than 8 ft. wide and 10 ft. tall.
- d. Cafe seating and merchandise display is encouraged in the Arcade. A City of Richland Sidewalk Use License is required for use of a public sidewalk.

9.D GALLERY



Illustrative Photo: Gallery Frontage Streetscape



Standards Diagram Section - Gallery

1. DESCRIPTION

The Gallery Frontage Type is appropriate for Districts and Building Types that contain ground floor commercial and retail uses. Gallery Frontage includes a colonnade supporting a roof or balcony above. The colonnade covers the sidewalk and provides pedestrian shelter and opportunities for covered outdoor dining and merchandise display.

2. APPLICABLE DISTRICTS

- a. ~~Village Mixed-Use (BMS-VMU) (3.B)~~
- b. ~~Neighborhood Collector - Commercial (BMS-NC) (3.C)~~

3. APPLICABLE BUILDING TYPES

- a. Neighborhood Goods and Services Buildings (8.E)
- b. Commercial / Mixed-Use/ Liner (8.F)
- c. Live/Work Building (8.G)

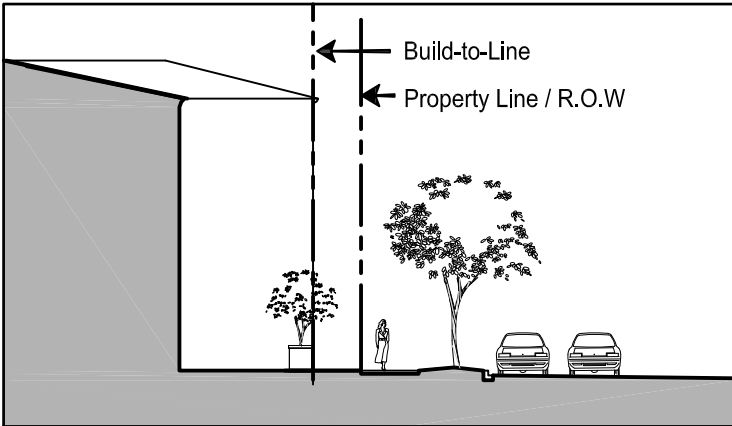
4. STANDARDS

- a. Placement: Colonnade may overlap the width of the sidewalk to within 5 ft. of the curb. Overlap of R.O.W. requires easement.
- b. Windows and Doors: Storefronts shall correspond to colonnade spacing. The Storefront shall provide clear views of merchandise displays within the space. Entrances are at sidewalk grade.
- c. Elements: Gallery shall be no less than 8 ft. wide and 10 ft. tall.
- d. Cafe seating and merchandise display is encouraged in the Gallery. A City of Richland Sidewalk Use License is required for use of a public sidewalk.

9.E FORECOURT



Illustrative Photo: Residential Entry Court



Standards Diagram Section - Forecourt

1. DESCRIPTION

The Forecourt Frontage Type is appropriate for either residential or commercial Districts and Building Types. This Frontage includes a small court space that is setback while the majority of the building is placed at or near the frontage line. The Forecourt may be used as an entry court and shared garden space for residential uses, or as additional shopping or restaurant seating areas within commercial districts. This type should be used sparingly along a block frontage.

2. APPLICABLE DISTRICTS

- ~~a. Village Mixed-Use (BMS-VMU) (3.B)~~
- b. Neighborhood Collector (BMS-NC) ~~(3.C)~~ (3.C.A or B)
- c. Neighborhood General (BMS-NG) (3.D)
- d. Neighborhood Edge (BMS-NE) (3.E)

3. APPLICABLE BUILDING TYPES

- a. All Building Types (Section 8)

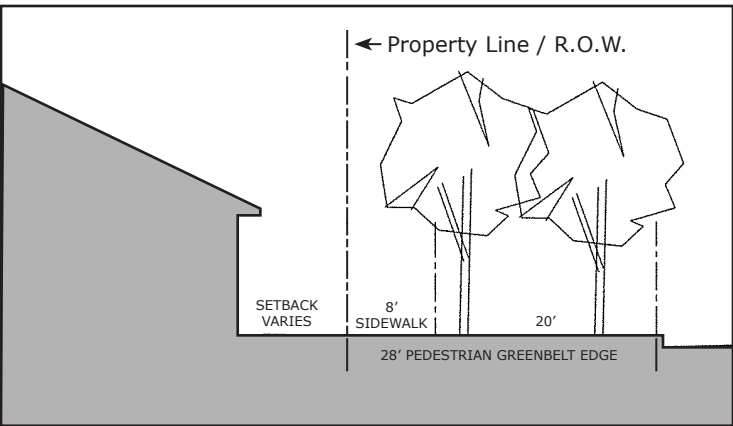
4. STANDARDS

- a. Placement: Court space shall front onto a street. The proportions and solar orientation should be carefully considered for user comfort.
- b. Windows and Doors: Entrances are at sidewalk grade.
- c. Elements: A small wall, hedge or fence shall be placed along the frontage line where it is not defined by a building; see Fencing Standards, section 13.A.
- d. Large trees placed in the Forecourt may overhang the sidewalks.

9.F GREENBELT



Illustrative Photo: Row Houses on Greenbelt



Standards Diagram Section - Greenbelt

1. DESCRIPTION

The Greenbelt Frontage Type is located per the Regulating Plan for Civic Spaces (5.B) primarily along Collector streets and serve as a "green connection" and trail network to amenities throughout the community. This Frontage Type serves as a buffer from the Collector Streets.

2. APPLICABLE DISTRICTS

- a. Neighborhood Collector (BMS-NC) ~~(3.C)~~ (3.C.A or B)
- b. Neighborhood General (BMS-NG) (3.D)

3. APPLICABLE BUILDING TYPES

- a. All Building Types allowed in District (Section 8)

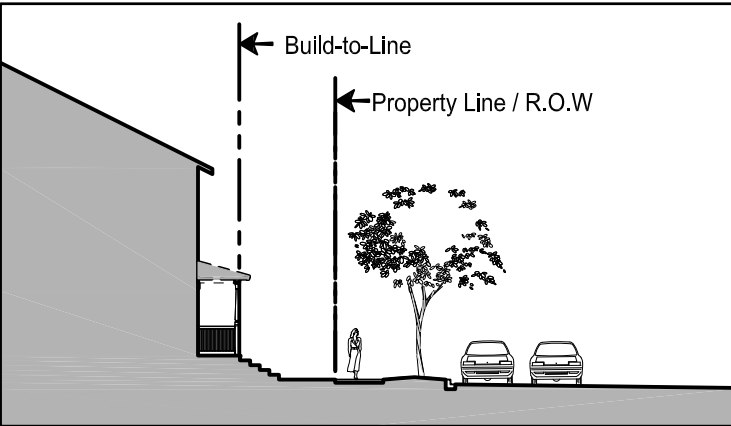
4. STANDARDS

- a. Placement: The Greenbelt frontage creates a deep landscaped setback from the street. Buildings fronting on the greenbelt may have any of the allowable frontages for the Building Type (i.e. Porch, Stoop, etc.)
- b. Windows and Doors: Entrances may be at or above sidewalk grade.
- c. Elements: Frontage onto Greenbelt may be undefined or defined by fence or hedge.
- d. An 8 ft. min. wide sidewalk located along the property line will provide the public access for adjacent buildings.
- e. A Primary or Secondary Trail will meander through the Greenbelt, see ~~5.K~~ ^{update} Illustrative Trail Layout Plan. When a Primary Trail is co-located within a Greenbelt, the Trail shall take on the development standards of the Greenbelt and no additional sidewalk is required.
- f. The Greenbelt shall be a minimum of 28 ft. deep along building Frontages.
- g. See Section ~~5.H~~ ^{update} for additional Greenbelt standards.

9.G PORCH



Illustrative Photo: Single-Family Front Porches



Standards Diagram Section - Porch

1. DESCRIPTION

The Porch Frontage Type is appropriate for all residential Districts and Building Types. This Frontage includes a covered roof area enclosing an outdoor room deep enough for seating. The Porch provides a transition between public and private space and creates opportunity for interaction between neighbors.

2. APPLICABLE DISTRICTS

- ~~a. Village Mixed-Use - Residential only (BMS-VMU) (3.B)~~
- b. Neighborhood Collector (BMS-NC) ~~(3.C)~~ (3.C.B)
- c. Neighborhood General (BMS-NG) (3.D)
- d. Neighborhood Edge (BMS-NE) (3.E)

3. APPLICABLE BUILDING TYPES

- a. All Residential Building Types (8.F-8.O)

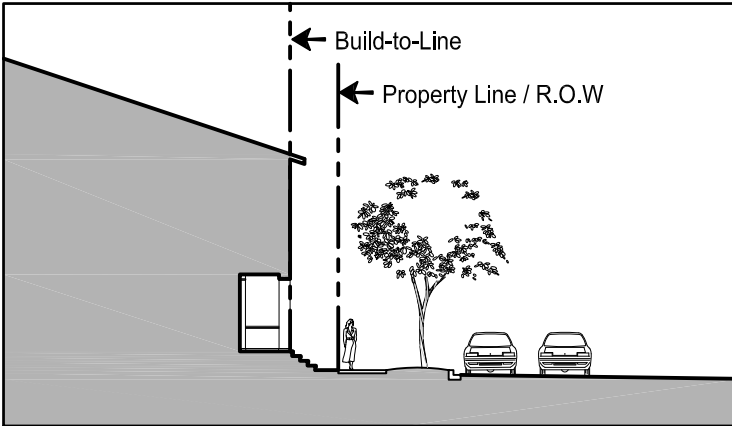
4. STANDARDS

- a. Placement: Building front shall be placed back far enough to allow for a Porch and stair, if required. Stair may encroach into required setback.
- b. Windows and Doors: Entrances may be at or above sidewalk grade.
- c. Elements: Porch shall be no less than 6 ft. deep to allow for usable seating area. However, the Porch may be reduced to a depth of 4 ft. to meet house and architectural style requirements. Upper floor decks are permitted above the Porch.

9.H STOOP



Illustrative Photo: Row House Stoop Frontages



Standards Diagram Section - Stoop

1. DESCRIPTION

The Stoop Frontage Type is appropriate for Districts and Building Types that contain higher density housing where the ground floor residential use is close to the frontage line and raised from the street for privacy. This Frontage includes an exterior stair and landing and may be covered.

2. APPLICABLE DISTRICTS

- ~~a. Village Mixed-Use - Residential only (BMS-VMU) (3.B)~~
- b. Neighborhood Collector (BMS-NC) ~~(3.C)~~ (3.C.B)
- c. Neighborhood General (BMS-NG) (3.D)
- d. Neighborhood Edge (BMS-NE) (3.E)

3. APPLICABLE BUILDING TYPES

- a. All Multi-Family Building Types (8.F-8.M)
- b. Single-Family Homes, if appropriate for style (8.N-8.O)

4. STANDARDS

- a. Placement: Building facade may be setback the depth of the entry stair from the sidewalk. Stair may encroach into required setback.
- b. Windows and Doors: Entrances are raised above sidewalk grade, where feasible.
- c. Elements: The Stoop may include a covered roof, awning, or door may be inset within the building front.

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**LANDSCAPE
STANDARDS**

11

Section 11 describes the landscape guidelines and standards for the Badger Mountain South community.

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11.C	Common Standards Applicable to all Districts.....	11-3
11.D	Civic and Commercial District Standards.....	11-4
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11.F	Drought Tolerant and/or Native/Naturalized Plant List.....	11-5 11-11
11.G	Refined Plant List.....	11-7 11-12 11-15

11.A INTRODUCTION

The landscape guidelines and standards which follow are intended to complement the natural beauty of the Badger Mountain Preserve, help define the Badger Mountain South neighborhoods and commercial areas and provide a visually pleasant gateway into the City of Richland.

The landscape character of the Badger Mountain South community as identified in these standards borrows heavily from the precedent of the original shrub-steppe landscape found here. However that historical character is joined with other opportunities for a more refined and urban landscape pattern that relates to edges of uses and defines spaces into activity areas.

This section is divided into the following sub-sections: Guiding Principles, which suggest the overall orientation for all landscape applications; Common Standards, which apply to all Districts; District-specific landscape standards; and finally extensive plant lists of materials suitable in a variety of situations.

11.B GUIDING PRINCIPLES



1. WATER CONSERVATION

- a. Drought tolerant plants. **or zeriscaping.**
- b. Native/naturalized plants, suitable for site.
- c. Plants grouped into areas of similar water needs.

WATER CONSERVATION continued

- d. Design for low maintenance.
- e. Drip irrigation shall be primary irrigation system throughout community.
- f. Lawn to be drought tolerant.

2. REGIONAL LANDSCAPE CHARACTER

- a. Establishment of regional landscape character is encouraged.



3. REFINED LANDSCAPE

- a. Design active use areas with soft native plant edge to frame in activity and blend in with native character.
- b. Provide drought tolerant, low grow lawn in active open space as needed for use.

4. TREES

- a. Encourage street tree organization in grouped spacing; vary pattern.
- b. Street trees in green belts arranged in varied pattern.
- c. Encourage use of trees to promote shade, air quality, and diverse ecosystems.

5. ENGAGE ALL SENSES

- a. Design with five senses in mind.
- b. Plants should be:
 - Colorful
 - Fragrant
 - Have varied texture
 - Layer plants of different structure for sound variation
 - Edible



Water Conserving Street Frontage Landscape

1. GENERAL STANDARDS

- a. At a minimum, all landscape design must conform with the requirements of RMC 23.54 Off-Street Parking and Landscape
- b. Landscape design should be both aesthetic and functional.
- c. Landscape design should enhance the building architecture and frame significant architectural elements.
- d. Landscape design may be informal, as applied to large use areas, or refined, as applied in commercial and residential districts.
- e. The use of trellises, arbors, planters, low walls and similar, are encouraged and when used should complement the building style.
- f. Mature tree height should be accounted for when locating trees near any utility and otherwise planted 10-feet from all utilities.
- g. Landscaping within a Clear Vision Triangle ^(at intersections) must not be higher than 18-inches when mature.
- h. Plant materials should be similar to the Drought Tolerant and/or Native/naturalized Plant List and Refined Plant List, Sections 11.F-11.G or other COR approved equivalent. Plants not selected from the lists must be native, naturalized, drought tolerant, and/or suitable in Tri-Cities Region USDA Hardiness Zone.
- i. Water conservation may be achieved by a combination of any of the following techniques:
 - (1) Group plants into areas of similar water need;
 - (2) Locate plants based on solar orientation, exposure and drainage patterns; and
 - (3) Amend soil based on existing conditions.

2. IRRIGATION

- a. Irrigate street frontage, alley, front, front/side yard transition, rear, side yard, and greenbelt landscape using a drip or sub-surface irrigation system, until plants are established. Spray irrigation system exceptions may be granted for Usable Lawn areas only.
- b. Use weather or moisture sensor with automatic control as needed.



Alley Landscape

3. STREET FRONTAGE / MEDIAN LANDSCAPE

- a. Street tree planting is required along all public streets and medians unless site constraints such as sight distance or utility conflicts prohibit installation. Builders must provide street trees aligned in clusters of varied spacing or equal spacing depending on the street character.
- b. When street trees are planted with equal spacing, spacing shall be 30 ft. o.c., typ. or as noted in Section 6: Street Standards per Edge Type 6.C-6.H.
- c. Street tree minimum size at installation as follows:
 - (1) Arterial Street - 1.5" caliper
 - (2) Collector Street - 1.5" caliper
 - (3) Local Street - 1.5" caliper
- e. Street trees must be centered in the landscape planter unless otherwise dictated by site constraints.
- f. Street frontage landscape planter shall consist of low maintenance, drought tolerant ornamental grasses, shrubs, or groundcover not to exceed 24" ht., or 18" ht. within 20 ft. of all intersections.
- g. See Section 6: Street Standards for width and location of street frontage landscape planter per Edge Type 6.C-6.H.

4. ALLEY LANDSCAPE

- a. A 4 ft. wide shoulder is provided on either side of the paved Alley per Section 6.G. The intent of this shoulder is to provide space for cars to pull over to pass in a two-way traffic condition.
- b. 4 ft. wide shoulder in Alley 6" depth crushed gravel suitable for driving surface.

5. HEDGE/WALL

- a. Hedges and walls may be used to create privacy and extend into the landscape as a complimenting feature to the building architecture.
- b. Hedges shall be composed of evergreen shrubs, not to exceed 4 ft. ht., See 11.G - Refined Plant list for Evergreen Hedge Plants.
- c. Walls shall consist of stone, masonry, or building materials that complement the principal structure, not to exceed 4 ft. ht.

6. DECORATIVE LANDSCAPE PLANTERS

- a. Will be free standing, and made of commercial grade materials and designed for heavy public use.
- b. The landscape planter design and style shall be a reflection of the neighborhood character to which they reside.
- c. Landscape planters shall include hardware or other deterrents for skateboards.

7. PARKING LOT LANDSCAPE

- a. Requirements
 - (1) Landscaping shall:
 - i. Be located to break up large expanses of pavement, both internally and at perimeters;
 - ii. Define and delineate driveways, parking stalls and pedestrian walkways;
 - iii. Screen parking lots from adjacent properties and street frontages;
 - iv. Be disbursed throughout the lot;
 - v. Be comprised primarily of deciduous trees for shading, with understory of shrubs and groundcover plants.
- b. Interior landscaping
 - (1) A minimum five percent (5%) of the total paved parking area (including parking stalls, driveways and walkways) shall be landscaped;
 - (2) Required perimeter and building foundation landscaping shall not be considered as part of the Interior Landscaping requirements. Exception: Where a required planter island abuts a required perimeter landscape area, the perimeter landscape may be widened but no additional planter landscape area is required.
 - (3) Interior Landscaping requirements will NOT apply to parking lots containing ten (10) or fewer parking stalls;
 - (4) All planter islands will be protected by a continuous, raised concrete curb;
 - (5) Planter islands shall be a minimum width of five (5) feet (inclusive of curbing) and the full depth of the adjacent parking stalls (minimum 75 square feet);
 - (6) Interior planter islands will contain a minimum of (1) deciduous shade tree and complemented with shrubs and groundcover not to exceed 3 feet in mature height;
 - (7) Every 12 parking stalls will be broken up with a planter island, if the row of parking contains a maximum of 14 stalls, no interior island is required;
 - (8) A planter island is required at the ends and corners of every row of parking stalls;
 - (9) Use of "turf" lawn is prohibited in interior landscape islands.
 - (10) Irregular- shaped planter islands shall contain the minimum 100 square feet of landscape area and protect the full depth of adjacent parking stalls.
- c. Perimeter Landscaping Abutting Adjacent Properties and Public Rights-of-Way
 - (1) Minimum landscape strip of 5-feet in width is required along all sides abutting adjoining properties.
 - (2) Minimum landscape strip of 10-feet in width is required along all sides abutting a public right-of-way.
 - (3) All perimeter landscape strips shall be planted with one type or a combination of tree types – small coniferous evergreen trees; small deciduous accent trees; and large deciduous shade trees.
 - (4) The "understory" planting will include one of the following three options and will form a solid screen and cover within two (2) years of planting:
 - i. A combination of shrubs and groundcover planted in a formal hedge planting and with a mature, minimum height of 18" and maximum height of 3-feet.

- ii. Segmental, solid screen wall - min. 30"/max.42" high (durable materials/no exposed wood), combined with wall-clinging plants and/or low shrub planting.
- iii. Earth mounded berm – min. 30"/max. 42" high, covered with an "informal" arrangement of low shrubs and groundcover (BMS-SD-DR District only).
- (6) All planter islands will be protected by a continuous, raised concrete curb;
- (7) Coordinate proposed tree and shrub locations and plant species with existing trees and shrubs on adjacent properties.
- (8) If proposed parking lot abuts an existing hedge, wall or screen planting that satisfies the requirements of this section, perimeter planting requirements MAY be relaxed. Provide adjacent plant location(s), plant types and sizes as part of the proposed landscape treatment.
- (9) Use of "turf" lawn is prohibited in perimeter landscape strips.
- d. Maintenance
 - (1) It will be the Owner's responsibility to maintain all landscape elements on their property.
 - (2) Landscaping will be kept in good condition, free of debris and refuse.
 - (3) Live plant material shall be kept alive in a healthy and thriving condition.
 - (4) Use of a temporary or permanent, drip or other approved water-conserving irrigation system, is required.
- e. Certificate of Occupancy
 - (1) The installed landscape will be inspected and no certificates of occupancy will be issued unless and until the landscaping meets all the requirements of the approved Landscape Plan and the LUDR - Section 11.
 - (2) If the landscaping cannot be installed safely and insure survival due to the time of year or other good cause, a temporary certificate of occupancy may be issued for a maximum period of 6 months. The owner shall furnish a satisfactory "bond" assurance for that 6-month period, guaranteeing installation of the approved landscaping.

8. NEIGHBORHOOD AND COMMUNITY STORAGE AREA SCREENING

- a. Neighborhood Storage Areas must be fenced per Section 13.A.3, Community Storage Facility per 13.A.4.
- b. Between the sidewalk and the fence, or the fence and the side or rear setbacks, an evergreen hedge shall be planted, per Section 11.G., and irrigation provided. The plantings shall be of sufficient size and quantity to reasonably be expected to provide 100% screening within three years of planting.
- c. Storage Facility screening only applies to BMS-NG and BMS-NC-P districts.

11.D CIVIC AND COMMERCIAL DISTRICT STANDARDS



Commercial Facility

1. APPLICABLE DISTRICTS

- ~~a. Village Mixed Use (BMS-VMU) (3.B)~~
- b. Neighborhood Collector - Commercial (BMS-NC) (3.C)
- c. Civic (BMS-CIVIC) (3.F)
- d. Special Districts:
 - (BMS-SD-SR) (4.B)
 - (BMS-SD-CMU) (4.C)
 - (BMS-SD-DR) (4.D)

2. SUBMITTAL PROCESS

- a. All development permit applications for civic, commercial, and multi-family buildings are required to submit a landscape plan. A "landscape" plan will include all areas of plazas, hardscape gathering places as well as planted areas; these areas will all count towards meeting the overall landscape requirements.
- b. Civic and commercial development proposals will include 10 percent Landscape Coverage of the site. The Master Developer of a commercial area may set aside common areas that meet this requirement rather than meeting it on a parcel by parcel basis.
- c. Multi-family structures that are over 50 units and use stacked units or courtyard building types are required to have designated children play areas of 5 square feet per unit, unless developed as Senior Housing. Play areas will meet Local Park standards and amenities, Section 5.D.

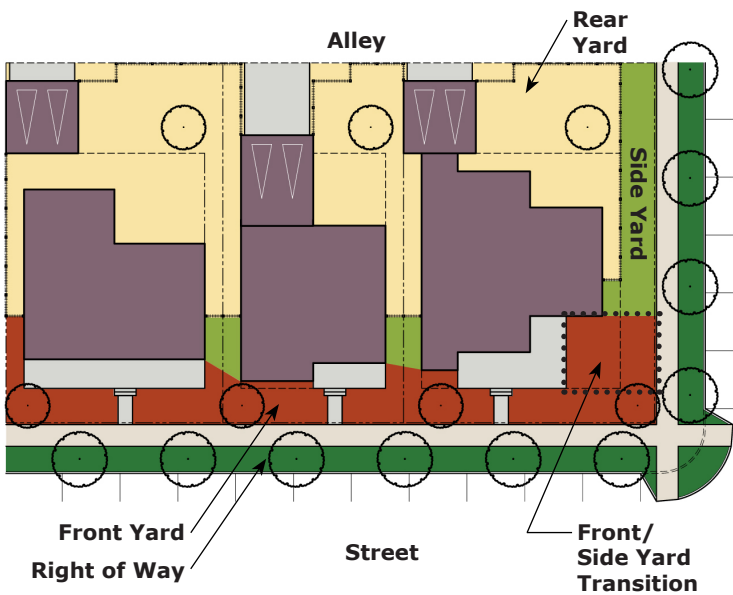
3. RIGHT OF WAY STANDARDS

- a. Street trees - Required, See Street Frontage Landscape, Section 11.C.3
- b. Sidewalk - Required, See Section 6: Street Standards

4. PARKING LOT LANDSCAPE STANDARDS

- a. See Common Parking Lot Landscape Standards, Section 11.C.7

11.E RESIDENTIAL STANDARDS



1. SINGLE FAMILY RESIDENTIAL

a. Applicable Districts

- (1) Neighborhood Collector - Commercial (BMS-NC) (3.C)
- (1) Neighborhood General (BMS-NG) (3.D)
- (2) Neighborhood Edge (BMS-NE) (3.E)

b. Right of Way

- (1) Street trees - See Street Frontage Landscape 11.C.3
- (2) Sidewalk - See Section 6: Street Standards

c. Front Yard

- (1) Front yard tree per lot - 1 required.
- (2) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or Usable Lawn.
- (3) Entry walk - 4 ft. wide minimum.

d. Front/Side Yard Transition

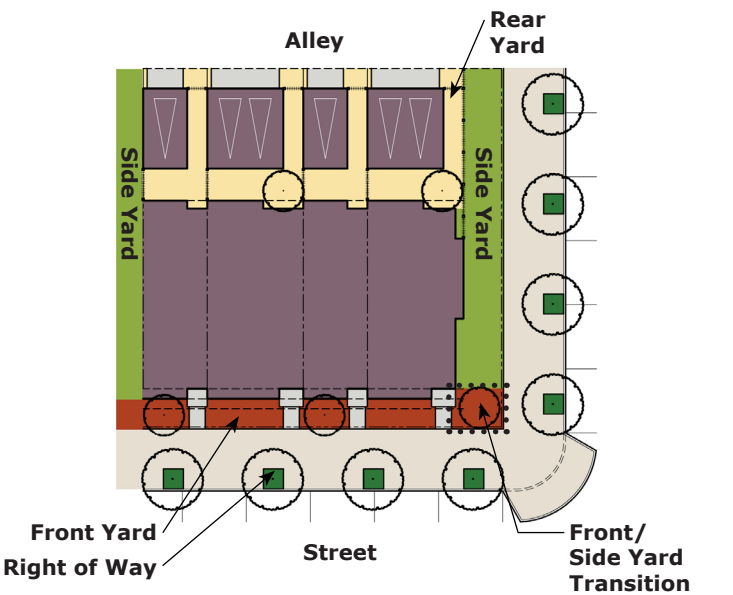
- (1) Front yard tree per lot - 1 encouraged.
- (2) Informal or formal landscape design: 100% Landscape Coverage.
- (3) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or Usable Lawn.

e. Side Yard

- (1) Side yard visible from the street: 60% Minimum Landscape Coverage.
- (2) Corner lot side yard: 100% Landscape Coverage.
- (3) Use of perennials, ornamental grasses, shrubs, vines, groundcovers and / or useable lawn.

f. Rear Yard

- (1) At a minimum, the rear yard shall be seeded or mulched for a stabilized surface.
- (2) Where rear yards abut a collector street, a 5 ft. landscape buffer shall be provided. For buffer planting requirements, see 11.C.7.c.



2. MULTI-FAMILY RESIDENTIAL

a. Applicable Districts

- ~~(1) Village Mixed Use (residential ground floor) (BMS-VMU) (3.B)~~
- (2) Neighborhood Collector (BMS-NC) (3.C)
- (3) Neighborhood General (BMS-NG) (3.D)

b. Right of Way

- (1) Street trees - See Street Frontage Landscape 11.C.3
- (2) Sidewalk - See Section 6: Street Standards

c. Front Yard

- (1) Front yard tree per lot - 1 required in areas without zero lot line condition. At zero lot line conditions, 1 tree per every 3 units is required.
- (2) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or Usable Lawn.
- (3) Entry walk - 5 ft. wide minimum.

d. Front/Side Yard Transition

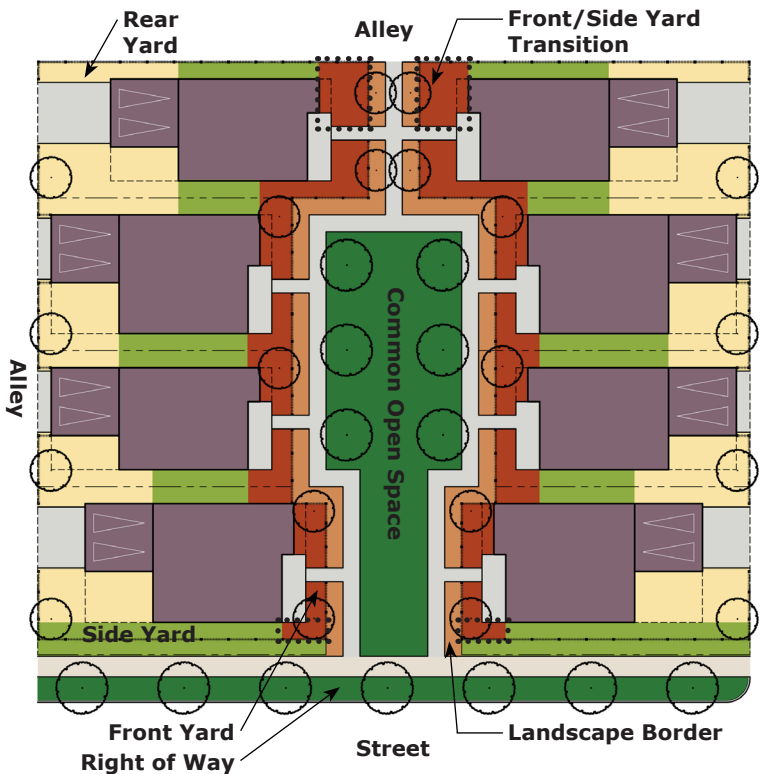
- (1) Front yard tree per lot - 1 encouraged.
- (2) Informal or formal landscape design: 100% Landscape Coverage.
- (3) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or useable lawn.

e. Side Yard

- (1) Side yard visible from the street: 60% Minimum Landscape Coverage.
- (2) Corner lot side yard: 100% Landscape Coverage.
- (3) Use of perennials, ornamental grasses, shrubs, vines, groundcovers and / or useable lawn.

f. Rear Yard

- (1) At a minimum, the rear yard shall be seeded or mulched for a stabilized surface.
- (2) Where rear yards abut a collector street, a 5 ft. landscape buffer shall be provided. For buffer planting requirements, see 11.C.7.c.



3. COURTYARD RESIDENTIAL

a. Applicable Districts

- (1) Neighborhood Collector (BMS-NC) (3.C)
- (2) Neighborhood General (BMS-NG) (3.D)

b. Right of Way

- (1) Street trees - See Street Frontage Landscape 11.C.3
- (2) Sidewalk - See Section 6: Street Standards

c. Front Yard

- (1) Front yard tree per lot - 1 required.
- (2) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or Usable Lawn.
- (3) Entry walk - 4 ft. wide minimum.

d. Front/Side Yard Transition

- (1) Landscape design: 100% Landscape Coverage.
- (2) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or Usable Lawn.

e. Side Yard

- (1) Side yard visible from common courtyard/green or street: 60% Minimum Landscape Coverage.
- (2) Corner lot side yard: 100% Landscape Coverage.
- (3) Use of perennials, ornamental grasses, shrubs, vines, groundcovers and / or useable lawn.

f. Rear Yard

- (1) At a minimum, the rear yard shall be seeded or mulched for a stabilized surface.
- (2) Where rear yards abut a collector street, a 5 ft. landscape buffer shall be provided. For buffer planting requirements, see 11.C.7.c.

g. Common Open Space

- (1) Canopy trees at 30 ft. o.c.
- (2) Ornamental trees @ 20 ft. o.c.
- (3) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or Usable Lawn.
- (4) Sidewalk width - 5 ft. wide minimum.

h. Landscape Border

- (1) Use of ornamental trees, perennials, ornamental grasses, shrubs, vines, and/or groundcovers.

11.F DROUGHT TOLERANT AND/OR NATIVE/NATURALIZED PLANT LIST

Drought Tolerant and/or Native/Naturalized Plant List provides a cohesive list of plant materials that are suited for the Tri-Cities region, and should be used as a guideline for landscape design. This list contains plants that are Drought Tolerant and/or Native or Naturalized. Each plant is designated as either N=Native or Naturalized, * = Drought Tolerant, or both. The large open space areas of Badger Mountain South will primarily consist of native plants or plant materials from this list.

11.G *Refined Plant List* suggests plant materials to be used in areas of specific use such as: parks, community gardens, residential landscapes, and similar circumstances. Other COR approved plants may also be used.

The (2) plant lists are intended to be used interchangeably, and should be used in harmony with one another for site specific landscape design intent.

NOTE:

- All plant materials are suitable for the Tri-Cities region based on USDA Hardiness Zone
- All plant materials on "USDA Plants Database, Washington State - Listed Noxious Weeds" list are PROHIBITED
- Edible plants are allowed, but not present on plant list. Edible plants shall be used where desired.

N = Native or Naturalized Plant Materials

***** = Drought Tolerant Plant Materials

DECIDUOUS TREES

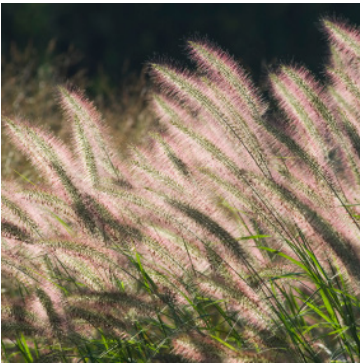
Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Acer campestre</i>	Hedge Maple	35' X 25'	1-1/2" Caliper	Sun	*
<i>Acer ginnala</i>	Amur Maple	15-20' X 15-20'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Acer glabrum</i>	Rocky Mountain Maple	20-30' X 20'	1-1/2" Caliper	Sun/Pt. Shade	* N
<i>Acer negundo</i> 'Sensation'	Sensation Box Elder	40' X 30'	1-1/2" Caliper	Sun/Pt. Shade	N
<i>Acer platanoides</i> 'Cleveland'	Cleveland Norway Maple	50' X 40'	1-1/2" Caliper	Sun/Pt. Shade	N
<i>Acer saccharum</i>	Sugar Maple	60' X 40'	1-1/2" Caliper	Sun/Pt. Shade	N
<i>Aesculus glabra</i>	Horsechestnut	25-35' X 15-25'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Alnus cordata</i>	Italian Alder	40' X 25'	1-1/2" Caliper	Sun	*
<i>Betula occidentalis</i>	Water Birch	12-15' X 12-15	1-1/2" Caliper	Sun	N
<i>Catalpa speciosa</i>	Western Catalpa	40-70' X 40-50'	1-1/2" Caliper	Sun	*
<i>Celtis occidentalis</i>	Common Hackberry	50-60' X 40-50'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Cercis occidentalis</i>	Western Redbud	10-15' X 10-15'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Cotinus coggygia</i>	Common Smoke Tree	10-15' X 10-15'	4-6' ht.	Sun	*
<i>Crataegus douglasii</i>	Black Hawthorn	10-20' X 20'	1-1/2" Caliper	Sun	* N
<i>Crataegus monogyna</i>	English Hawthorn	30' X 8'	1-1/2" Caliper	Sun	* N
<i>Fraxinus pennsylvanica</i>	Green Ash	50-60' X 30-40'	1-1/2" Caliper	Sun	*
<i>Ginkgo biloba</i>	Maiden Hair Tree	30-50' X 15-25'	1-1/2" Caliper	Sun	*
<i>Gleditsia t. var. inermis</i>	Thornless Honey Locust	35-70' X 25-35'	1-1/2" Caliper	Sun	*
<i>Gymnocladus dioica</i>	Kentucky Coffee Tree	50-60' X 30-40'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Koelreuteria paniculata</i>	Golden Raintree	20-30' X 25-35'	1-1/2" Caliper	Sun	*
<i>Morus alba</i>	White Mulberry	30-50' X 30-50'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Nyssa sylvatica</i>	Sour Gum	30-50' X 15-25'	1-1/2" Caliper	Sun	*
<i>Populus tremuloides</i>	Quaking Aspen	20-60' X 15-30'	1-1/2" Caliper	Sun	* N
<i>Prunus avium</i>	Sweet Cherry	15-30' X 15-30'	1-1/2" Caliper	Sun	N
<i>Prunus emarginata</i>	Bitter Cherry	15-30' X 15-30'	6-8' ht.	Sun	N
<i>Prunus padus</i>	European Bird Cherry	15-30' X 15-30'	1-1/2" Caliper	Sun	*
<i>Prunus tomentosa</i>	Nanking Cherry	15-30' X 15-30'	6-8' ht.	Sun	N
<i>Prunus virginiana</i>	Chokecherry	20-30' X 10-15'	6-8' ht.	Sun	* N
<i>Quercus bicolor</i>	Swamp White Oak	50-60' X 50-60'	1-1/2" Caliper	Sun	*



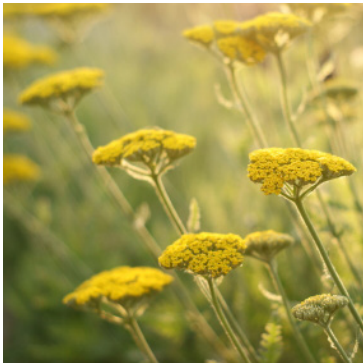
Meadow Sage



Oregon Grape



Fountain Grass



Moonshine Yarrow



Nootka Rose

SOURCES:

- Washington State University - Drought Tolerant Plants. By Tonie Fitzgerald, Revised January 2005. Washington State University, U.S. Department of Agriculture, and Spokane County.
- Benton County - Vascular Plant List. By R. Savers (1986), K. Beck (1994-1997), F. Caplow (1994-1997), and J. Downs (2003-2004).
- Native Plants of Eastern Washington: The Natural Way to Grow. By Washington Native Plant Society, Columbia Basin Chapter; <http://www.wnps.org/cbasin/index.html>
- Washington State University - Recommended Trees for the Mid-Coumbia Region. By Washington State University, September 2009.

DECIDUOUS TREES continued

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Quercus garryana</i>	Garry Oak	40-90' X 30-60'	1-1/2" Caliper	Sun	* N
<i>Quercus macrocarpa</i>	Burr Oak	60-75' X 30-40'	1-1/2" Caliper	Sun	*
<i>Robinia pseudoacacia</i>	Black Locust	40-75' X 30-60'	1-1/2" Caliper	Sun	N
<i>Salix babylonica</i>	Weeping Willow	30-40' X 35'	1-1/2" Caliper	Sun	N
<i>Salix scouleriana</i>	Scouler's Willow	30' X 30'	1-1/2" Caliper	Sun	N
<i>Sophora japonica</i>	Japanese Pagoda Tree	50-70' X 50-70'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Sorbus aucuparia</i>	European Mountain Ash	20-40' X 15-25'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Tillia tomentosa</i>	Silver Linden	40-50' X 20-30'	1-1/2" Caliper	Sun	*
<i>Ulmus pumila</i>	Siberian Elm	50' X 40'	1-1/2" Caliper	Sun	*

EVERGREEN TREES

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Juniperus occidentalis</i>	Western Juniper	50-60' X 30-50'	6-8' ht.	Sun	N
<i>Juniperus scopulorum</i>	Rocky Mountain Junier	10-30' X 8-15'	6-8' ht.	Sun	* N
<i>Picea abies</i>	Norway Spruce	60' X 25'	6-8' ht.	Sun/Pt. Shade	*
<i>Picea pungens</i>	Colorado Blue Spruce	50-75' X 25'	6-8' ht.	Sun/Pt. Shade	*
<i>Pinus aristata</i>	Bisltecone Pine	20-30' X 10-15'	6-8' ht.	Sun	*
<i>Pinus flexilis</i>	Limber Pine	30-55' X 15-25'	6-8' ht.	Sun	*
<i>Pinus nigra</i>	Austrian Pine	40-60' X 20-30'	6-8' ht.	Sun	*
<i>Pinus ponderosa</i>	Ponderosa Pine	80-100' X 25-30'	6-8' ht.	Sun/Pt. Shade	* N
<i>Pinus strobus</i>	White Pine	50-80' X 20-40'	6-8' ht.	Sun	*
<i>Thuja occidentalis</i>	American Arborvitae	20-30' X 10-15'	6-8' ht.	Sun/Pt. Shade	N
<i>Tsuga canadensis</i>	Canadian Hemlock	40-70' X 25-35'	6-8' ht.	Sun/Pt. Shade	N

SHRUBS, BUNCHGRASSES, GROUNDCOVERS AND PERENNIALS - SEE APPENDIX

SHRUBS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Amelanchier alnifolia</i>	Serviceberry	10-12' X 20'	30-36" ht./sp.	Sun/Pt. Shade	* N
<i>Aronia arbutifolia</i>	Red Chokeberry	6-8'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Artemisia tridentata</i>	Big Sagebrush	4-15' X 3-10'	30-36" ht.	Sun	* N
<i>Artemisia tripartita</i>	Three-Tip Sage	Varies	30-36" ht.	Sun	N
<i>Atriplex canescens</i>	Four-wing Saltbush	3-6' X 4-8'	18-24" ht.	Sun	* N
<i>Berberis hematocarpa</i>	Red Barberry	3-6'	18-24" ht.	Sun/Pt. Shade	*
<i>Berberis t. 'Crimson Pygmy'</i>	Crimson Pygmy Japanese Barberry	1' X 3'	12-18" ht.	Sun	*
<i>Berberis thunbergii</i>	Japanese Barberry	4-6' X 4-6'	18-24" ht.	Sun	*
<i>Caragana arborescens</i>	Siberian Pea Shrub	15' X 20'	30-36" ht./sp.	Sun	*
<i>Caragana frutex</i>	Russian Pea Shrub	10' X 8'	30-36" ht./sp.	Sun	*
<i>Caryopteris x clandonensis</i>	Blue Mist	2' X 2'	12-18" ht.	Sun	*
<i>Ceratoides lanata</i>	Winter Fat	1-3' X 1-3'	12-18" ht.	Sun	*
<i>Cercocarpus ledifolius</i>	Curl-Leaf Moutain Mahogany	5-12' X 5-12'	30-36" ht.	Sun	*
<i>Chamaebatiera millifolium</i>	Fernbush	6-8' X 6-8'	24-30" ht.	Sun	*
<i>Chrysothamnus viscidiflorus</i>	Green Rabbitbrush	6' X 3'	18-24" ht.	Sun	* N
<i>Chrysothamnus nauseaus</i>	Rabbitbrush	6' X 3'	18-24" ht.	Sun	*

SHRUBS continued

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Cornus stolonifera</i>	Redtwig Dogwood	7-9' X 12'	24-30" ht./sp.	Sun or Shade	N
<i>Corylus cornuta californica</i>	Western Hazelnut	5-12' X 5-12'	30-36" ht./sp.	Sun/Pt. Shade	N
<i>Cotinus coggyria</i>	Smoke Tree	12-15' X 12-15'	30-36" ht./sp.	Sun	*
<i>Cotoneaster acutifolius</i>	Peking Cotoneaster	6-10' X 6-10'	30-36" ht./sp.	Sun	*
<i>Cotoneaster adpressus</i>	Cotoneaster	1' X 6'	12-18" sp.	Sun/Pt. Shade	*
<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster	3' X 6'	18-24" ht./sp.	Sun	*
<i>Cotoneaster divaricatus</i>	Spreading Cotoneaster	6' X 6'	24-30" ht./sp.	Sun	*
<i>Cotoneaster horizontalis</i>	Rock Cotoneaster	2-3' X 15'	12-18" sp.	Sun/Pt. Shade	*
<i>Ephedra viridis</i>	Mormon Tea	3-4' X 3-4'	12-18" ht./sp.	Sun	*
<i>Eriogonum niveum</i>	Snow Buckwheat	1-2' X 1-2'	12-18" sp.	Sun	N
<i>Eriogonum sphaerocephalum</i>	Rock Buckwheat	1-2' X 1-2'	12-18" sp.	Sun	N
<i>Falugia paradoxa</i>	Apache Plume	4-6' X 5'	24-30" ht./sp.	Sun	*
<i>Forestiera neomexicana</i>	New Mexican Privet	12-18' X 12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Genista tinctoria</i>	Woadwaxen	6' X 6'	30-36" ht./sp.	Sun	*
<i>Hippophae rhamnoides</i>	Sea Buckthorn	8-10' X 8-10'	30-36" ht./sp.	Sun	*
<i>Holodiscus discolor</i>	Ocean Spray	3' X 4'	24-30" ht./sp.	Part Shade	*
<i>Juniperus horizontalis</i>	Creeping Juniper	1' X 8-10'	12-18" sp.	Sun/Pt. Shade	*
<i>Kolkwitzia amabilis</i>	Beauty Bush	10-12' X 10-12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Lavendula sp.</i>	Lavender	2-4'	12-18" ht./sp.	Sun	*
<i>Ligustrum vulgare</i>	Common Privet	15' X 12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Lindera benzoin</i>	Spicebush	6-12' X 6-12'	30-36" ht./sp.	Sun	*
<i>Lonicera maachii</i>	Amur Honeysuckle	10-15'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Mahonia repens</i>	Creeping Mahonia	1' X 3'	12-18" sp.	Sun/Pt. Shade	*
<i>Microbiota decussata</i>	Siberian Carpet Cypress	1' X 7-8'	12-18" sp.	Sun or Shade	*
<i>Myrica pensylvanica</i>	Bayberry	9' X 5-12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Philadelphus lewisii</i>	Mock Orange	5-10' X 5-12'	30-36" ht./sp.	Lt. Shade	N
<i>Philadelphus microphyllus</i>	Littleleaf Mock Orange	4-5' X 4-5'	24-30" ht.	Sun/Pt. Shade	* N
<i>Physocarpus opulifolius</i>	Common Ninebark	9' X 10'	30-36" ht.	Sun/Pt. Shade	*
<i>Pinus mugo mugo</i>	Mugo Pine	2-6' X 12'	18-24" ht./sp.	Sun/Pt. Shade	*
<i>Potentilla fruticosa</i>	Cinquefoil	1-4' X 2-4'	12-18" ht./sp.	Sun/Pt. Shade	*
<i>Prunus besseyi</i>	Hanson's Bush Cherry	4-6' X 4-6'	24-30" ht.	Sun	*
<i>Rhamnus frangula</i>	Alder Buckthorn	10-12' X 10-12'	30-36" ht./sp.	Sun	*
<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Sumac	2-3' X 6-8'	12-18" sp.	Sun/Pt. Shade	*
<i>Rhus glabra</i>	Smooth Sumac	10-20'	30-36" ht./sp.	Sun	* N
<i>Rhus typhina</i>	Staghorn Sumac	15' X 15'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Ribes aureum</i>	Golden Currant	3-6' X 3-6'	24-30" ht.	Part Shade	* N
<i>Rosa nutkana</i>	Nootka Rose	6' X 4'	24-30" ht.	Sun/Pt. Shade	*
<i>Rosa rubrifolia</i>	Redleaf Rose	6' X 5'	24-30" ht.	Sun/Pt. Shade	*
<i>Rosa rugosa</i>	Rugosa Rose	3-6' X 3-6'	24-30" ht.	Sun	*
<i>Rubus deliciosus</i>	Thimbleberry	3-5' X 6'	24-30" ht./sp.	Sun/Pt. Shade	*
<i>Salvia dorrii</i>	Desert Sage	1-3' X 2-4'	12-18" ht.	Sun	N
<i>Sambucus cerulea</i>	Blue Elderberry	10-15' X 10'	30-36" ht./sp.	Sun/Pt. Shade	N
<i>Sambucus nigra</i>	Black Elder	Varies	24-30" ht.	Sun/Pt. Shade	N
<i>Spiraea x vanhouttei</i>	Vanhoutte Spirea	6' X 8'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Symphoricarpos albus</i>	Common Snowberry	2-6' X 2-6'	12-18" ht.	Sun/Pt. Shade	N
<i>Symphoricarpos x chenaultii</i>	Chenault Coralberry	2-6' X 2-6'	12-18" ht.	Sun/Pt. Shade	*

11.F DROUGHT TOLERANT AND/OR NATIVE/NATURALIZED PLANT LIST continued

SHRUBS continued

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Syringa vulgaris</i>	Common Lilac	8-20' X 6-15'	30-36" ht./sp.	Sun	*
<i>Taxus cuspidata</i>	Japanese Yew	10-25' X 5-12'	24-30" ht.	Sun/Pt. Shade	*
<i>Viburnum lantana</i>	Wayfaring Tree	10-20' X 10-20'	30-36" ht.	Sun/Pt. Shade	*
<i>Viburnum trilobum</i>	Cranberry Bush	10' X 8	30-36" ht.	Sun/Pt. Shade	*
<i>Yucca sp.</i>	Yucca	1-7' X 1-4'	18-24" ht.	Sun	*

BUNCHGRASSES

NOTE: Min. size 4" pots, typ. Upon approval from Master Landscape Architect, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Achnatherum hymenoides</i>	Indian Ricegrass	12-24"	4" pots	Sun	N
<i>Elymus elymoides</i>	Squirreltail	12-24"	4" pots	Sun	N
<i>Festuca idahoensis</i>	Idaho Fescue	12-24"	4" pots	Sun/Pt. Shade	N
<i>Hesperostipa comata</i>	Needle & Thread Grass	24-36"	4" pots	Sun	N
<i>Leymus cinereus</i>	Basin Wildrye	4-6'	4" pots	Sun	N
<i>Poa secunda</i>	Sandberg's Bluegrass	8-12"	4" pots	Sun	N
<i>Pseudoroegneria spicata</i>	Bluebunch Wheatgrass	12-36"	4" pots	Sun	N
<i>Sporobolus cryptandrus</i>	Sand Dropseed	12-24"	4" pots	Sun	N

GROUNDCOVERS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Aegopodium variegatum</i>	Bishop's Weed	6" X 12'	4" pots	Sun/Pt. Shade	*
<i>Archostaphylos uva-ursi</i>	Kinnikinnick	3-6' X 2-3'	4" pots	Sun/Pt. Shade	* N
<i>Campsis radicans</i>	Trumpet Creeper	6" X 40'	4" pots	Sun/Pt. Shade	*
<i>Cerastium tomentosum</i>	Snow-In-Summer	6-8" X 15'	4" pots	Lt. Shade	*
<i>Delosperma cooperi</i>	Purple Hardy Ice Plant	3" X 24"	4" pots	Lt. Shade	*
<i>Delosperma nubigenum</i>	Yellow Hardy Ice Plant	1" X 36"	4" pots	Lt. Shade	*
<i>Galium odoratum</i>	Sweet Woodruff	3" X 12'	4" pots	Shade	*
<i>Helianthemum nummularium</i>	Sunrose	6-8" X 36"	4" pots	Sun	*
<i>Mahonia repens</i>	Creeping Mahonia	12" X 36"	4" pots	Sun/Pt. Shade	*
<i>Marrubium rotundifolia</i>	Silver Edged Horehound	10" X 18"	4" pots	Sun	*
<i>Ruschia pulvinaris</i>	Creeping Shrubby Ice Plant	3" X 14"	4" pots	Sun	*
<i>Sedum spurium</i>	Two-Row Stonecrop	3-6" X 12-24"	4" pots	Sun	*
<i>Thymus serpyllum</i>	Creeping Thyme	3" X 36"	4" pots	Lt. Shade	*
<i>Thymus serpyllum</i> 'Reiter'	Reiter Creeping Thyme	3" X 36"	4" pots	Lt. Shade	*
<i>Thymus pseudolanuginosus</i>	Woolly Thyme	2-3" X 36"	4" pots	Lt. Shade	*
<i>Veronica oltensis</i>	Thyme-Leaf Speedwell	1" X 24"	4" pots	Sun	*
<i>Veronica pectinata</i>	Blue Woolly Speedwell	ground hugging	4" pots	Sun/Pt. Shade	*
<i>Vinca major</i>	Periwinkle	8" X 36"	4" pots	Sun/Pt. Shade	*

PERENNIALS

NOTE: Min. size 4" pots, typ. Upon approval from the BMS-MPA, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Achillea ageratifolia</i>	Greek Yarrow	4-10"	4" pots	Sun	*
<i>Achillea f. 'Moonshine'</i>	Moonshine Yarrow	24"	4" pots	Sun	*
<i>Achillea millefolium</i>	Common Yarrow	36"	4" pots	Sun	* N
<i>Adenophora liliifolia</i>	Lady Bells	18" X 12"	4" pots	Sun/Pt. Shade	*
<i>Agastache sp.</i>	Hyssop	18-30" X 18"	4" pots	Sun/Pt. Shade	*
<i>Agastache canna</i>	Wild Hyssop	24-36" X 18"	4" pots	Sun/Pt. Shade	*
<i>Alchemilla molis</i>	Lady's Mantle	12-18" X 12-15"	4" pots	Sun/Pt. Shade	*
<i>Allium sphaerocephalum</i>	Round-Headed Garlic	24" X 36"	4" pots	Sun/Pt. Shade	N
<i>Anaphalis margaritacea</i>	Pearly Everlasting	20" X 20"	4" pots	Sun	*
<i>Antennaria dioica 'Rosea'</i>	Pink Pussytoes	4-12" X 8-12"	4" pots	Sun	*
<i>Anthemis tinctoria</i>	Golden Marguerite	24-36" X 24-36"	4" pots	Sun	*
<i>Arabis caucasica</i>	Wall Rockcress	6" X 18"	4" pots	Sun	*
<i>Artemisia abrotantum</i>	Southernwood	36" X 36"	4" pots	Sun	*
<i>Artemisia 'Powis Castle'</i>	Silver Sage	36" X 36"	4" pots	Sun	*
<i>Artemisia rigida</i>	Stiff Sage	Varies	4" pots	Sun	N
<i>Artemisia stellerana</i>	Dusty Miller	30" X 36"	4" pots	Sun	*
<i>Asclepias tuberosa</i>	Butterfly Weed	36" X 12"	4" pots	Sun	*
<i>Aster tataricus</i>	Tatarian Aster	2-7' X 3'	4" pots	Sun/Pt. Shade	*
<i>Atriplex confertifolia</i>	Shadscale	1-3' X 1-3'	4" pots	Sun	N
<i>Aurinia saxatilis</i>	Basket-Of-Gold	12-18" X 12-15"	4" pots	Sun/Pt. Shade	*
<i>Balsamorhiza careyana</i>	Carey's Balsamroot	Varies	4" pots	Sun	N
<i>Balsamorhiza sagittata</i>	Arrowleaf Balsamroot	Varies	4" pots	Sun	N
<i>Baptisia australis</i>	Blue False Indigo	3-6' X 4'	4" pots	Sun	*
<i>Bergenia cordifolia</i>	Heartleaf Bergenia	18" X 12"	4" pots	Shade	*
<i>Berlandiera lyrata</i>	Chocolate Flower	18-36" X 18-36"	4" pots	Sun	*
<i>Brunnera macrophylla</i>	Brunnera	18" X 24"	4" pots	Sun/Pt. Shade	*
<i>Calamintha grandiflora</i>	Calamint	24" X 24"	4" pots	Sun/Pt. Shade	*
<i>Callirhoe involucrata</i>	Poppy Mallow	6" X 24-36"	4" pots	Sun/Pt. Shade	*
<i>Calylophus hartwegii</i>	Sundrops	12" X 24"	4" pots	Sun/Pt. Shade	*
<i>Calylophus serrulatus</i>	Dwarf Snowdrops	18" X 18"	4" pots	Sun/Pt. Shade	*
<i>Campanula rotundifolia</i>	Bellflower	12-24"	4" pots	Sun/Pt. Shade	*
<i>Catananche caerulea</i>	Cupid's Dart	12" X 12"	4" pots	Sun	*
<i>Centranthus ruber</i>	Red Valerian	36" X 36"	4" pots	Sun/Pt. Shade	*
<i>Coreopsis grandiflora</i>	Sunray	12-24" X 36"	4" pots	Sun	*
<i>Coreopsis verticillata 'Moonbeam'</i>	Moonbeam Coreopsis	18-24"	4" pots	Sun	*
<i>Coronilla varia</i>	Crown Vetch	18-24" X 48"	4" pots	Sun	*
<i>Dianthus barbatus</i>	Sweet William	20" X 12"	4" pots	Lt. Shade	*
<i>Dianthus plumarius</i>	Cottage Pink	10-18" X 20"	4" pots	Lt. Shade	*
<i>Echinacea purpurea `</i>	Purple Coneflower	24-48"	4" pots	Sun	*
<i>Epimedium alpinum</i>	Alpine Epimedium	6-9"	4" pots	Sun/Pt. Shade	*
<i>Erigeron speciosus</i>	Fleabane	24" X 24"	4" pots	Sun/Pt. Shade	*
<i>Eriogonum umbellatum</i>	Sulfur Flower	6-12" X 12-24"	4" pots	Sun	*
<i>Eryngium bourgatii</i>	Sea Holly	24"	4" pots	Sun	*

11.F DROUGHT TOLERANT AND/OR NATIVE/NATURALIZED PLANT LIST continued

PERENNIALS continued

Note: Min. size 4" pots, typ. Upon approval from the BMS-MPA, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Erysimum cheiri</i>	English Wallflower	12-30" X 12-18"	4" pots	Sun/Pt. Shade	*
<i>Euphorbia polychroma</i>	Cushion Spurge	18" X 24"	4" pots	Sun/Pt. Shade	*
<i>Filipendula vulgaris</i>	Dropwort	24-36"	4" pots	Sun	*
<i>Gaillardia aristata</i>	Blanket Flower	24-30" X 24"	4" pots	Sun	*
<i>Gaillardia x grandiflora</i> 'Goblin'	Goblin Blanket Flower	12" X 18"	4" pots	Sun	*
<i>Geranium sanguineum</i>	Bloody Cranesbill	8-18" X 24-30"	4" pots	Sun/Pt. Shade	*
<i>Grayia spinosa</i>	Hopsage	Varies	4" pots	Sun	N
<i>Helianthus maximiliani</i>	Sunflower	10' X 3'	4" pots	Sun	*
<i>Hemerocallis sp.</i>	Day Lily	Varies	4" pots	Sun	*
<i>Hesperaloe parviflora</i>	Red Yucca	3-4' X 3-4'	4" pots	Sun/Pt. Shade	*
<i>Heuchera sanguinea</i>	Coral Bells	12-18" X 12-15"	4" pots	Sun/Pt. Shade	*
<i>Hyssopus officinalis</i>	Hyssop	18-24" X 36"	4" pots	Sun/Pt. Shade	*
<i>Kniphofia uvaria</i>	Red-Hot Poker	2-4'	4" pots	Sun	*
<i>Lamium maculatum</i>	Dead Nettle	8" X 36"	4" pots	Shade	*
<i>Lewisia rediviva</i>	Bitterroot	2" X 4"	4" pots	Sun/Pt. Shade	*
<i>Liatris spicata</i>	Gayfeather	4' X 2'	4" pots	Sun	*
<i>Limonium platyphyllum</i>	Statice	30" X 36"	4" pots	Sun	*
<i>Linum perenne</i>	Perennial Blue Flax	7" X 18"	4" pots	Sun	*
<i>Liriope spicata</i>	Creeping Lily Turf	8-10" X 18"	4" pots	Shade	*
<i>Lobularia maritima</i>	Sweet Alyssum	Varies	4" pots	Sun/Pt. Shade	*
<i>Lupinus leucophyllus</i>	Velvet Lupine	Varies	4" pots	Sun/Pt. Shade	N
<i>Lychnis chalcedonica</i>	Maltese Cross	24-36" X 12"	4" pots	Sun/Pt. Shade	*
<i>Monarda fistulosa</i>	Bee Balm	24-48" X 12"	4" pots	Lt. Shade	*
<i>Narcissus sp.</i>	Daffodil	12-18" X 12"	4" pots	Sun/Pt. Shade	*
<i>Nepeta x faassenii</i>	Catmint	12" X 18"	4" pots	Sun/Pt. Shade	*
<i>Oenothera macrocarpa</i>	Ozark Sundrops	6" X 24"	4" pots	Sun/Pt. Shade	*
<i>Opuntia polycantha</i>	Starvation Pricklypear	Varies	4" pots	Sun	N
<i>Papaver orientale</i>	Oriental Poppy	12-24" X 12-24"	4" pots	Sun	*
<i>Penstemon sp.</i>	Beard Tongue	Varies	4" pots	Sun/Pt. Shade	*
<i>Penstemon strictus</i>	Rocky Mountain Penstemon	24-36" X 24"	4" pots	Sun/Pt. Shade	*
<i>Perovoskia atriplicifolia</i>	Russian Sage	3-5' X 3-4'	4" pots	Sun	*
<i>Phlox subulata</i>	Moss Pink	6" X 18"	4" pots	Sun/Pt. Shade	*
<i>Pulsatilla vulgaris</i>	Pasque Flower	9-12" x 6-10"	4" pots	Sun/Pt. Shade	*
<i>Ratibida columnifera</i>	Mexican Hat	30" X 12"	4" pots	Sun	*
<i>Rudbeckia hirta</i>	Black-Eyed Susan	3-4' X 2'	4" pots	Sun	*
<i>Salvia nemerosa</i>	Meadow Sage	18-36" X 24-36"	4" pots	Sun	*
<i>Salvia officinalis</i>	Garden Sage	18-24" X 12-18"	4" pots	Sun	*
<i>Santolina chamaecyparissus</i>	Lavender Cotton	24" X 36"	4" pots	Sun	*
<i>Sanvitalia procumbens</i>	Creeping Zinnia	4-6" X 18"	4" pots	Sun	*
<i>Saponaria ocymides</i>	Soapwort	12" X 36"	4" pots	Sun	*
<i>Scutellaria resinosa</i>	Skullcap	6-8" X 12"	4" pots	Sun/Pt. Shade	*
<i>Sedum</i> 'Ruby Glow'	Ruby Glow Stonecrop	8" X 15"	4" pots	Sun	*
<i>Sedum spectabile</i>	Showy Stonecrop	18-24" X 10-15"	4" pots	Sun/Pt. Shade	*

PERENNIALS continued

NOTE: Min. size 4" pots, typ. Upon approval from the BMS-MPA, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Sempervivum sp.</i>	Hen & Chicks	2-4" X 6-12"	4" pots	Lt. Shade	*
<i>Sphaeralcea incana</i>	Orange Mallow	24-48" X 24"	4" pots	Sun	*
<i>Stachys byzantina</i>	Lamb's Ear	18" X 36"	4" pots	Sun/Pt. Shade	*
<i>Tanacetum vulgare</i>	Tansy	36" X 24"	4" pots	Sun	*
<i>Teucrium x lucidrys</i>	Germander	12" X 24"	4" pots	Sun	*
<i>Thymus vulgaris</i>	Common Thyme	12" X 24"	4" pots	Lt. Shade	*
<i>Thymus vulgaris</i> 'Orange Balsam'	Orange Balsam Thyme	6-8" X 15"	4" pots	Lt. Shade	*
<i>Veronica sp.</i>	Speedwell	Varies	4" pots	Sun	*

11.G REFINED PLANT LIST

- NOTE:**
- All plant materials are suitable for the Tri-Cities region based on USDA Hardiness Zone
 - All plant materials on "USDA Plants Database, Washington State - Listed Noxious Weeds" list are PROHIBITED
 - Edible plants are allowed, but not present on plant list. Edible plants shall be used where desired.
- N** = Native or Naturalized Plant Materials
- *** = Drought Tolerant Plant Materials

DECIDUOUS TREES

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Acer circinatum</i>	Vine Maple	15' X 15'	6-8' ht., multi-stem	Sun/Pt. Shade	N new leaves tinted red, great in native garden
<i>Acer griseum</i>	Paper Bark Maple	5-20' X 5-20'	4-6' ht., multi-stem	Sun/Pt. Shade	beautiful reddish bark peels away in thin sheets
<i>Acer palmatum</i>	Japanese Maple	5-20' X 5-20'	4-6' ht., multi-stem	Sun/Pt. Shade	leaves deep cut toothed lobes, colors from reds, oranges, greens, variegated
<i>Acer rubrum</i>	Red Maple	30-60' X 15-30'	1-1/2" Caliper	Sun	amazing bright red fall color, fast growing
<i>Amelanchier grandiflora</i>	Serviceberry	20' X 15'	1-1/2" Caliper	Sun	fragrant white flowers in spring, blue edible berries following, orange fall color
<i>Betula jacquemontii</i>	Jacquemonti Birch	40-60' X 30'	1-1/2" Caliper	Sun	narrow habit, striking white bark
<i>Betula nigra</i> 'Summer Cascade'	Summer Cascade Birch	40-60' X 30'	1-1/2" Caliper	Sun	narrow habit, creamy brown exfoliating bark, gold fall color
<i>Carpinus betulus</i> 'Frans Fontaine'	Columnar European Hornbeam	35' X 15'	1-1/2" Caliper	Sun	narrow dense habit, furrowed gray bark, yellow or dark red fall color
<i>Catalpa speciosa</i>	Catalpa	15-25' X 15-25'	1-1/2" Caliper	Sun/Lt. Shade	round habit, upright trumpet shaped white flowers in late spring and summer
<i>Cercidiphyllum japonicum</i>	Katsura	20-40' X 20-30'	1-1/2" Caliper	Sun/Lt. Shade	foliage changes color from red-purple to blue-green in summer, then yellow in fall
<i>Cercis canadensis</i>	Eastern Redbud	15-25' X 15-25'	1-1/2" Caliper	Sun/Lt. Shade	profuse vibrant sweet pea shaped pink flower clusters in early spring
<i>Cornus florida</i>	Flowering Dogwood	15-30' X 15-30'	1-1/2" Caliper	Sun	flower clusters amongst white to pink-red bracts in spring, before leaves emerge
<i>Cornus kousa</i>	Kousa Dogwood	15-25' X 15-25'	6-8' ht., multi-stem	Sun/Lt. Shade	top of branches covered with white to pink-red flowers in late spring, leaves below
<i>Crataegus laevigata</i>	English Hawthorn	18-25' X 15-20'	1-1/2" Caliper	Sun	dainty white flower clusters after leaf out in spring, showy red fruit summer & fall
<i>Fraxinus angustifolia</i> 'Raywood'	Raywood Ash	25-35' X 25'	1-1/2" Caliper	Sun	compact, delicate lacy small leaves, round headed, compact, fast growing
<i>Gleditsia triacanthos</i>	Honey Locust	30-50' X 25-35'	1-1/2" Caliper	Sun	many bright green oval leaflets compose long fern like leaves, yellow fall color
<i>Liriodendron tulipifera</i>	Tulip Tree	50-60' X 40'	1-1/2" Caliper	Sun	unique saddle shaped leaves, beautiful yellow tulip shaped flowers in spring
<i>Liquidambar styraciflua</i> 'Clydesform'	American Sweetgum	30' X 15'	1-1/2" Caliper	Sun	furrowed bark, profuse hanging seed pods; purple, yellow, or red fall color
<i>Magnolia x soulangeana</i>	Saucer Magnolia	15-25' X 15-25'	6-8' ht., multi-stem	Sun	large fragrant tulip shaped white to pink-red purple flowers in late winter
<i>Magnolia stellata</i>	Star Magnolia	10' X 20'	4-6' ht., multi-stem	Sun	profuse white star like flowers in late winter to early spring, slow growing
<i>Malus sp.</i>	Flowering Crabapple	10-25' X 10-25'	1-1/2" Caliper	Sun	showy white to pink-red flowers in spring, followed by small showy edible red fruit
<i>Oxydendrum arboreum</i>	Sourwood	15-30' X 20'	1-1/2" Caliper	Sun	all year interest, pyramidal habit, leaves vary in season, fragrant bell white flowers
<i>Prunus cerasifera</i> 'Newport'	Flowering Plum	15-30' X 15-20'	1-1/2" Caliper	Sun	fragrant, single white to light pink flowers, dark purple foliage in summer
<i>Prunus serrulata</i> 'Kwanzan'	Flowering Cherry	10-25' X 10-25'	1-1/2" Caliper	Sun	narrow inverted cone shaped habit, large double pink flower clusters
<i>Prunus x yedoensis</i>	Yoshino Flowering Cherry	25-40' X 25-30'	1-1/2" Caliper	Sun	single white to light pink flowers in early spring, fast growing
<i>Pyrus calleryana</i> 'Chanticleer'	Flowering Pear	30-40' X 15-20"	1-1/2" Caliper	Sun	narrow pyramidal habit, showy white flowers in early spring, orange fall color
<i>Stewartia sp.</i>	Stewartia	25-40' X 25-30'	1-1/2" Caliper	Sun/Pt. Shade	single white camelia like flowers in summer, smooth flaking bark in winter
<i>Styrax japonicus</i>	Japanese Snowdrop Tree	15-25' X 10-15'	6-8' ht., multi-stem	Sun/Pt. Shade	fragrant hanging clusters of white flowers, leaves curl upward, in spring
<i>Tilia cordata</i> 'Corzam'	Corinthian Linden	45' X 15'	1-1/2" Caliper	Sun	dense pyramid habit, leaves yellow in fall, fragrant clusters of yellow flowers in summer
<i>Zelkova serrata</i>	Sawleaf Zelkova	50-60' X 50-60'	1-1/2" Caliper	Sun	narrow oval sawtoothed green leaves, yellow to dark red fall color



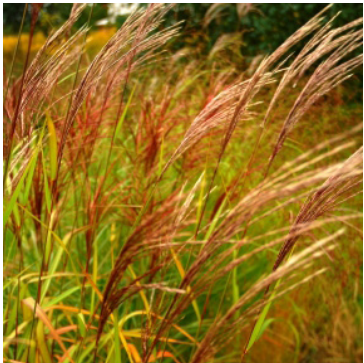
Star Magnolia



Bird's Nest Spruce



Winged Euonymus



Maiden Hair Grass



Sedum

EVERGREEN TREES

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Calocedrus deccurrens</i>	Incense Cedar	50-70' X 10-15'	6-8' ht.	Sun	* dense narrow pyramidal habit, reddish brown bark, small duckbill shaped cones
<i>Chamaecyparis obtusa</i> 'Gracilis'	Hinoki False Cypress	20' X 4-10'	4-6' ht.	Sun/Pt. Shade	slender upright habit, yellow foliage, dwarf varieties allowed
<i>Cupressocyparis x leylandii</i>	Leylandi Cypress	15-30' X 8-15'	4-6' ht.	Sun	slender upright pyramidal habit, gray-green foliage, smal scaley cones
<i>Picea abies</i>	Norway Spruce	60' X 25'	6-8' ht.	Sun/Pt. Shade	* pyramidal habit, deep green foliage, hardy & wind resistant
<i>Picea pungens</i>	Colorado Blue Spruce	50-75' X 25'	6-8' ht.	Sun/Pt. Shade	* broad pyramidal habit, dark green to blue green foliage
<i>Pinus nigra</i>	Austrian Pine	40-60' X 20-30'	6-8' ht.	Sun	* stout uniform pyramidal habit, 3-6.5" long dark green in 2 needle bundles
<i>Pinus strobus</i>	White Pine	40-60' X 20-30'	6-8' ht.	Sun	symmetrical pyramidal habit, 3-5.5" long blue green in 5 needle bundles
<i>Pinus sylvestris</i> 'Fastigiata'	Scotch Pine	40-60' X 20-30'	6-8' ht.	Sun	dense narrow column habit, 1.5-3" long blue green in 2 needle bundles
<i>Thuja occidentalis</i>	American Arborvitae	20-30' X 10-15'	6-8' ht.	Sun/Pt. Shade	N dense narrow cone habit, dark green color throughout winter
<i>Tsuga canadensis</i>	Canadian Hemlock	40-70' X 25-35'	6-8' ht.	Sun/Pt. Shade	N dense pyramidal habit, branchlets droop, dark green needles

SHRUBS, GROWDCOVERS, ORNAMENTAL GRASSES, VINES, ROCK GARDEN PLANTS, AND EVERGREEN HEDGE PLANTS - SEE APPENDIX

SHRUBS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Aronia melanocarpa</i> 'Autumn Magic'	Black Chokeberry	3-5' X 3-5'	24-30" ht.	Sun/Pt. Shade	deciduous, spreading habit, serrated leave, edible black fruit, white/pink flower clusters
<i>Berberis thunbergii</i>	Japanese Barberry	4-6' X 4-6'	24-30" ht.	Sun	* deciduous, slender arching spiny branches, color varies based on variety
<i>Berberis t.</i> 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	1' X 3'	12-18" sp.	Sun	* deciduous, dwarf, deep red color in full sun
<i>Calluna vulgaris</i>	Scotch Heather	1-2' X 2'	12-18" sp.	Sun	evergreen, tiny scalelike green leaves, spikes covered in bell shaped flowers
<i>Chaenomeles sp.</i>	Flowering Quince	2-6' X 2-4'	24-30" ht./sp.	Sun	deciduous, habit varies, vibrant single to double flowers in late winter
<i>Chamaecyparis lawsoniana</i> 'Ellwoodii'	Dwarf False Orford Cedar	6-8' X 2'	30-36" ht.	Sun	evergreen, dense compact habit, blue green foliage
<i>Cornus stolonifera</i>	Redtwig Dogwood	7-9' X 12'	30-36" ht.	Sun or Shade	N deciduous, open spreading habit, brilliant red fall foliage & winter twigs
<i>Cotinus coggyria</i>	Smoke Tree	12-15' X 12-15'	30-36" ht.	Sun	* deciduous, broad urn habit, round green to purple leaves, flower airy plumes
<i>Cotoneaster acutifolius</i>	Peking Cotoneaster	6-10' X 6-10'	30-36" ht.	Sun	* deciduous, fountain shaped habit, glossy green foliage, black fruit
<i>Cotoneaster parneyi</i>	Parneyi Cotoneaster	6' X 6'	30-36" ht./sp.	Sun/Pt. Shade	* evergreen, arching habit, dark green foliage, white flower clusters, red fruit
<i>Cotoneaster mircophyllus</i>	Rockspray Cotoneaster	2-3' X 15'	12-18" sp.	Sun/Pt. Shade	* evergreen, horizontal habit, tiny dark green leaves, white flowers, red fruit
<i>Daphne x burkwoodii</i>	Burkwood Daphne	3-4' X 3-4'	24-30" ht./sp.	Sun/Lt. Shade	evergreen, erect compact habit, abundant fragrant white to pink flower clusters
<i>Deutzia gracilis</i>	Slender Deutzia	2-4' X 3-4'	18-24" ht./sp.	Sun/Lt. Shade	deciduous, graceful arching habit, green toothed leaves, clusters of white flowers
<i>Erica sp.</i>	Heath	1-2' X 2'	12-18" sp.	Sun/Pt. Shade	evergreen, round habit, small needlelike leaves, abundant small bell flowers
<i>Euonymus alatus</i> 'Compacta'	Winged Euonymus	4-6' X 4-6'	24-30" ht.	Sun	deciduous, round habit, green wing shaped leaves, vibrant red-orange fall color
<i>Euonymus fortunei</i>	Winter Creeper	2-5' X 3-6'	24-30" ht./sp.	Sun/Pt. Shade	evergreen, habit varies, green to purple to yellow to variegated foliage color
<i>Forsythia hybrids</i>	Forsythia	5-9' X 4-8'	24-30" ht.	Sun	deciduous, fountain shaped habit, green foliage, bright yellow flowers along stems
<i>Hydrangea macrophylla</i>	Garden Hydrangea	4-8' X 4-8'	24-30" ht.	Pt. Shade	deciduous, round habit, green toothed foliage, huge flower clusters, color varies
<i>Hydrangea paniculata</i>	Panicle Hydrangea	5-10' X 5-10'	30-36" ht.	Pt. Shade	deciduous, upright spreading habit, oval green leaves, elongated flower clusters
<i>Ilex crenata</i> 'Convexa'	Compact Japanese Holly	4-6' X 4-6'	24-30" ht.	Sun/Pt. Shade	evergreen, dense round to erect habit, small green leaves, black berries
<i>Juniperus scopulorum</i> 'Skyrocket'	Skyrocket Juniper	10-15' X 2-3'	30-36" ht.	Sun/Pt. Shade	* evergreen, narrow columnar habit, blue-gray foliage
<i>Lavendula sp.</i>	Lavender	2' X 2'	12-18" ht.	Sun	* evergreen, round habit, small aromatic gray-green foliage, fragrant flowers
<i>Lonicera pileata</i>	Privet Honeysuckle	2-3' X 8'	18-24" sp.	Sun/Pt. Shade	* evergreen, spreading habit, green foliage, small fragrant white flowers, berries
<i>Paeonia sp.</i>	Peony	2-4' X 2-4'	12-18" ht./sp.	Sun/Pt. Shade	deciduous, arching habit, green divided leaves, amazing single or double flowers
<i>Perovskia atriplicifolia</i> 'Blue Spire'	Russian Sage	2-4' X 2-4'	12-18" ht./sp.	Sun	* evergreen, upright habit, gray-green foliage, tall showy purple flower stems
<i>Philadelphus lewisii</i>	Mock Orange	4-10' X 4-10'	30-36" ht.	Sun/Pt. Shade	deciduous, fountain shaped habit, abundant fragrant white flowers
<i>Picea abies</i> 'Nidiformis'	Bird's Nest Spruce	3-5' X 4-6'	18-24" ht.	Sun	evergreen, low dense habit, gray-blue foliage, needles in star shapes whorl
<i>Pieris japonica</i>	Lily-of-the-Valley Shrub	2-6' X 2-6'	24-30" ht.	Sun/Pt. Shade	evergreen, upright habit, bronze new foliage to green, drooping flower clusters
<i>Pinus mugo mugo</i> 'Pumilio'	Dwarf Mugo Pine	4-8' X 4-8'	18-24" ht./sp.	Sun/Pt. Shade	* evergreen, round compact habit, dark green foliage
<i>Rosa nutkana</i>	Nootka Rose	6' X 4'	24-30" ht.	Sun/Pt. Shade	* deciduous, arching habit, deep pink flowers in spring, showy rose hips follow
<i>Rosa rugosa</i>	Rugosa Rose	3-6' X 3-6'	24-30" ht.	Sun	* deciduous, open habit, single to double flowers in spring-fall, huge red rose hips

SHRUBS continued

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Salvia argentea</i>	Silver Sage	1-2' X 2'	12-18" ht.	Sun	deciduous, upright habit, gray-green foliage, hooded white flowers on stems
<i>Sedum 'Autumn Joy'</i>	Autumn Joy Stonecrop	1-2' X 2'	12-18" ht.	Sun/Pt. Shade	* succulent, upright habit, green foliage, clusters of pink flowers in late summer
<i>Spiraea japonica</i>	Spiraea	2-5' X 2-5'	18-24" ht.	Sun	deciduous, upright habit, toothed foliage, 8" clusters of pink flowers summer-fall
<i>Syringa vulgaris</i>	Common Lilac	8-20' X 6-15'	30-36" ht.	Sun	* deciduous, open upright habit, profuse fragrant conical shaped flower clusters
<i>Viburnum plicatum tomentosum</i>	Doublefile Viburnum	4-6' X 4-6'	24-30" ht.	Sun	deciduous, tiered habit, dull dark green foliage, white snowball flower clusters
<i>Yucca filamentosa</i>	Adam's Needle Yucca	1-7' X 1-4'	12-18" ht./sp.	Sun	* evergreen, stiff round habit, dark green foliage, 3-5' tall white flower clusters

GROUNDCOVERS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Aegopodium variegatum</i>	Bishop's Weed	6"	1 gal.	Sun/Pt. Shade	* perennial, light green edged white 3 leaflet leaves, fast growing
<i>Archostaphylos uva-ursi</i>	Kinnikinnick	3-6' X 2-3'	1 gal.	Sun/Pt. Shade	* N evergreen, small glossy dark green leaves, white or pink flowers, red fruit
<i>Cerastium tomentosum</i>	Snow-In-Summer	6-8"	1 gal.	Lt. Shade	* perennial, silver gray leaves, small white flowers in summer, fast growing
<i>Galium odoratum</i>	Sweet Woodruff	3"	1 gal.	Shade	* perennial, aromatic green whorl leaves, tiny white flower clusters summer
<i>Helianthemum nummularium</i>	Sunrose	6-8" X 36"	1 gal.	Sun	* evergreen, gray-green leaves, single or double vibrant or light color flowers
<i>Juniperus horizontalis</i>	Creeping Juniper	1' X 8-10'	18-24" sp.	Sun/Pt. Shade	* evergreen, feathery gray-green foliage, fast growing
<i>Mahonia repens</i>	Creeping Mahonia	12" X 36"	1 gal.	Sun/Pt. Shade	* evergreen, spiny edged leaves to divided blue-green leaflets, flower clusters
<i>Sedum spurium</i>	Two-Row Stonecrop	3-6" X 12-24"	1 gal.	Sun	* succulent, dark green or bronze leaves, clusters of pink flowers in summer
<i>Thymus serpyllum</i>	Creeping Thyme	3" X 36"	1 gal.	Lt. Shade	* perennial, round dark green leaves, purple flowers in summer
<i>Thymus pseudolanuginosus</i>	Woolly Thyme	2-3" X 36"	1 gal.	Lt. Shade	* perennial, walkable mat habit, woolly gray leaves, pink flowers in midsummer
<i>Veronica pectinata</i>	Blue Woolly Speedwell	ground hugging	1 gal.	Sun/Pt. Shade	* perennial, small deeply cut gray leaves, profuse deep blue flowers in spring
<i>Vinca minor</i>	Dwarf Periwinkle	4" X 36"	1 gal.	Sun/Pt. Shade	* evergreen, trailing dark green leaves, lavender-blue 5 petal flowers in spring

ORNAMENTAL GRASSES

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Bouteloua curtipendula</i>	Sideoats Grama Grass	1-2' X 2'	1 gal.	Sun	* narrow gray-green leaf clumps, one-sided flowering stems in summer
<i>Bouteloua gracilis</i>	Blue Grama Grass	1-2' X 1'	1 gal.	Sun	* inflorescence of flowers at right angles, red in summer, bleached to white
<i>Calamagrostis x acutiflora</i>	Feather Reed Grass	2-6' X 2-3'	1 gal.	Sun/Pt. Shade	* evergreen, erect clump of narrow green leaves, upright flower stems
<i>Carex morrowii expallida</i>	Variegated Japanese Sedge	1-2' X 2'	1 gal.	Sun/Pt. Shade	mounding habit, green and white striped drooping leaves
<i>Deschampsia cespitosa</i>	Tufted Hair Grass	1-2' X 2'	1 gal.	Sun/Pt. Shade	narrow dark green leaf clumps, airy inflorescences in late spring to early summer
<i>Festuca glauca</i>	Blue Fescue	1' X 1'	1 gal.	Sun	* dense extremely fine blue-silver leaves, flower spikes in summer
<i>Heloctotrichon sempervirens</i>	Blue Oat Grass	2-3' X 2-3'	1 gal.	Sun	* narrow fountain like blue-gray leaf clumps, wispy straw colored flower clusters
<i>Imperata cylindrica</i>	Japanese Blood Grass	1-2' X 1'	1 gal.	Sun/Pt. Shade	upright medium leaf clumps, green at base, red at tip & intensifies in summer-fall
<i>Miscanthus sinensis</i>	Maiden Hair Grass	2-3' X 2-3'	1 gal.	Sun/Pt. Shade	* mounding green leaf clumps, colorful flower plumes in summer-fall
<i>Pennisetum alopecuroides</i>	Fountain Grass	2-3' X 2-3'	1 gal.	Sun/Pt. Shade	* bright green leaf clumps, pinkish to oat colored rabbit tail-like flower plumes
<i>Pennisetum setaceum</i>	Fountain Grass	2-4' X 2-3'	1 gal.	Sun/Pt. Shade	* green leaf clumps, copper-pink to purplish tall flower plumes
<i>Pennisetum setaceum 'Rubrum'</i>	Red Fountain Grass	2-4' X 2-3'	1 gal.	Sun/Pt. Shade	* reddish bronze leaf clumps, copper-pink to purplish tall flower plumes
<i>Stipa tenuifolia</i>	Silky Thread Grass	2' X 1'	1 gal.	Sun	* green leaf clumps, large feather-like straw colored inflorescences
<i>Stipa tenuissima</i>	Mexican Feather Grass	1-2' X 1-2'	1 gal.	Sun/Pt. Shade	* bronze to green leaf clumps, airy feather-like straw colored inflorescences

11.G REFINED PLANT LIST continued

VINES

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Akebia quinata</i>	Fiveleaf Akebia	15-30'	1 gal.	Sun or Shade	deciduous, deep green leaflets, wine purple clusters of vanilla scented flowers
<i>Campsis radicans</i>	Trumpet Vine	30'	1 gal.	Sun/Pt. Shade	* deciduous, green multiple leaflets, 3" long orange tubular flowers with red lobes
<i>Clematis armandii</i>	Evergreen Clematis	20-35'	1 gal.	Sun	* evergreen, divided glossy green leaves, fragrant white flower clusters
<i>Clematis ligusticifolia</i>	Clematis	20'	1 gal.	Sun	* deciduous, green lobed leaves, multiple flower colors & sizes
<i>Hydrangea anomala petiolaris</i>	Climbing Hydrangea	20-30'	1 gal.	Sun/Pt. Shade	* deciduous, green heart shaped leaves, large white lace-cap flowers
<i>Lonicera japonica</i>	Japanese Honeysuckle	20-30'	1 gal.	Sun/Pt. Shade	* semievergreen, oval deep green leaves, fragrant two-lobed pink-white flowers
<i>Lonicera sempervirens</i>	Trumpet Honeysuckle	10-20'	1 gal.	Sun/Pt. Shade	semievergreen, whorls of orange-yellow to red trumpet shaped flowers in spring
<i>Parthenocissus tricuspidata</i>	Boston Ivy	50'	1 gal.	Sun or Shade	* glossy toothed edged 3-lobed leaves, orange to wine red fall color
<i>Wisteria sinensis</i>	Chinese Wisteria	Varies	1 gal.	Sun or Shade	* green leaves divided into 7-13 leaflets, profuse violet-blue drooping flowers

ROCK GARDEN PLANTS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Achillea millefolium</i>	Common Yarrow	30-36" X 24"	1 gal.	Sun	* perennial, erect habit, narrow green-gray leaves, flat topped white flowers
<i>Aethionema schistosum</i>	Stonecress	5-10" X 12"	1 gal.	Sun	* perennial, erect habit, narrow gray-blue leaves, fragrant soft pink flowers
<i>Anacyclus depressus</i>	Mount Atlas Daisy	3" X 15"	1 gal.	Sun	* perennial, spreading habit, gray fine leaves, daisylike flowers in summer
<i>Armeria maritima</i> 'Compacta'	Common Thrift	4" X 12"	1 gal.	Sun	* perennial, compact habit, thinleaves, pink globe of flower clusters atop stem
<i>Delosperma cooperi</i>	Purple Hardy Ice Plant	3" X 24"	1 gal.	Lt. Shade	* succulent, spreading habit, cylindrical green leaves, purple flowers in summer
<i>Delosperma nubigenum</i>	Yellow Hardy Ice Plant	1" X 36"	1 gal.	Lt. Shade	* succulent, low habit, cylindrical green leaves turn red in fall, yellow flowers
<i>Iberis sempervirens</i>	Evergreen Candytuft	8-18" X 8-18"	1 gal.	Sun/Pt. Shade	* evergreen perennial, glossy dark green leaves, white flower clusters
<i>Linum flavum</i> 'Compactum'	Compact Golden Flax	6" X 6"	1 gal.	Sun	* perennial, erect habit, green leaves, yellow 5 petal flowers in spring-summer
<i>Penstemon rupicola</i>	Rock Penstemon	4" X 18"	1 gal.	Sun/Pt. Shade	* perennial, trailing habit, small round blue-green leaves, bright pink flowers
<i>Phlox subulata</i>	Moss Pink	6" X 18"	1 gal.	Sun/Pt. Shade	* perennial, spreading habit, needlelike evergreen leaves, pink-lavender flowers
<i>Sedum spathifolium</i> 'Cape Blanco'	Cape Blanco Sedum	3" X 12"	1 gal.	Sun/Pt. Shade	* succulent, spreading habit, spoon shaped blue-green leaves tinged red-purple
<i>Sedum</i> 'Vera Jameson'	Vera Jameson Sedum	8-12" X 15"	1 gal.	Sun/Pt. Shade	* succulent, spreading habit, purple stems w/ pinkish purple leaves, pink flowers

EVERGREEN HEDGE PLANTS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Berberis x gladwynensis</i> 'William Penn'	William Penn Barberry	4-5' X 4-5'	24-30" ht.	Sun	round glossy leaf, fast growth, dense foliage, pretty yellow flowers
<i>Buxus sempervirens</i> 'Suffruticosa'	True Dwarf Common Boxwood	4-5' X 4-5'	24-30" ht.	Sun or Shade	slow growth, small waxy dense form and texture leaf
<i>Daphne x burkwoodii</i>	Burkwood Daphne	3-4' X 3-4'	24-30" ht./sp.	Sun/Lt. Shade	erect compact habit, abundant fragrant white to pink flower clusters
<i>Euonymus fortunei</i>	Winter Creeper	2-5' X 3-6'	24-30" ht./sp.	Sun/Pt. Shade	habit varies, green to purple to yellow to variegated foliage color
<i>Ilex crenata</i> 'Convexa'	Compact Japanese Holly	4-6' X 4-6'	24-30" ht.	Sun/Pt. Shade	dense round to erect habit, small green leaves, black berries
<i>Juniperus x pfitzeriana</i> 'Armstrongii'	Armstrong Juniper	4-5' X 4-5'	24-30" ht.	Sun	upright habit, true green foliage, compact growth
<i>Taxus baccata</i> 'Adpressa'	Dwarf English Yew	4-5' X 6-8'	24-30" ht.	Sun or Shade	dense habit, rich dark green needles, compact growth, red fruit
<i>Thuja occidentalis</i> 'Hetz Midget'	Dwarf Arborvitae	3-4' X 3-4'	24-30" ht.	Sun/Pt. Shade	globe habit, dense green foliage, mainy s form
<i>Viburnum hybrids</i> 'Conoy'	Conoy Evergreen Viburnum	4-5' X 4-5'	24-30" ht.	Sun/Pt. Shade	dense habit, dark green foliage with white on underside, fragrant flowers, red berries

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SUSTAINABILITY
STANDARDS

12

Section 12 describes regulations for Sustainability throughout the Badger Mountain South community.

12.A	Introduction.....	12-2
12.B	Sustainability Principles.....	12-2
12.C	Common Standards.....	12-2
12.D	Non-Residential Standards.....	12-3
12.E	Residential Standards.....	12-3

a. Compact Design

b. Mix of Uses

~~c. Connectivity~~

d. Walkability

e. Housing Choice

f. Transportation Choice

~~4. National, sustainable design certifications, including but not limited to, Energy Star, Built Green and LEED, are rating systems that provide guidance to developers and builders to help achieve the sustainability intent of the Badger Mountain South community.~~

NOTE: We are proposing to delete text where sustainability standards which were adopted many years ago are now obsolete or have been replaced (for example, the Washington State Energy Code may now provide a higher level of energy conservation requirements) or where text is otherwise redundant

12.B SUSTAINABILITY PRINCIPLES

1. ENERGY:

- ## 2. WATER:

- ### 3. TRANSPORTATION:

- #### 4. EXTERIOR LIGHTING:

- ## 5. RECYCLING:

- ## 6. HEALTHY LIFESTYLE:

- ## 7. BUILDING MATERIALS:

- ## 8. URBAN AGRICULTURE:

- At its completion, Badger Mountain South will have a minimum of 207 acres of open space, including open space in city parks. Trails or other features provide connectivity. This calculation does not include school sites.

12.C COMMON STANDARDS



Illustrative Photo: Walkable and Sustainable Community

1. ENERGY

- For this numbered item indicate "N/A"

2. ~~GREEN BUILDING COMPLIANCE~~

- ### 3. EXTERIOR LIGHTING

- (1) Submit a Lighting Plan, depicted on the site plan, for all projects with four or more exterior fixtures. The Lighting Plan must include all elements as found in the Glossary for "Lighting Plan".



Illustrative Photo: Sustainable Community

- For this numbered item indicate "N/A"
4. ~~REACH CODES~~

4. ~~REACH CODES~~

- ## 5. RECOMMENDED ELEMENTS (NOT REQUIRED)

- Solar Hot Water system
- Photovoltaic system
- LEED Platinum

NOTE: 12D and 12E should be removed but we will be retaining the illustrative photos on the previous page if space allows

12.D NON-RESIDENTIAL STANDARDS



Illustrative Photo: Commercial Facility w/ Solar Array Entry Canopy

- 1. Compliance with the Common Standards, 12.C.
- 2. Commercial buildings shall be Energy Star compliant.
- 3. Civic buildings should attempt to meet LEED Silver standard or equivalent rating in an alternate green building rating system.
- 4. Schools: All K-12 schools that receive funding from the Office of the Superintendent of Public Instruction must be built either to the Washington Sustainable Schools Protocol (WSSP) or LEED Silver standard.
- 5. Provide shared parking within Mixed-Use development projects.
- 6. Parking must be organized so that no one surface parking area in any development is larger than two (2) acres. In large developments with multiple surface parking areas, each area shall be defined through the use of landscape and pedestrian access ways.

12.E RESIDENTIAL STANDARDS



Illustrative Photo: Single Family Home with Rooftop Solar Array

- 1. Compliance with the Common Standards, 12.C.
- 2. In order to reduce the energy demand for domestic hot water usage, homes are encouraged to be constructed with one of the following Energy Star - Residential Water Heater Systems:
 - a. Whole-Home Gas Tankless Water Heater
 - b. Gas Condensing Water Heater
 - c. Heat Pump Water Heater
 - d. Solar Water Heater with conventional storage or tankless backup system"
 - e. Or other equivalent system

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**SITE
IMPROVEMENT
STANDARDS**

13

Section 13 describes regulations for the Site Improvements throughout the Badger Mountain South community.

13.A	Fencing.....	13-2
13.B	Signage.....	13-3 13-5
13.C	Site Furnishings and Hardscape.....	13-6
13.D	Common Parking Standards.....	13-7

13.A FENCING



Side and Rear Yard Fencing



Wing-Fencing with Gate



Front Yard Fencing



Corner Lot Fencing



Iron Fencing



Painted Wood Fencing



Picket Fencing

1. RESIDENTIAL

a. General Considerations

- (1) A fence is defined as a structural or ornamental barrier separating one exterior space from another. The intent is to create good neighbor fences and make alleys people-friendly by allowing homeowners to view activities in the alley.
- (2) The heights or elevations of any wall or fence shall be measured from the finished grade natural elevations of the property at or along the applicable points or lines.
- (3) Cyclone and chain link fences are prohibited. Fences must be constructed of grade #2 (or better) no-hole cedar, masonry, recycled plastic, iron, powder coated steel, or aluminum.

b. Standards

- (1) Side, rear yard, and Alley fences shall be a maximum of 6 ft. in height. ~~All solid or 0% transparent fences shall consist of 60 inches height solid fencing, with an 12 inches height articulation on top of fence, for a maximum total fence height of 6 ft. Articulation shall be a minimum of 50% transparent, composed of the same material as the fence unless otherwise approved by the City. Height shall be measured from the Natural Grade. Articulation not required in neighborhood edge lots.~~
- (2) Front fences. ~~(non-corner lots and where not adjacent to pedestrian paths)~~
 - i. Any fence extended beyond the front of the house, must not exceed 4 ft. in height.
 - ii. Painting of front fences is allowed when painted to complement the exterior color of the residential structure. Any painted fence must be maintained so as to conform to the standards established for fences.
- (4)(3) No tree, whether in a setback or on private property, shall be used for the attachment or support of any fence or privacy screen.
- (5)(4) Fence company signs may not be affixed to fences.
- (6)(5) Fencing in Courtyard Housing and Cottage Court front yards shall be a maximum of 4 ft. high.
- (7)(6) Hedges may be established as a fence along the front yard or corner lot side yard when the maximum height of

- the plant materials is maintained at 4 ft. or less.
- (8)(7) When trash receptacles, recycling containers and similar are stored outside of a building or other structure, they must be screened with a sight obscuring fence which matches the style and materials of other fencing on the lot and must be one foot ~~high~~ higher than the object being screened.
- (9)(12) Enclosed Courtyard Screen.
 - i. A solid or semi-solid partition constructed of the same or similar materials or as approved by the City as the principal structure and either partially or completely surrounding an outdoor living space. May extend into the front yard setback no more than 6 ft. beyond the front facade/front porch of the principal structure, but in no event exceed 40 percent of the width of the lot.
 - ii. Must be decoratively embellished on the exterior when a solid screen is built.
 - iii. Maximum height of 6 ft.

2. COMMERCIAL DISTRICT FENCING AND LANDSCAPE/RETAINING WALLS

a. General Considerations

- (1) Fences and landscape/retaining walls will be reviewed as part of the landscape plan submittal for development applications. A fence is defined as a structural, functional or ornamental barrier separating one exterior space from another.
- (2) The heights or elevations of any wall or fence shall be measured from the finished grade elevations of the property at or along the applicable points or lines.
- (3) No cyclone or chain link fences are allowed except as noted below and except that fence posts may be metal or steel enclosed in wood and as noted below. Freestanding concrete and masonry walls shall be minimum 8 inches thick. Wood shall be painted unless natural cedar or redwood is used. Site wall materials should generally match building materials. Metal and iron fencing shall be configured in predominately vertical elements; all metal

surfaces shall be painted.

b. Standards

- (1) Acceptable materials for Fences and Landscape/Retaining Walls are as follows:
 - i. Brick, concrete and stone masonry;
 - ii. Architecturally detailed exposed cast-in-place concrete;
 - iii. Stucco, cement based;
 - iv. Wood pickets, lattice and boards; use #2 or better no-hole cedar;
 - v. Painted wrought iron, powder coated steel, or aluminum;
 - vi. Chain link, for rear property lines in the BMS-SD-DR District only;
- (2) Fences constructed with wood are encouraged to use wood wrapped steel posts.
- (3) All fences shall be 6 ft. in height or less. Wood wrapped steel posts for fences may be higher than 6 ft. Height shall be measured from the Natural Grade.
- (4) No tree, whether in a setback or on private property, shall be used for the attachment or support of any fence or privacy screen.
- (5) Fences along alleys shall be located outside access easement tract.

3. NEIGHBORHOOD STORAGE AREA FENCING

- a. Fencing and Screening Required: Fencing and screening is required around all portions of the lot utilized for the outdoor storage as allowed per Land Use Table, Section 2.C. All fencing and screening shall be installed in accordance with the following requirements:
 - (1) Building setbacks. All Neighborhood Storage Areas must be fenced with a secured, black, vinyl coated chain link fence placed 10 ft. from the front sidewalk, 6 ft. from side property line, 6 ft. from rear property line.
 - (2) Minimum Fence Height. Fencing of outdoor storage areas shall be constructed to a minimum height as follows:
 - i. 6 ft. in height in BMS-NG district.
 - (3) These standards supersede the parking placement standards by District, section 3.

- b. Landscape screening, See 11.C.8 for storage facility screening.
- c. Maintenance Required. Fences, walls and landscaping surrounding outdoor storage areas shall be well maintained and kept free of litter, posters, signs and trash.

4. COMMUNITY STORAGE FACILITY FENCING

- a. Community Storage Facility fencing and screening shall comply with all Neighborhood Storage Area Standards in 13.A.3 except that:
 - (1) Minimum Fence Height. Fencing of outdoor storage areas shall be constructed to a minimum height of 8 ft. tall in the BMS-NC-P Overlay District.

(3) Front Fences - Corner Lots and non-corner lots that are adjacent to pedestrian paths

- i. For Corner lots - Front yard fencing may only located at or behind the rear half of the home and shall be a maximum of 6 ft. high.
- ii. For lots adjacent to pedestrian paths - Front yard fencing may only be located at and behind building line of the home (not garage) and shall be a maximum of 6 ft. high.
- iii. Fencing along the flanking [this means the one without the front of the home] front yard must not exceed 6 ft. in height along the rear half of the home elevation; setback minimum 1 ft. from the inside edge of the sidewalk
- iv. Fencing along the flanking front yard must not exceed 5 ft. in height along the front half of the home elevation; setback minimum 10 feet from the inside edge of the sidewalk.

1. SIGNAGE STANDARDS - ALL DISTRICTS

Signs erected in Badger Mountain South must comply with the standards set forth in the LUDR and the application processes and permits identified in RMC 27.04.

a. General Considerations

- (1) Badger Mountain South signage goals are as follows:
 - i. Provide effective way-finding for all visitors and others to the community;
 - ii. Provide visibility for commercial and other business uses;
 - iii. Encourage signage that is expressive of the image of the community; and
 - iv. Express timeless design that is harmonious with buildings and open spaces.
- (2) Signs shall be designed and installed to enhance both the building and the streetscape. Creative, detailed, artistic and unique signage is encouraged.
- (3) The use of icons, symbols, graphic logos or designs that represent a service or occupation are preferable to standardized corporate logos.
- (4) All exterior signs shall comply with the City of Richland Sign Code. All signs must be professionally designed and installed, and must be well maintained.

b. Construction Signs

- (1) One sign, identifying the builder/general contractor, is permitted during the course of construction. The sign must be single-sided and may include the builder's logo, company name and phone number and be of his own design and choice of colors. Architect/designer identification may be incorporated into this sign but may not be a separate sign attached to the builder sign.
- (2) Builder signs shall be limited to 48 inches x 48 inches in size, installed with a single or double post no higher than 66 inches (measured from existing grade) and mounted so that the bottom of the sign is within 18 inches of the surrounding grade and must be placed parallel to the road. Signs must be removed as soon as the building is occupied or when construction is completed. Builder/architect information boxes are permitted during the course of construction. No separate subcontractor or consultant signs are allowed.

c. For Sale and For Lease Signage

- (1) One "for sale" or "for lease" sign is permitted for each building or each group of attached buildings or group of zero lot line buildings. The maximum sign size is 4 ft. by 4 ft.. These signs shall be mounted so that the bottom of the sign is within 18 inches of the surrounding grade (signs must be placed parallel to the street frontage and the sign may be located inside the building). For Sale / For Lease signs must be well maintained and professionally produced.

d. Special Event Signage

- (1) A sign which is to be displayed for a limited period of time only, not to exceed 20 days, and includes, but is not limited to, banners, pendants, streamers, fabric signs, clusters of flags, ~~subject to RMC 27.08.010F(2).~~

e. Signs Permitted by Right

- (1) Home occupation signs no larger than 2 sq. ft.
- (2) Only one movable A-frame sign is permitted per business to be displayed only during the hours of 8:00 a.m. to 9:00 p.m. or to closing, whichever is earlier, on days the business displaying such sign is open and, which shall not exceed 6 sq. ft. in size per face and shall not exceed 4 ft. in height.
- (3) Bus shelter signs including a directory of sponsors, bus route maps/information and art work in bus shelters, not to exceed 4 sq. ft..

However, traffic signs, signals, wayfinding signs, and other traffic control devices erected by the City or other public authority are exempt from these requirements



Commercial Building Sign



Awning Signage



Directory Signage



Monument Signage



Projecting Signage



Wall Signage

- (2) Signs shall be designed and installed to enhance both the building and the streetscape. Creative, detailed, artistic and unique signage is encouraged.
 - (3) The use of icons, symbols, graphic logos or designs that represent a service or occupation are preferable to standardized corporate logos.
 - (4) All exterior signs shall comply with the City of Richland Sign Code. All signs must be professionally designed and installed, and must be well maintained.
- f. Sign Lighting
- (1) Signs may not be top lit with single or multiple sources. The light source may not be visible from any public right of way and may not shine up into the night sky. Seasonal decorative lighting is permitted.
- g. Removal of Abandoned Signs
- (1) It is the responsibility of the property owner to remove any abandoned sign within two days of the cessation of its use.
- h. Removal of Non-Conforming Signs
- (1) Any signs which are deemed to be nonconforming will be removed and held for 14 days; after which time they will be destroyed, if not retrieved by the responsible party.
- i. Neighborhood and Entry Way Signage
- (1) Neighborhood identification and/or entry way signage must meet the standards found for Monument Signage, Section 13.B.3.d.(1).
- j. Prohibited Signs
- (1) Internally illuminated signs, with the exception of neon signs. *
 - (2) Inflatable balloon or balloon-like figures greater than 36 inches in any dimension of animals or any other objects or characters.
 - (3) Signs on roofs, chimneys and balconies.
 - (4) Pole signs and other freestanding signs over 6 ft. in height. *
 - (5) Billboards.
 - (6) Off-site signs or advertising.
 - (7) Flashing, animated, blinking, moving or mobile signs including portable reader board signs.
 - (8) Sign on or affixed to a rock, tree or other natural feature.
 - (9) Private sign placed in right-of-way.
 - (10) Banners, except for public events.
 - (11) Electronic reader boards, unless otherwise specified.
- * Except for signs in the BMS SD-DR and BMS SD-CMU districts, as authorized in Section 13.B.7 and 13.B.8.

2. SIGNAGE STANDARDS: BMS-SD-DR, BMS-SD-SR, AND BMS-SD-CMU DISTRICTS

a. Awning Signage

- (1) Maximum sign area shall be 6 sq. ft. on the main awning face or 3 sq. ft. of the awning valance.
- (2) Lettering and signboard may be integrated along the valance or awning fascia.
- (3) No backlit awning signs are permitted.

b. Building Signage Allowance

- (1) Each commercial building may have a maximum of two signs to identify the name of the building. These signs must be integral to the architecture and building design and convey a sense of permanence. Typically these signs are secondary or tertiary building elements as seen on historic urban buildings. Buildings on corner lots may have a maximum of three signs.
- (2) Building signs must conform to the following:
 - i. Maximum sign area shall be no more than 20 sq. ft. per building face except when the sign includes a company logo in which case it may increase in area to 36 sq. ft.
 - ii. Maximum sign height shall be 18 ft. above the sidewalk to the top of the sign (measured from the top of the sign to the lowest point on the sidewalk directly below the sign) unless signage is positioned on a cupola or other architectural feature that extends beyond the ordinary roof height.

c. Directory Signage

- (1) Each building may have one directory sign immediately adjacent to the front/main entry and to any rear entry to the building.
- (2) Directory signs shall be limited to 12 sq. ft. in area, and their design shall integrate with the color and materials of the building.

d. Marquee Sign

- (1) Where movie theater use or Gambling Premise use is permitted within District, a projecting marquee sign up to 120 sq.ft. per two sides, may be attached to building facade.

e. Monument Signage

- (1) General Standards Applicable to all Monument Signs:
 - i. Monument signs need to be located within a landscaped planter. The minimum area of the planter shall be equal to the total area of the sign located within the planter.
 - ii. The exterior finish, color and materials of the sign cabinet need to complement the colors and materials of the building that the advertised business occupies.

- iii. Monument signs for multiple-tenant commercial centers with 6 or more tenant spaces shall focus on identifying the name of the center and/or its largest tenants, rather than on all tenants.
 - iv. No monument signs are permitted in line of sight triangles next to driveway locations. The line of sight measures 7 ft. by 50 ft..
 - v. No monument signs are permitted in the line of sight triangles adjacent to a corner. This line of sight triangle measures 25 ft. by 25 ft..
 - vi. When more than one monument sign is permitted on any parcel, the signs may be located no closer than 300 ft. from one another.
 - vii. All monument signs need to include numeric street address of the property upon which it is located. The numbers used to identify the address shall be no less than 9 inches and no more than 15 inches in height.
 - viii. All background surfaces must be of an opaque material that does not emit light.
- (2) Monument Sign Standards:
- i. Individual Business: An individual business located on a separate lot and not legally part of a multi-business development may use one monument sign as either a primary sign or a secondary sign. The sign may not be located closer than 3 ft. from any property line. The overall height of the sign, not including the base measurement, shall not exceed 12 ft., except in the ~~BMS-DR District~~ where the overall height of the sign shall not exceed 24 ft. No more than 1 monument sign shall be erected for any 1 business. No sign shall obstruct the view of motor vehicle operators entering or leaving any parking area, service drive, private driveway, street, alley or other thoroughfare.

24 ft.

BMS-SD-DR and BMS-SD-CMU districts

(2) Backlit signs, which are signs using lighting behind lettering or other features are acceptable.

13.B SIGNAGE continued



Awning Signage



Directory Sign



Monument Sign



Blade or Projecting Signage



Wall Signage



Window Signage



Public Way-Finding Signage



Monument Signage

2. SIGNAGE STANDARDS: BMS-SD-DR, BMS-SD-SR, AND BMS-SD-CMU DISTRICTS continued

- ii. Multi-business Development: Monument signs are permitted for the purpose of identifying the development and the tenant or occupants of any multi-business development. A development shall mean one or more buildings under a common development scheme or common ownership. One monument sign may be erected for the purpose of identifying the development and some or all of the tenants or occupants of the development at each point of vehicle entrance from public right-of-way to such development. A monument sign shall not exceed 12 ft. in height and 120 sq. ft. total for all faces with a maximum of 60 sq. ft. for any 1 face, except in the ~~BMS-DR~~ **BMS-SD-DR** District where the overall height of the sign shall not exceed 20 ft. in height and 200 sq. ft. total for all faces with a maximum of 100 sq. ft. for any one face. For retail developments with 6 or more tenants, at least 25 percent of each sign face shall identify the development. For retail development with fewer than 4 tenants, identification of the development is not required, but if the retail development is identified on the sign then at least 25 percent of each sign face shall identify the development. Each panel identifying a tenant shall be at least 14 inches high with letters and/or logo at least 8 inches high. Neither the portion of the sign structure providing support nor the frame shall be counted in determining the square footage of the sign.
- iii. Each sign shall be located at least 3 ft. from any vehicle entrance. No sign shall obstruct the view of motor vehicles operators entering or leaving any parking area, service drive, private driveway, street, alley, or other thoroughfare.
- f. Projecting and Blade Signage
 - (1) Maximum sign area shall be 4 sq. ft. (per side).
 - (2) The sign must be located with the lower edge of the signboard no closer than 8 ft. to the sidewalk and the top of the sign no more 14 ft. above the sidewalk.
 - (3) For multi-story buildings, at the ground floor tenant space signage, the top signboard edge shall be no higher than the sill or bottom of the average second story window height.
 - (4) Distance from building wall to signboard shall be a maximum of 6 inches.
 - (5) Maximum signboard width shall be 3 ft. with no dimension to exceed 3 ft.
 - (6) Occupants/tenants above the street level are prohibited from having projecting blade signage.

- g. Tenant/Occupant Signage
 - (1) Each building may have a total of 2 signs per tenant/occupant identifying the leased/occupied space. These signs must be located on or immediately adjacent to the primary entry to the tenant's/occupant's space. Tenants/occupants may select from the following sign types: Awning, Projecting/Blade or Wall.
 - (2) Tenants/occupants may also have one street level storefront (window, glass door or A-board) sign.
- h. Wall Signage
 - (1) Unless regulated elsewhere in the LUDR, maximum sign area shall be a maximum of 20 sq. ft..
 - (2) The sign shall be located on the tenant's portion of the building. Maximum sign height for multiple story buildings shall be 14 ft. above the sidewalk to the top of the sign. The maximum sign height for single story buildings is 18 ft. above the sidewalk to the top of the sign. The measurement is from the top of the sign to the lowest point on the sidewalk directly below the sign.
 - (3) Applied lettering may be substituted for wall signs. Lettering must fit within the size criteria above.
 - (4) Wall signs that are designed as a mural or other artistic application may be larger in size. Only the portion of the painted wall mural which contains a logo, trademark or other commercial message shall be governed by the requirements in Section 13.B.2.g. Wall preparation, anti-graffiti coating and ultraviolet coating, for walls with southern exposure, shall be required.
- i. Window Signage
 - (1) Maximum sign area shall be 4 sq. ft.
- j. Portals, Gateways, and Entries Signage
 - (1) Neighborhood identification or entry way signage signs must meet the standards of Monument Signage, Section 13.B.3.d.(1), unless intended to be constructed as public art or include other significant architectural features, or,
 - (2) Entryway sign into the community or neighborhood which arch over the public-right-of-way. Must meet the following standards:
 - i. Any sign over a city street must be a minimum of 16 ft. from the street surface.
 - ii. Signs and sign-supporting structures shall be listed by a recognized testing laboratory and constructed in compliance with the requirements of the International Building Code as adopted by the City.
 - iii. Signs must possess unique architectural features such as materials, artwork or lettering, and may be constructed as part of a major entryway into the community.

- iv. Sign base may be surrounding by landscape materials.
- v. Applicable standards and licensing requirements in RMC 5.14 apply.
- 3. SIGNAGE STANDARDS: ~~BMS-VMU DISTRICT~~ **SENIOR HOUSING, NURSING HOMES AND ASSISTED LIVING**
 - a. Awning Signage
 - (1) Maximum sign area shall be 3 sq. ft. on the main awning face or 1.5 sq. ft. of the awning valance.
 - b. Building Signage Allowance
 - (1) Each building may have a maximum of two signs to identify the name of the building. These signs must be integrated within the architectural element to which they reside, to convey permanence and create historic precedence. Typically these signs are secondary or tertiary building elements as seen on historic commercial/industrial buildings.
 - (2) Building signs must conform to the following:
 - i. Maximum sign area shall be no more than 4 sq. ft.
 - ii. The sign shall be located between 14 and 18 ft. above the sidewalk to the top of the sign (measured from the top of the sign to the lowest point on the sidewalk directly below the sign).
 - c. Directory Signage
 - (1) Each building may have one directory sign immediately adjacent to the front/main and to any rear entry to the building.
 - (2) Directory signs shall be limited to 12 sq. ft. in area, and their design shall integrate with the color and materials of the building.
 - d. Monument Signage
 - (1) Individual Business: An individual business located on a separate lot and not legally part of a multi-business development may use one monument sign as either a primary sign or a secondary sign. The sign may not be located closer than 3 ft. from any property line. The overall height of the sign shall not exceed 10 ft.. No more than one monument sign shall be erected for any one business. No sign shall obstruct the view of motor vehicle operators entering or leaving any parking area, service drive, private driveway, street, alley or other thoroughfare. Each lot, less than 39,000 sq. ft. as originally platted, may have one monument sign. The monument sign may be a maximum of 9 sq. ft., not including the sign base, and have no dimension exceeding 5 ft., including the sign base. Sign height, including the sign base, will be measured from original grade. The sign must be located within 25 ft. of the primary vehicular entry and within 10 ft. of the front property line.

- (2) Multi-business Development: Monument signs are permitted for the purpose of identifying the development and the tenant or occupants of any multi-business development. A development shall mean one or more buildings under a common development scheme or common ownership. One monument sign may be erected for the purpose of identifying the development and some or all of the tenants or occupants of the development at each point of vehicle entrance from public right-of-way to such development. A monument sign shall not exceed 10 ft. in height and 100 sq. ft. total for all faces with a maximum of 50 sq. ft. for any one face.
- (3) For retail developments with 4 or more tenants, at least 25 percent of each sign face shall identify the development. For retail development with fewer than 4 tenants, identification of the development is not required, but if the retail development is identified on the sign then at least 25 percent of each sign face shall identify the development. Each panel identifying a tenant shall be at least 14 inches high with letters and/or logo at least 8 inches high. Neither the portion of the sign structure providing support nor the frame shall be counted in determining the square footage of the sign.
- (4) Each sign shall be located at least 3 ft. from any vehicle entrance. No sign shall obstruct the view of motor vehicles operators entering or leaving any parking area, service drive, private driveway, street, alley, or other thoroughfare.
- e. Projecting and Blade Signage
 - (1) Maximum sign area shall be 2 sq. ft. (per side).
 - (2) The sign must be located with the lower edge of the signboard no closer than 8 ft. to the sidewalk and the top of the sign no more 14 ft. above the sidewalk.
 - (3) For multi-story buildings, at the ground floor tenant space signage, the top signboard edge shall be no higher than the sill or bottom of the average second story window height.
 - (4) Distance from building wall to signboard shall be a maximum of 6 inches.
 - (5) Maximum signboard width shall be 2 ft. with no dimension to exceed 3 ft.
 - (6) The second story tenants are prohibited from having projecting blade signage.
- f. Tenant/Occupant Signage
 - (1) Each building may have a total of 1 sign per tenant/occupant identifying the leased/occupied space. This sign must be located on or immediately adjacent to the primary entry to the tenant's/occupant's space. Tenants/occupants may select from the following types: Awning, Projecting/Blade, Neon, Wall and Window.

SENIOR HOUSING, NURSING HOMES AND ASSISTED LIVING
3. SIGNAGE STANDARDS: BMS-VMU DISTRICT continued

- g. Wall Signage
- (1) Unless regulated elsewhere in the LUDR, maximum sign area shall be 1% of the tenant’s portion of the ground floor area or 10 sq. ft., whichever is less.
 - (2) Wall sign shall be located on the tenant’s portion of the building. Maximum sign height shall be 14 ft. above the sidewalk to the top of the sign (measured from the top of the sign to the lowest point on the sidewalk directly below the sign).
 - (3) Applied lettering may be substituted for wall signs. Lettering must fit within the size criteria above.
 - (4) Wall signs that are designed as a mural or other artistic application may be larger in size. Only the portion of the painted wall mural which contains a logo, trademark or other commercial message shall be governed by the requirements in Section 13. B.2.g. Wall preparation, anti-graffiti coating and ultraviolet coating, for walls with southern exposure, shall be required.
 - (5) Wall sign shall be located on the tenant’s portion of the building. Maximum sign height shall be 18 ft. above the sidewalk to the top of the sign (measured from the top of the sign to the lowest point on the sidewalk directly below the sign).
 - (6) Applied lettering may be substituted for wall signs. Lettering must fit within the size criteria above.
- h. Window Signage
- (1) Maximum sign area shall be 4 sq. ft.

4. SIGNAGE STANDARDS: COMMUNITY FACILITIES/PLACE OF WORSHIP

- a. Each noncommercial use, such as places of worship, schools, city parks, fire stations, police stations, municipal buildings, public libraries, community centers, and other similar noncommercial uses, may have no more than one monument or one wall sign for each street frontage. A monument sign shall not exceed 24 sq. ft. in area per face, shall be setback a minimum of 2 ft. from the property line, and shall not exceed 5 ft. in height. A wall sign shall not exceed 32 sq. ft. in area and shall not exceed 15 ft. in height. All community facilities/ place of worship signs shall be designed in keeping with the character of the neighborhood and shall be constructed of durable materials.
- b. Public way-finding and site feature identification signs are permitted in Civic Districts and do not count as part of the noncommercial square footage.

5. SIGNAGE STANDARDS: BMS-NC, NG AND NE DISTRICTS

- a. Live/work signage.
- A sign up to 3 sq. ft. containing the name of the proprietor, business and/or a graphic image representing the business shall be allowed. The sign shall be attached to the dwelling, be compatible with the architectural character of the neighborhood and shall not be illuminated or backlit. Only one sign shall be allowed.
- b. Bed and Breakfast and home occupation signage.
- (1) A bed and breakfast operation as a home occupation, and all other home occupations, shall be allowed a sign up to 2 sq. ft., containing only the name of the proprietor or the name of the residence. The sign shall be attached to the dwelling, be compatible with the architectural character of the neighborhood and shall not be illuminated or backlit. Only one sign shall be allowed.
- c. Day care and adult family home signage.
- (1) Licensed family day care and adult family home centers shall be allowed a sign up to 2 sq. ft., containing only the name of the proprietor or the name of the residence. The sign shall be attached to the dwelling and shall not exceed 2 sq. ft. in area. The sign shall be compatible with the architectural character of the neighborhood and shall not be illuminated or backlit. Only one sign shall be allowed.
 - (2) Licensed day care centers on lots one acre and larger may have one monument sign that meets the standards in 13.B.3.d.1.
- d. Senior housing, nursing homes and assisted living facilities signage. Signage shall conform to the sign standards for the in VMU District, 13.B.3.

6. SIGNAGE STANDARDS: VEHICULAR SERVICE STATION

- a. Vehicular service stations selling motor fuel to the public, including those with convenience stores, accessory restaurants or other retail, self-service car washes, and facilities having service bays for vehicle service and repair, may have primary signs as shown on Vehicular Service Station Signage Chart, this page:
- b. Motor Fuel Sales as Secondary Use: Any business selling motor fuel to the public as a secondary use may have:
- (1) One permanently mounted fuel price sign. Such sign shall not exceed 10 ft. in height and 15 sq. ft. in area for each face with a maximum of 2 faces. Such sign may be incorporated with the monument sign allowed the primary use; however, in no instance may the fuel price sign itself exceed 10 ft. in height and 15 sq. ft. in area for each face with a maximum of 2 faces.
 - (2) One canopy logo sign per street frontage providing direct vehicular entrance to the fuel station.
- c. Movable fuel price signs are not allowed.
- d. Applicability: Signage required by state and/or federal laws and/or regulations concerning pump inspections, safety warnings, or other mandated materials are exempt from the provisions of this section.

7. VEHICULAR SERVICE STATION SIGNAGE CHART

Class	Sign Type	Maximum Number	Maximum Sign Area	Maximum Sign Height	Location	Lighting ¹
Station Identification and Pricing ²	Integrated with Monument sign subject to standards in 13.B.	One per street frontage ³	50 sq. ft. per face, two faces maximum.	10 ft..	At least 2 ft. from any property line.	Allowed.
Station Identification and Pricing - Option if located along Dallas Road	Freestanding	One, in addition to one monument sign which does not have pricing information.	40 sq. ft. per face, two faces maximum	20 ft.	At least 2 ft. from any property line.	Allowed and may be internally illuminated.
Canopy Logo	Wall	One per street frontage, not to exceed a total of two.	12 sq. ft.	2 ft..	Shall be on the face of the canopy covering the pump island(s).	Allowed.
Car Wash	Wall or painted wall	One	15 sq. ft.	2 ft..	Shall be on the car wash structure.	Not allowed.
Accessory Retail or Restaurant	Wall	One	20 sq. ft. or 10% of the facade area, whichever is more.	3 ft..	Shall be above the primary entrance, or on the facade of the tenant space.	Allowed.
Convenience Store	Wall	One	20 sq. ft. or 10% of the facade area, whichever is more.	See other standards for Wall Signs; 13.B.2 and 13.B.3.		

Footnotes:

- 1. See sign illumination provisions in Section 12.C.3.
- 2. The sign(s) may include the identification of the service station and fuel prices. No other price signs are allowed.
- 3. Only one pricing sign integrated with the monument sign allowed.

8. SIGNAGE STANDARDS: SCHOOL SITES

- a. Each school campus may have no more than one monument sign or free-standing sign, and one wall sign for each street frontage. A monument sign shall not exceed 24 sq. ft. in area per face, shall be set back a minimum of 2 ft. from the property line, and shall not exceed 10 ft. in height. A wall sign shall not exceed 32 sq. ft. in area and shall not exceed 15 ft. in height. A free-standing sign shall not exceed 32 sq. ft in area per face, shall be set back a minimum of 4 ft. from the property line, and shall not exceed 16 feet in height. All school signs shall be designed in keeping with the character of the neighborhood and shall be constructed of durable materials. If the sign contains an electric reader board or is otherwise illuminated, all lighting shall be turned off between the hours of 10:00 p.m. and 7:00 a.m.

13.C SITE FURNISHINGS AND HARDSCAPE

1. INTRODUCTION

- a. Site furnishings are the man-made articles that are found in a District to service the needs of the public. The appearance and identity of Badger Mountain South will benefit from the unifying of site furnishings throughout the community, although consideration may be given to the selection of unique site furnishings to create distinct identities for each of the five residential neighborhoods. Careful attention to detail and quality will help people feel more comfortable and at home in all areas, whether it be in one of the commercial districts or within the shared Civic spaces. Whether it is a picnic table or a trash can, each functional component adds to the experience of Badger Mountain South.

2. GENERAL DESIGN STANDARDS AND PRINCIPLES (BMS-SD-SR, CMU, DR, AND BMS-CIVIC DISTRICTS)

- a. Five overriding principles guide the implementation of Badger Mountain South Site Furnishing and Hardscape Standards:
 - (1) Fitness with Site and Context - Site furnishings and hardscapes should fit harmoniously with the structures and outdoor spaces in each commercial development and strengthen the sense of place for employees, users and visitors. Fitness implies sensitivity to scale, materials, pattern, texture and form to achieve a balance between variety and unity.
 - (2) Functionality - Site furnishings and hardscapes must effectively meet the pragmatic needs of their users. They need to be designed for serviceability over time. In addition, site furnishings should be designed for flexibility and adaptability since user needs may vary and evolve over time.
 - (3) Economy - It is important that site furnishings are constructed and maintained over their life cycle in a cost effective manner.
 - (4) Quality - Strong design control is required to achieve a high quality environment and implement the intent of the Badger Mountain South Master Plan.
 - (5) Sustainability - The spirit of sustainability is embedded in the effective implementation of the proposed standards. Encouraging eco-friendly materials and technologies and reducing the consumption of energy and non-renewable resources will provide benefits for the natural environment and the quality of the Badger Mountain South built environment.

3. HARDSCAPE STANDARDS

- a. Concrete Finishes for all hardscape surfaces may include:
 - (1) Broom Finish - Medium broom finish, or matched to existing concrete in the area.
 - (2) Exposed Aggregate - If exposed aggregate is used, the aggregate surface shall provide a slip resistance, but not uneven that could cause a trip hazard. Small size aggregate, such as pea gravel – ½ inch or less - may be used.
 - (3) Colored concrete - Color concrete shall be integral to the concrete;
 - (4) Patterned Concrete - Raised pattern shall not be a trip hazard or maintenance issue.
- b. Pavers, if used, must comply with the following:
 - (1) All pavers shall be installed on an engineered sub-base such as concrete or cement stabilized sand in areas with occasional vehicular traffic.
 - (2) Clay pavers should be able to withstand vehicular traffic/ emergency vehicle traffic.
 - (3) Pavers manufactured from material such as limestone, granite, etc., may be used if the surface is can be textured to provide a slip resistant finish.



Bench

4. BENCH STANDARDS

- a. Benches shall be of commercial grade construction. Bench frames shall be ductile iron, concrete or steel.
- b. Seat and backs shall be low maintenance materials such as concrete, powder coated metal or recycled material designed for this purpose. Wood should be hardwood such as Ipe, Maple, and Mahogany. Seat and backs constructed out of recycled plastic materials should have a reinforcing spine and fasteners.
- c. Benches may be constructed as a piece of public art in which case materials appropriate to the artwork may be used.
- d. Placement of benches should not obstruct pedestrian or emergency vehicular traffic. Benches in turf or planter areas shall be placed on a reinforced concrete or paver area with a minimum clearance of 6 inches between edge of bench and edge of concrete.
- e. At accessible locations, access for wheelchairs should be provided along the front and side of bench per ADA standards.
- f. Benches should be anchored to pavement or use in ground installation. Solid concrete benches should not need to be anchored.
- g. Benches shall be maintained to be free of chipped, faded, peeling paint/ coating. Concrete benches shall be free of chips and cracks. Any chips, cracks, peeling coatings shall be repaired as per manufacturer's recommendations.
- h. Benches for specific areas: Each Neighborhood in Badger Mountain South may have a unique style of bench specific to that area. New benches shall match the existing style of the area once established.



Trash Receptacle

5. TABLE STANDARDS

- a. Tables for any outdoor areas shall meet the ADA Standards.
- b. Tables in Civic Districts:
 - (1) Tables shall be commercial grade material for low maintenance, ease of clean up, vandal resistance, and weather resistance.
 - (2) Placement of tables shall not obstruct pedestrian and emergency vehicles. Provide adequate space around table for seating and passage
 - (3) Tables shall be permanently anchored by either in-ground or surface mount system.
 - (4) Tables shall be placed on hardscape such as concrete, pavers, etc., wide enough for the table and circulation around the table and accessible by connection to sidewalks or other paving / circulation areas.
- c. Tables in Commercial Districts:
 - (1) Tables with chairs, fixed or movable, can be used for outdoor eating establishments. Tables and chairs shall be commercial grade material that can be maintained and cleaned efficiently.

6. TRASH RECEPTACLES

- a. Trash receptacles and recycling bins will be provided in every commercial and Civic District development.
- b. Trash receptacles should be placed with the trash container closest to the area highest in traffic.
- c. Locations in Civic Districts will be determined to facilitate servicing.
- d. Trash receptacles should be compatible with building or other site furnishings.
- e. Trash receptacles should be fire-proof, and should not allow water run into them or have drainage openings at their base.

7. TREE GRATES

- a. Shall be provided at base of street trees along arterial collector streets, except where frontage also includes a Trail Type, in BMS-SD, CMU, DR, and BMS-CIVIC Districts and shall be made from commercial grade metals. Tree grates may also be used in the BMS-NC District at street frontages along ground floor commercial uses.



Public Art

- b. Size - 5 ft. x 5 ft. minimum dimension
- c. Tree grate design shall reflect the neighborhood character in which it resides.

8. MISCELLANEOUS GUIDELINES

- a. Dog waste disposal bag dispensers shall be standardized and located at the major entrances as located by the City to each greenbelt, greenway and in areas designated as Dog Parks.
- b. Bike racks shall be constructed of durable materials.
- c. Bollards:
 - (1) Bollards are installed to provide controlled entrance to pedestrian only areas and to provide protection to equipment and buildings when in proximity to vehicular traffic.
 - (2) Bollards may be fixed or removable as required by the City of Richland Public Safety officials.
- d. Maintenance: Provide a readily available water supply for cleaning and maintenance of paved surfaces, site furnishings, trash receptacles, and other non-planted areas.

9. LIGHTING STANDARDS

- a. See Section 12.C.3 for Exterior Lighting

10. PUBLIC ART

- a. Public art located within Badger Mountain South is intended to give the community distinguishing character and display creativity, making it a unique place to live.
- b. Diversity in art style, scale, type, and creativity is highly encouraged.
- c. Location - public art in civic open space is allowed and encouraged (i.e. parks, trails, plazas, greenways, civic facilities, etc...)
- d. Artistic or creative improvements to all site features are encouraged.
- e. Art may provide function as well as aesthetics to the site or building to which it resides.
- f. Public art may be featured in roundabouts with other appropriate landscape materials.



Parking Lot

- 1. MATERIALS
 - a. A parking and circulation area must be hard-surfaced and conform to any applicable City of Richland Development Standards. For purposes of this section, the term hard-surfaced may also include pavers, stones, bricks or other similar materials placed to support vehicle circulation, but that may also allow rain and other water to penetrate the surface (i.e., “grasscrete”).
- 2. ENTRANCES AND EXITS
 - a. The Director of Public Works shall fix the location, width, and manner of approach of vehicular ingress and egress from a parking area. The Director of Public Works may require the property owner to alter ingress or egress as necessary to control traffic in the interest of public safety and general welfare.
- 3. COMBINED DRIVEWAY
 - a. The owners of adjoining properties shall provide combined driveways wherever practical. In conjunction with approval of a development, the City may require a property owner to provide an access and circulation easement to an abutting owner where joint access is reasonable to serve future development.
- 4. INTERNAL WALKWAYS
 - a. The property owner shall install internal walkways in each new development in the BMS-SD-SR, CMU, and DR Districts. In addition, schools in all land use districts shall install internal walkways in each new facility.
 - b. The property owner shall provide internal walkways around the building to the extent necessary to assure safe access to the building from parking areas, adjacent properties, and public sidewalks or street rights-of-way and to assure consistency with the requirements of the LUDR.
 - c. Internal walkways must be a minimum of 5 ft. wide, exclusive of parked car overhangs. Where necessary to ensure 5 ft. of unobstructed walkway, wheel stops are required.



Internal Walkways

- 5. SHARED USE OF PARKING
 - a. General. The administrative official may approve shared use of parking facilities located on separate properties if:
 - (1) A convenient pedestrian connection between the properties exists; and
 - (2) The availability of parking for all affected properties is indicated by directional signs.
 - (3) Where the uses to be served by shared parking do not overlap their hours of operation, the property owner or owners shall provide parking stalls equal to the greater of the applicable individual parking requirements.
 - (4) Where the uses to be served by shared parking have overlapping hours of operation, the property owner or owners shall provide parking stalls equal to the total of the individual parking requirements. If the following criteria are met, that total is reduced by 10 percent:
 - i. The parking areas share a property line;
 - ii. A vehicular connection between the lots exists;
 - iii. A convenient, visible pedestrian connection between the lots exists;
 - iv. The availability of parking for all affected properties is indicated by directional signs.
 - b. Non-residential projects also review parking Sustainability Standards found in Section 12.D.
 - c. See Section 11.C.7 for Parking Lot Landscape requirements.

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GLOSSARY

14

The Glossary provides definitions of terms and phrases used in the LUDR that are technical or specialized, or that may not reflect common usage. If any definitions in this Section conflict with definitions in the City of Richland Municipal Code, these definitions shall govern for the purposes of the LUDR.

(UPDATED) PROPOSED AMENDMENTS ARE SHOWN:
GLOSSARY

~~ANSI/ASHRAE/IESNA.~~ American National Standards Institute / American Society of Heating, Refrigerating, and Air-conditioning Engineers / Illuminating Engineering Society of North America. (3) National building, sustainable, and lighting standards used by designers and builders to create a quality safe built environment.

Accessory Office. An office that serves the principal use of a building or structure.

Accessory Unit/Structures. Any use and/or structure that is customarily part of and clearly incidental and secondary to the principal residence and does not change the character of the residential use. May contain a separate residential unit either contained wholly within a principal single-family residential structure, or attached to or above a garage (maximum floor area of 600 square feet). An accessory dwelling unit is not included in Maximum Density Limitations. An Accessory unit/building may also be used for Home Occupation uses as identified elsewhere in the LUDR and that meet the requirements of RMC 23.42.09. An accessory unit or structure with a maximum floor area of 600 sq. ft. is allowed for a winery use.

Accessory Storage Structures. A supplemental building designed for the storage of boats / RVs or to be used as a personal worksop; in all cases not for the commercial repair or maintenance of vehicles of any type. It may also include an Accessory Unit that meets the standards and definition for Accessory Units (LUDR 8.P). Only permitted in the BMS-NE District on lots .25 acre or larger and having a principal structure.

Adult Family Homes. A regular family abode in which a person or persons provides personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services.

Alcoholic Beverages Sales. The retail sale of beer, wine and /or spirits in sealed containers for off-site consumption, either as part of another retail use, or as a primary business activity.

Alley. A private way permanently reserved as a secondary means of access to abutting property.

Arterial Collector Street. Streets that serve to interconnect and support the principal arterial highway system. They link major commercial, residential, industrial and institutional areas. Arterial streets are typically spaced about one mile apart. Access control is the key feature of an arterial route.

Assisted Living/Nursing Home. State-licensed, multi-family, residential structure which provides supervision or assistance for persons with special needs including help with tasks such as bathing, dressing, and medication management; may also supply specialized nursing services.

ATM. An automated teller machine (computerized, self-service machine used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial institution personnel), located outdoors at a bank, or in another location. Does not include drive-up ATM's.

Axonometric Diagram. Illustration of the spatial form of a building or structure.

Badger Mountain South. Also referred to as BMS, is a master planned community within the boundaries as described in the Master Agreement and subject to the terms and conditions found within the Master Agreement.

Bank, Financial Services. Financial institutions including: banks

Appurtenant Structures. Structures such as garden sheds, covered patios, attached and detached pergolas used accessory to residential uses.

and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, other investment companies, securities/commodity contract brokers and dealers, security and commodity exchanges, vehicle finance (equity) leasing agencies. Does not include check-cashing stores. (See also, "ATM")
Bar, Tavern. A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a micro-brewery ("brew pub"), and other beverage tasting facilities.

Bed & Breakfast Inn (B&B). A one-family detached dwelling unit occupied by a resident owner/manager within which up to four rental bedrooms are made available for overnight accommodation; requires a City of Richland Special use permit.

~~Block Park. See Block Open Space.~~

~~**Block Open Space.** A type of shared community space that provides small-scale gathering and play space for residents in the nearby vicinity. Block Open Spaces to range in size from 5,000 square feet to less than 1 acre and are required to be distributed throughout each of the neighborhoods; also called Block Parks.~~

Building Type. A structure defined by the combination of configuration, form, and function.

Build-to-Line (BTL). A setback dimension, along which a building facade or percentage of building facade, must be placed.

Child Care Center. A premise licensed by the state of Washington and receiving more than twelve (12) children for care during all or part of a day or night; must meet RMC 23.42.080 requirements.

Child Care (Family Home). A residential premise, state-licensed for Family Home Child Care, to provide direct care, supervision and early learning opportunities for twelve or fewer children, in the home of the licensee where the licensee resides and is the primary provider; must meet RMC 23.42.080 requirements; may alternatively be licensed for adult daycare for periods less than 24 hours.

Civic Uses. A category that includes public uses and other private uses which focus on improving the quality of day-to-day community life by providing a location for assembly, discourse, worship, education, sustainability features, recreation, farmers' markets and community-oriented entertainment venues.

Civic/Community/Institutional Facilities. A Building Type that includes schools, public safety buildings, libraries, recreation and other public or private buildings of similar nature.

Clear Vision Triangle. A triangle with 2-sides of the triangle formed by the two intersecting ROW lines, extending 20 feet back from their point of intersection with the third side formed by drawing a line connecting the two points located 20 from the point of intersection.

Collector Street. Streets that provide both access and circulation within and between residential and commercial/industrial areas. Collectors differ from arterials in that they provide more of a citywide circulation function and do not require as extensive control of access (compared to arterials) and penetrate into residential neighborhoods.

Commercial. A term defining workplace, office and retail use

collectively.

Common Courtyard. A entry court, forecourt or courtyard shared by multiple residential units or commercial spaces.
Community Storage Facility. An area within the South Orchard Neighborhood that is intended to serve the entire BMS community for storage of vehicles, boats and recreational vehicles; may also include inside storage and an accessory caretaker unit.

Consistency Determination. A document, also known as the Badger Mountain South Master Agreement Consistency Recommendation (BMS-MACR), provided by the MPA to the City and to the applicant upon receipt and review of any development or building application in Badger Mountain South. The Consistency Determination may be either a Level 1 or Level 2 BMS-MACR. Level 1 BMS-MACR is issued for all applications except for final plat approval and issuance of Certificate of Occupancy. A Level 2 BMS-MACR is required prior to final plat approval or issuance of Certificate of Occupancy. The BMS-MACR ensures that the development and building submittals meet the Master Agreement and LUDR requirements.

Corner Element. A prominent architectural element, such as a tower, corner bay window (chamfered or round) or significant facade articulation, designed to accent the corner of a building and typically used to terminate a view or mark an important entrance.

Cottage Court. A Building Type consisting of free-standing Single-Family residences arranged around a common, shared courtyard. A shared common building may also be provided.

Courtyard Housing. A Building Type consisting of Multi-family residential units arranged around a central Court.

Day Care Center: Child or Adult. A state-licensed facility that provides non-medical care and supervision for adult clients or minor children for periods of less than 24 hours for any client. These facilities include the following, all of which are required to be licensed by the Washington State Department of Social Services.

Development. All divisions of land for whatever purpose, site plan, binding site plan and any other uses or activities as defined in RMC 23.06.270.

Director. The Community Development Director of the City of Richland, or his or her duly appointed representative.

District. The distinct areas within BMS to which specific land use and development regulations apply in order to achieve the intent and purpose of the LUDR and the Master Agreement.

Drive-through Window Service. A facility which by design allows the transfer or goods or services to those while still in a vehicle.

Duplex. A Building Type consisting of a single structure containing two dwelling units, neither of which is an accessory dwelling unit; also known as a Paired House.

Eating and Drinking Establishments. A retail business selling ready-to-eat food and or beverages for on or off premise consumption; may include sales of alcoholic beverages and provide entertainment. May include beer or other alcohol brewing and beverage tasting facilities.

Edge Type. The pedestrian and landscape elements within the

right-of-way. Includes the area between the property line and the curb line on either side of the street (drive lanes and parking).

~~**Estate Lots.** Lots ranging in size from ¼ to 1+ acre, located in the Neighborhood Edge District.~~
Facade. The vertical surface of a building, generally set facing a street ("front facade").

~~**Farmer's Market.** The temporary use of a site for indoor and/or outdoor sales of food and farm produce items, in compliance with the Washington State Farmer's Market Manual, and Washington State Department of Health Food Handler's requirements.~~

Floor Finish Level. (See Ground Floor Finish Level).

Frontage. A strip or extent of land abutting on a street or other public right-of-way.

Frontage Types. The building architectural element that resides between the public right-of-way and the private property affiliated with the building. Frontage Types combined with the public realm create the apparent streetscape. Frontage Types are listed in Section 9: Frontage Types.

Gallery. A roofed promenade extending along the facade of a building and supported by columns on the outer side.

Gambling Premises. An establishment, as permitted by state law, which includes, but is not limited to, any building, room, enclosure, vehicle or other place used or intended to be used for gambling activity and/or containing a gambling device for such purposes.

General Retail. Stores and shops intended to serve the City as destination retail, rather than convenience shopping. Examples of these stores and lines of merchandise include:

Art galleries; retail; art supplies, including framing services; books, magazines, and newspapers; camera and photographic supplies; clothing, shoes, and accessories; collectibles (cards, coins, comics stamps, etc.); drug stores and pharmacies; dry goods; fabric and sewing supplies; furniture and appliance stores; hobby materials; home and office electronics; jewelry; luggage and leather goods; musical instruments; parts; accessories; small wares; specialty grocery store; specialty shops; sporting goods and equipment; stationery; toys and games; variety stores; videos, DVD's, records, and CD's, including rental stores with no outside storage.

General Office. An office use that typically occupies an area of greater than 5,000 square feet and more than twenty (20) employees at a given location. Typical examples include: professional offices for architects, engineers, doctors, dentists, chiropractors, lawyers, accountants, veterinarians or similar professions.

General Retail. A retail use involving the sale of goods or merchandise to residents living in the community, many of whom will access the store by vehicle. A use in this category typically occupies an area between 5,000 and 30,000 square feet. Typical examples include: banks, bookstores larger than 5,000 sq. ft.; pharmacy; sporting goods stores, grocery store, and other stores selling similar goods.

General Services. A Service Use offering daily conveniences to residents living in the community. A use in this category typically occupies an area between 5,000 and 30,000 square feet. Typical

examples include: business support services, coin-operated laundry, salons, spas, and health clubs, medical services/doctors’ offices, movie theaters, video arcades, bowling, meeting facility; funeral home (except within the Mixed-Use Districts).

Greenbelt. A linear green open space adjacent to a street that consists of trails, trees, perennials, ornamental grasses, shrubs, and/or groundcover. Often includes a part of the community trail network.

~~**Green Building Certification.** Certification by a nationally recognized sustainable program (i.e. LEED, or Built-Green, Energy Star, etc.) demonstrating compliance with specific program requirements.~~

Ground Floor Ceiling Height. Height from finished floor to finished ceiling of primary rooms on the ground floor not including secondary rooms such as bathrooms, closets, utility rooms, and storage spaces.

Ground Floor Finish Level. Height difference between adjacent public walk and the ground floor. In the case of a loading dock frontage that serves as the public Right-of-Way, the Floor Finish Level is the height of the walk above the adjacent street.

Height. A limit to the vertical extent of a building that is measured in number of stories. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads, and similar structures, which may be of any height approved by the Director.

Home Occupation. An occupation or business activity conducted within a dwelling unit by a member or members of the family who occupy the dwelling, where the occupation or business activity is clearly incidental and secondary to the use of the dwelling for living purposes and the residential character of the dwelling is maintained; requires City of Richland application processed at time of business license application.

Hospitality/Lodging. A facility, typically a hotel or motel, with guest rooms, with or without kitchen facilities, rented to the general public for transient overnight stay. May also include ancillary uses related to the principal use including spas and other personal services, eating facilities, swimming pools, retail and similar. Also permitted in the NE District when operated and licensed as a Bed and Breakfast facility.

Landmark Structure.
A monument, building or edifice that is easily recognizable due to unique physical features or site prominence and that adds to the identifying characteristics of an area.

Landscape Coverage. The extent to which the planted landscape area is covered with plant material.

Landscape Planter. Planted area of landscape materials lying between hard surfaces such as between the street and a trail or sidewalk, or within a plaza hardscape.

Lighting Plan. The Lighting Plan is a required element of submittal for all buildings, except low rise residential (under four stories), proposing four or more exterior fixtures. The Plan must include the following information:

1. Type and number of luminaire equipment (fixtures), including the “cut off characteristics”, indicating manufacturer and model number(s).
2. Lamp source type (bulb type, i.e. high pressure sodium), lumen output, and wattage.
3. Mounting height with distance noted to the nearest property line for each luminaire.

4. Types of timing devices used to control the hours set for illumination, as well as the proposed hours when each fixture will be operated.
5. Total Lumens for each fixture, and total square footage of areas to be illuminated. For projects that are in commercial zones, the lumens per net acre to be lit, need no exceed 25,000 lumens.
6. A Calculation Summary indicating food-candle levels on the lighting plan, noting the maximum, average and minimum, as well as the uniformity ratio of maximum to minimum, and average to minimum levels.
7. Lighting manufacturer-supplied specifications (“cut sheet”) that include photographs of the fixtures, indicating the certified “cut off characteristics” of the fixture.
8. Foot-candle distribution, plotting the light levels in foot-candles on the ground, at the designated mounting heights for the proposed fixtures. Maximum illuminance levels should be expressed in foot-candle measurements on a grid of the site showing foot-candle readings in every five or ten-foot square. The grid shall include light contributions from all sources (i.e. pole mounted, wall mounted, sign, and street lights.) Show foot-candle renderings five feet beyond the property lines.

Liner Building. A structure that conceals a larger building such as a parking garage, or surface parking lot that is designed for ground floor occupancy by commercial or office uses, with upper floors also configured for those uses, or for residential use.

Large-Scale Retail. A retail use involving the large scale sale of goods to residents living within the region. These uses are almost exclusively accessed by automobile and therefore additional consideration should be given to parking and traffic issues when developing this use. The goods or merchandise sold may be of the same type or a variety of types and typically occupy an area greater than 30,000 square feet.

Live/Work Unit. An integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

Complete kitchen space and sanitary facilities in compliance with the Building Code; and

At least one resident in each live/work unit shall maintain a valid business license, if required, for a business on the premises.

Uses prohibited in Live/work Units: The following uses and activities are prohibited within a Live-Work Unit:
(1) amusement and recreation uses;
(2) adult entertainment uses;
(3) pet stores, kennels, animal hospitals;
(4) gun and firearms sales;
(5) automotive service stations, and motor vehicle repair garages; and
(6) liquor sales.

Local Parks. A community space between one (1) to five (5) acres in size that is developed to serve a neighborhood for both structured and passive play areas and activities.

Local Streets. Streets that have the sole function of providing access to immediately adjacent land.

Lodging – Hotel. A facility (typically a hotel or motel) with guest rooms or suites, with or without kitchen facilities, rented to the general public for transient lodging. Hotels typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor

athletic facilities, accessory retail uses, etc.

Lot. A measured parcel of land having fixed boundaries and designated on a plot of survey. A lot may be divided by a street or Alley.

LUDR. The Badger Mountain South Land Use and Development Regulations included as Exhibit C in the Master Agreement.

Marquee Sign. A projecting sign structure over the entrance of a building and typically used for movie theaters or similar venues; may have two-faces and may also include lighting but not movable or flashing lights.

Master Agreement. The document entitled “Agreement Between the City of Richland and NorAm Investment LLC, regarding the Development of the Walkable and Sustainable Community known as Badger Mountain South” and approved by the City of Richland City Council on December 7, 2010, and adopted by City of Richland Resolution No. 77-10.

Master Plan Administrator (MPA). A professional appointed by NorAm Investment LLC, or its successor, as outlined in the Master Agreement, to review all applications for plats, subdivisions, site plans, and development permits in Badger Mountain South as part of the application submittal to the City of Richland. The MPA is responsible for ensuring the intent of the LUDR is met in all applications and will provide to the City and to the applicant a Consistency Recommendation (BMS-MACR) to be included in the materials reviewed by the City of Richland Development Services Department. The roles and responsibilities of the MPA are considered synonymous with the Master Agreement Administrator, MAA, as found in the Master Agreement.

Mansion Apartments. A Building Type that combines 3 to 6 residences with one structure designed to resemble a large Single-Family house in a typical residential neighborhood setting.

Mixed-Use Building. More than one type of use in a building or set of buildings. This may be a combination of residential, commercial, industrial, office, institutional, or other land uses.

Mixed-Use Development.
A mixed-use development is a ~~real-estate~~ project with planned integration of some combination of retail, office, residential, hotel, recreation or other functions. It is pedestrian-oriented and contains elements of a live-work-play environment. It maximizes space usage, has amenities and architectural expression and tends to mitigate traffic and sprawl.

Multi-family residential structure. A structure containing two or more dwelling units in which the units may or may not share a common wall with the adjacent (horizontally or vertically) unit(s) or have individual entrances from the outside.. Multi-family Building Types include: Paired Housing (Duplex); Live/Work; Stacked Units (Apartment); Row House; Courtyard Housing; Mansion Apartment (3 to 6 units); and Mixed-Use buildings which contain dwelling units above or behind commercial space within the same building.

Natural Grade. The site topography which exists at the time a lot is sold to the first owner by the project developer or builder; fill material subsequently brought to a site does not modify this original grade.

Neighborhood Goods and Service Buildings. A Building Type that includes stand alone structures, 30,000 SF or smaller that contain uses that support the needs of the neighborhoods in which they are located. Typical examples include pharmacies, daycare centers, churches, medical clinics and other office buildings.

Neighborhood Office. An Office Use that typically occupies an area of 5,000 square feet or less and involves twenty (20) or fewer employees at a given location. Typical examples include: professional offices including accountants, doctors, lawyers, engineers or other similar professions, or small-scale business services.

Neighborhood Personal Services. A Service Use that offers daily conveniences to residents in adjacent neighborhoods. A use in this category typically occupies an area of less than 5,000 square feet. Typical examples include: spa, cleaning and garment services, beauty and barber shops, shoe repair, travel agencies, finance, real estate and insurance; and health and educational services.

Neighborhood Retail. An establishment engaged in selling new goods or services to the general public and rendering services incidental to the sales of such goods. A use in this category typically occupies an area of less than 5,000 square feet. Typical examples include: ATM (automatic teller machine); art galleries; specialty shops; variety stores; coffee shop, food markets and convenience stores; pet stores and grooming with no boarding; artisan or crafts sales, assembly or fabrication; photography studios; dance, music, and martial arts studios, excluding any type of adult business.

Neighborhood Sector. Geographical boundaries based on the proposed street network intended to assist with the distribution of residential density, housing mix and ~~Block~~ Open Space.

Neighborhood Storage Area. An area up to one acre in size designated by the master developer as the area for storage of recreational vehicles, boats, and cars for the purpose of providing storage for an individual neighborhood.

Night Club. A facility serving alcoholic beverages for on-site consumption, and providing entertainment, examples of which include live music and /or dancing, comedy, etc. Does not include adult oriented businesses.
Office. Business, Service and Professional, Administrative.

Paired House. See Duplex.

Park, Playground. An outdoor recreation facility that may provide a variety of recreational opportunities including playground equipment, open space areas for passive recreation and picnicking, and sport and active recreation facilities; may be developed as a private or public facility.

Parking Facility, Public or Commercial. Parking lots or structures operated by the City, or a private entity, providing parking for a fee. Does not include towing, impound and storage facilities.

Parking lots. A paved area designated for the parking of motor vehicles.

Pedestrian Street. See Primary Street.

Place of worship. A permanently located structure or group of structures which is utilized for the purposes of conducting religious worship, services or ceremonies. May also contain ancillary uses including graded educational facilities, day care facilities or multi-purpose facilities. For the purposes of this code, Places of Worship are included in the Neighborhood Goods and Services Building Type. ~~when located in BMS-NC.~~

~~**Primary Street.** Streets designated within the Village Mixed-Use Districts where vehicular access points are restricted and active~~

GLOSSARY continued

~~retail, commercial and office Storefront Frontages are required. Also called Pedestrian Street.~~
~~In all other Districts, primary streets are designated along building frontages, i.e. front street.~~
A street ^

Public Facilities. Any building or use often supplied by a governmental organization. Typical examples include: schools; water, power and sewer facilities; fire and police substations. May include ambulance; libraries; farmers markets; transit centers and bus stops; business incubator buildings; outdoor amphitheater; and similar uses. Private schools, not owned by a governmental organization are included in this use category.

Public Safety Facility. A facility operated by a public agency including fire stations, other fire preventive and fire fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities. May include ambulance dispatch on the same site.

Reader Board. A sign or part of a sign on which the letters are readily replaceable such that the copy can be changed from time to time at will.

Recreation and Cultural Facilities, Public and Private. Any building or use intended for passive or physical recreational activities or activities that advance the arts, and related accessory structures. Typical examples include: trails; playgrounds and play equipment; health clubs and gyms; swimming pools; public restroom facilities; plazas; gardens; picnic shelters; water spray park; sports fields and courts; dog parks; outdoor amphitheater; skate park; fountains and other water features; facility parking; maintenance buildings only as ancillary structures to the park located in, and similar uses.

Regulating Plan. A plan of the proposed community which identifies the boundaries where different rules of Development apply.
Residential. Premises used primarily for human habitation. Units shall not be less than 440 square feet in net area.

Restaurant, Café, Coffee Shop. A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption ("counter service"); and establishments where customers are served food at their tables for on-premise consumption ("table service"), that may also provide food for take-out, but does not include drive-through services, which are separately defined and regulated.

Row House. A Building Type consisting of townhouse (multi-level) units arranged side by side in a zero lot line configuration. Residential units in Row Houses have individual entrances along a Frontage.

Secondary Street. Streets designated within the Village Mixed-Use Districts where vehicular access points and ground floor residential units are allowed. In all other Districts, secondary streets are designated along building side yards, i.e. side street.

Senior Housing. Multi-family residential structures that are designed as independent living accommodations for those 55 years of age or older; may include congregate dining.

Service Street. A paved vehicular thoroughfare which provides access to delivery trucks and other service vehicles; shall be accessed from a Secondary (side) Street.

Setback. The mandatory distance between a property line and a

building or appurtenance.

Shared Parking. Any parking spaces assigned to more than one use, where persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Side Yard Driveway Condition. For Single-family Houses with Street Access, a drive lane up to 10 ft. in width that runs parallel to the side ywar setback and extends not less than 30 ft from the front property line when the garage is located in the lot rear. When the garage is part of the front facade, driveway access is provided to teh garage in a side yard driveway. In both conditions, the driveway may widen to 20 ft., and may encroach into the side yard setback, to provide access to the garage.

Single-Family Residential Structure. One primary residence per lot; may include one Accessory Unit.

Solar (or Photovoltaic) Collectors or Array. A linked collection of photovoltaic modules, which are in turn made of multiple interconnected solar cells. By their modularity, they are able to be configured to supply most loads. When placed in the BMS-NC, BMS-NE or BMS-NG Districts, a Solar Collector may be roof mounted when it does not extend above the roof peak nor extend above the roof surface more than 24” measured perpendicular to the roof, or it may be ground-mounted when installed in side or rear yards only and screened from public streets.

Special Districts. An area that, by its intrinsic function, disposition or configuration, should not conform to the District standards established for the proposed community.

Special Events. Activities of limited duration including concerts, tournaments, festivals and similar public gatherings.

Stacked Unit Building. A Building Type, commonly known as an apartment, that is a Multi-family, residential only, structure consisting of a number of dwelling units arranged side by side and stacked on multiple floors.

Storage. A building or facility that is designed to leave or place materials or other items in.

Storage, Outdoor. The storage of various materials outside of a structure.
Storefront. The portion of a frontage that is composed of the display window and/or entrance and its components including windows, doors, transoms and still pane that is inserted into various Frontage Types, such as a Storefront, Arcade or Gallery, to accommodate retail.

Story. A habitable floor level within a building, typically 8 ft. to 14 ft. high from floor to ceiling. A half story is a conditional space that rests primarily underneath the slope of the roof, usually having dormer windows and occupying about half the area of the floor or floors below. Individual spaces, such as lobbies and foyers may exceed one story in height. The number of stories are measured from the sidewalk of the primary street.

Street Frontage Landscape. Landscaping in the public right-of-way along streets and medians.

Sustainability Plan. A document submitted with an initial commercial entitlement application which identifies the means and methods to address Sustainability Principles, as found in Section 12.B. The Plan will specify each principle, determine applicability, and identify actions to address each relevant item.

Tandem Parking. One (1) car parked behind another where aisles are not provided. A maximum of two cars are allowed in tandem configuration for individual residential units only. Tandem parking may be located in a garage or as surface parking.

Telecommunication Facility. A use of land that includes buildings, cabinets, structures, and facilities, including generating and switching stations, repeaters, antennas, transmitters, receivers, towers, and all other buildings and structures relating to low power mobile voice transmission, data transmission, video transmission and radio transmission, or wireless transmission.

Temporary Uses. A use of limited duration including: Christmas tree sales in any district for a period not to exceed 60 days; Contractors office and equipment sheds containing no sleeping or cooking accommodations accessory to a construction project and to continue only during the duration of such project; Promotional activities of retail merchants involving the display of goods and merchandise may be conducted outside of enclosed buildings or for a period of not more than six consecutive weeks in any six month period. Retail business may display only merchandise that is for sale within the building in the area immediately adjacent to the building. These provisions shall in no way be deemed to authorize the outdoor display of or sale of salvage material or similar display or sale in any district.

Unclassified Uses. Uses not listed in 2.C. Land Use Table and which do not meet the criteria for similar and compatible uses specified in 1.G.3.

Urban Form Standards. Establish the specific physical and use parameters for each District including; building placement, building profile and Type, Frontages and parking.

Usable Lawn. The minimum lawn area that is allowed in the Badger Mountain South community is an area 10 ft. minimum in any direction.

Use Table - 2.C Land Use Table. A matrix which identifies broad categories of land uses that are permitted in each BMS District. The land uses listed in the Use Table are further expanded with examples in Section 14- Glossary.

Upper Floor Ceiling Height. Height from finished floor to finished ceiling of primary rooms on the upper floors not including secondary rooms such as bathrooms, closets, utility rooms, and storage spaces.

Vehicular Services. A business involving the servicing of vehicles and/or the storage and distribution of gasoline. Incidental uses may include a convenience store, the sale of propane and kerosene, automotive repair, car wash, and tire sales.
Vending Carts. Portable retail and food concessions, usually with wheels, including sales of coffee, flowers, ice cream, hot dogs, other food items and similar.

Vineyards. A plantation of grape-bearing vines, grown mainly for wine making, but also raisins, table grapes, and non-alcoholic grape juice. Vineyards for personal uses in residential districts are permitted as landscape; when planted in commercial districts vineyards must be part of an overall landscape plan that is reviewed by the MPA.

~~**Wing Fence.** A fence that extends perpendicular from the side of the house to the side yard fencing between lots.~~

PROPOSED AMENDMENTS ARE SHOWN:



~~GLOSSARY~~
APPENDIX 15

~~14~~

The Glossary provides definitions of terms and phrases used in the LUDR that are technical or specialized, or that may not reflect common usage. If any definitions in this Section conflict with definitions in the City of Richland Municipal Code, these definitions shall govern for the purposes of the LUDR.

DECIDUOUS TREES AND EVERGREEN TREES - SEE SECTION 11

reposition text for proper alignment

SHRUBS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Amelanchier alnifolia</i>	Serviceberry	10-12' X 20'	30-36" ht./sp.	Sun/Pt. Shade	* N
<i>Aronia arbutifolia</i>	Red Chokeberry	6-8'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Artemisia tridentata</i>	Big Sagebrush	4-15' X 3-10'	30-36" ht.	Sun	* N
<i>Artemisia tripartita</i>	Three-Tip Sage	Varies	30-36" ht.	Sun	N
<i>Atriplex canescens</i>	Four-wing Saltbush	3-6' X 4-8'	18-24" ht.	Sun	* N
<i>Berberis hematocarpa</i>	Red Barberry	3-6'	18-24" ht.	Sun/Pt. Shade	*
<i>Berberis t.</i> 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	1' X 3'	12-18" ht.	Sun	*
<i>Berberis thunbergii</i>	Japanese Barberry	4-6' X 4-6'	18-24" ht.	Sun	*
<i>Caragana arborescens</i>	Siberian Pea Shrub	15' X 20'	30-36" ht./sp.	Sun	*
<i>Caragana frutex</i>	Russian Pea Shrub	10' X 8'	30-36" ht./sp.	Sun	*
<i>Caryopteris x clandonensis</i>	Blue Mist	2' X 2'	12-18" ht.	Sun	*
<i>Ceratoides lanata</i>	Winter Fat	1-3' X 1-3'	12-18" ht.	Sun	*
<i>Cercocarpus ledifolius</i>	Curl-Leaf Moutain Mahogany	5-12' X 5-12'	30-36" ht.	Sun	*
<i>Chamaebatiera millifolium</i>	Fernbush	6-8' X 6-8'	24-30" ht.	Sun	*
<i>Chrysothamnus viscidiflorus</i>	Green Rabbitbrush	6' X 3'	18-24" ht.	Sun	* N
<i>Chrysothamnus nauseaus</i>	Rabbitbrush	6' X 3'	18-24" ht.	Sun	*

SHRUBS continued

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Cornus stolonifera</i>	Redtwig Dogwood	7-9' X 12'	24-30" ht./sp.	Sun or Shade	N
<i>Corylus cornuta californica</i>	Western Hazelnut	5-12' X 5-12'	30-36" ht./sp.	Sun/Pt. Shade	N
<i>Cotinus coggyria</i>	Smoke Tree	12-15' X 12-15'	30-36" ht./sp.	Sun	*
<i>Cotoneaster acutifolius</i>	Peking Cotoneaster	6-10' X 6-10'	30-36" ht./sp.	Sun	*
<i>Cotoneaster adpressus</i>	Cotoneaster	1' X 6'	12-18" sp.	Sun/Pt. Shade	*
<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster	3' X 6'	18-24" ht./sp.	Sun	*
<i>Cotoneaster divaricatus</i>	Spreading Cotoneaster	6' X 6'	24-30" ht./sp.	Sun	*
<i>Cotoneaster horizontalis</i>	Rock Cotoneaster	2-3' X 15'	12-18" sp.	Sun/Pt. Shade	*
<i>Ephedra viridis</i>	Mormon Tea	3-4' X 3-4'	12-18" ht./sp.	Sun	*
<i>Eriogonum niveum</i>	Snow Buckwheat	1-2' X 1-2'	12-18" sp.	Sun	N
<i>Eriogonum sphaerocephalum</i>	Rock Buckwheat	1-2' X 1-2'	12-18" sp.	Sun	N
<i>Falugia paradoxa</i>	Apache Plume	4-6' X 5'	24-30" ht./sp.	Sun	*
<i>Forestiera neomexicana</i>	New Mexican Privet	12-18' X 12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Genista tinctoria</i>	Woadwaxen	6' X 6'	30-36" ht./sp.	Sun	*
<i>Hippophae rhamnoides</i>	Sea Buckthorn	8-10' X 8-10'	30-36" ht./sp.	Sun	*
<i>Holodiscus discolor</i>	Ocean Spray	3' X 4'	24-30" ht./sp.	Part Shade	*
<i>Juniperus horizontalis</i>	Creeping Juniper	1' X 8-10'	12-18" sp.	Sun/Pt. Shade	*
<i>Kolkwitzia amabilis</i>	Beauty Bush	10-12' X 10-12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Lavendula sp.</i>	Lavender	2' X 2'	12-18" ht./sp.	Sun	*
<i>Ligustrum vulgare</i>	Common Privet	15' X 12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Lindera benzoin</i>	Spicebush	6-12' X 6-12'	30-36" ht./sp.	Sun	*
<i>Lonicera maachii</i>	Amur Honeysuckle	10-15'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Mahonia repens</i>	Creeping Mahonia	1' X 3'	12-18" sp.	Sun/Pt. Shade	*
<i>Microbiota decussata</i>	Siberian Carpet Cypress	1' X 7-8'	12-18" sp.	Sun or Shade	*
<i>Myrica pensylvanica</i>	Bayberry	9' X 5-12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Philadelphus lewisii</i>	Mock Orange	5-10' X 5-12'	30-36" ht./sp.	Lt. Shade	N
<i>Philadelphus microphyllus</i>	Littleleaf Mock Orange	4-5' X 4-5'	24-30" ht.	Sun/Pt. Shade	* N
<i>Physocarpus opulifolius</i>	Common Ninebark	9' X 10'	30-36" ht.	Sun/Pt. Shade	*
<i>Pinus mugo mugo</i>	Mugo Pine	2-6' X 12'	18-24" ht./sp.	Sun/Pt. Shade	*
<i>Potentilla fruticosa</i>	Cinquefoil	1-4' X 2-4'	12-18" ht./sp.	Sun/Pt. Shade	*
<i>Prunus besseyi</i>	Hanson's Bush Cherry	4-6' X 4-6'	24-30" ht.	Sun	*
<i>Rhamnus frangula</i>	Alder Buckthorn	10-12' X 10-12'	30-36" ht./sp.	Sun	*
<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Sumac	2-3' X 6-8'	12-18" sp.	Sun/Pt. Shade	*
<i>Rhus glabra</i>	Smooth Sumac	10-20'	30-36" ht./sp.	Sun	* N
<i>Rhus typhina</i>	Staghorn Sumac	15' X 15'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Ribes aureum</i>	Golden Currant	3-6' X 3-6'	24-30" ht.	Part Shade	* N
<i>Rosa nutkana</i>	Nootka Rose	6' X 4'	24-30" ht.	Sun/Pt. Shade	*
<i>Rosa rubrifolia</i>	Redleaf Rose	6' X 5'	24-30" ht.	Sun/Pt. Shade	*
<i>Rosa rugosa</i>	Rugosa Rose	3-6' X 3-6'	24-30" ht.	Sun	*
<i>Rubus deliciosus</i>	Thimbleberry	3-5' X 6'	24-30" ht./sp.	Sun/Pt. Shade	*
<i>Salvia dorrii</i>	Desert Sage	1-3' X 2-4'	12-18" ht.	Sun	N
<i>Sambucus cerulea</i>	Blue Elderberry	10-15' X 10'	30-36" ht./sp.	Sun/Pt. Shade	N
<i>Sambucus nigra</i>	Black Elder	Varies	24-30" ht.	Sun/Pt. Shade	N
<i>Spiraea x vanhouttei</i>	Vanhoutte Spirea	6' X 8'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Symphoricarpos albus</i>	Common Snowberry	2-6' X 2-6'	12-18" ht.	Sun/Pt. Shade	N
<i>Symphoricarpos x chenaultii</i>	Chenault Coralberry	2-6' X 2-6'	12-18" ht.	Sun/Pt. Shade	*

~~11.F~~ DROUGHT TOLERANT AND/OR NATIVE/NATURALIZED PLANT LIST continued

SHRUBS continued

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Syringa vulgaris</i>	Common Lilac	8-20' X 6-15'	30-36" ht./sp.	Sun	*
<i>Taxus cuspidata</i>	Japanese Yew	10-25' X 5-12'	24-30" ht.	Sun/Pt. Shade	*
<i>Viburnum lantana</i>	Wayfaring Tree	10-20' X 10-20'	30-36" ht.	Sun/Pt. Shade	*
<i>Viburnum trilobum</i>	Cranberry Bush	10' X 8	30-36" ht.	Sun/Pt. Shade	*
<i>Yucca sp.</i>	Yucca	1-7' X 1-4'	18-24" ht.	Sun	*

BUNCHGRASSES

NOTE: Min. size 4" pots, typ. Upon approval from Master Landscape Architect, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Achnatherum hymenoides</i>	Indian Ricegrass	12-24"	4" pots	Sun	N
<i>Elymus elymoides</i>	Squirreltail	12-24"	4" pots	Sun	N
<i>Festuca idahoensis</i>	Idaho Fescue	12-24"	4" pots	Sun/Pt. Shade	N
<i>Hesperostipa comata</i>	Needle & Thread Grass	24-36"	4" pots	Sun	N
<i>Leymus cinereus</i>	Basin Wildrye	4-6'	4" pots	Sun	N
<i>Poa secunda</i>	Sandberg's Bluegrass	8-12"	4" pots	Sun	N
<i>Pseudoroegneria spicata</i>	Bluebunch Wheatgrass	12-36"	4" pots	Sun	N
<i>Sporobolus cryptandrus</i>	Sand Dropseed	12-24"	4" pots	Sun	N

GROUNDCOVERS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Aegopodium variegatum</i>	Bishop's Weed	6" X 12'	4" pots	Sun/Pt. Shade	*
<i>Archostaphylos uva-ursi</i>	Kinnikinnick	3-6' X 2-3'	4" pots	Sun/Pt. Shade	* N
<i>Campsis radicans</i>	Trumpet Creeper	6" X 40'	4" pots	Sun/Pt. Shade	*
<i>Cerastium tomentosum</i>	Snow-In-Summer	6-8" X 15'	4" pots	Lt. Shade	*
<i>Delosperma cooperi</i>	Purple Hardy Ice Plant	3" X 24"	4" pots	Lt. Shade	*
<i>Delosperma nubigenum</i>	Yellow Hardy Ice Plant	1" X 36"	4" pots	Lt. Shade	*
<i>Galium odoratum</i>	Sweet Woodruff	3" X 12'	4" pots	Shade	*
<i>Helianthemum nummularium</i>	Sunrose	6-8" X 36"	4" pots	Sun	*
<i>Mahonia repens</i>	Creeping Mahonia	12" X 36"	4" pots	Sun/Pt. Shade	*
<i>Marrubium rotundifolia</i>	Silver Edged Horehound	10" X 18"	4" pots	Sun	*
<i>Ruschia pulvinaris</i>	Creeping Shrubby Ice Plant	3" X 14"	4" pots	Sun	*
<i>Sedum spurium</i>	Two-Row Stonecrop	3-6" X 12-24"	4" pots	Sun	*
<i>Thymus serpyllum</i>	Creeping Thyme	3" X 36"	4" pots	Lt. Shade	*
<i>Thymus serpyllum</i> 'Reiter'	Reiter Creeping Thyme	3" X 36"	4" pots	Lt. Shade	*
<i>Thymus pseudolanuginosus</i>	Woolly Thyme	2-3" X 36"	4" pots	Lt. Shade	*
<i>Veronica oltensis</i>	Thyme-Leaf Speedwell	1" X 24"	4" pots	Sun	*
<i>Veronica pectinata</i>	Blue Woolly Speedwell	ground hugging	4" pots	Sun/Pt. Shade	*
<i>Vinca major</i>	Periwinkle	8" X 36"	4" pots	Sun/Pt. Shade	*

PERENNIALS

NOTE: Min. size 4" pots, typ. Upon approval from the BMS-MPA, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Achillea ageratifolia</i>	Greek Yarrow	4-10"	4" pots	Sun	*
<i>Achillea f. 'Moonshine'</i>	Moonshine Yarrow	24"	4" pots	Sun	*
<i>Achillea millefolium</i>	Common Yarrow	36"	4" pots	Sun	* N
<i>Adenophora liliifolia</i>	Lady Bells	18" X 12"	4" pots	Sun/Pt. Shade	*
<i>Agastache sp.</i>	Hyssop	18-30" X 18"	4" pots	Sun/Pt. Shade	*
<i>Agastache canna</i>	Wild Hyssop	24-36" X 18"	4" pots	Sun/Pt. Shade	*
<i>Alchemilla molis</i>	Lady's Mantle	12-18" X 12-15"	4" pots	Sun/Pt. Shade	*
<i>Allium sphaerocephalum</i>	Round-Headed Garlic	24" X 36"	4" pots	Sun/Pt. Shade	N
<i>Anaphalis margaritacea</i>	Pearly Everlasting	20" X 20"	4" pots	Sun	*
<i>Antennaria dioica</i> 'Rosea'	Pink Pussytoes	4-12" X 8-12"	4" pots	Sun	*
<i>Anthemis tinctoria</i>	Golden Marguerite	24-36" X 24-36"	4" pots	Sun	*
<i>Arabis caucasica</i>	Wall Rockcress	6" X 18"	4" pots	Sun	*
<i>Artemisia abrotantum</i>	Southernwood	36" X 36"	4" pots	Sun	*
<i>Artemisia</i> 'Powis Castle'	Silver Sage	36" X 36"	4" pots	Sun	*
<i>Artemisia rigida</i>	Stiff Sage	Varies	4" pots	Sun	N
<i>Artemisia stellerana</i>	Dusty Miller	30" X 36"	4" pots	Sun	*
<i>Asclepias tuberosa</i>	Butterfly Weed	36" X 12"	4" pots	Sun	*
<i>Aster tataricus</i>	Tatarian Aster	5-7' X 3'	4" pots	Sun/Pt. Shade	*
<i>Atriplex confertifolia</i>	Shadscale	1-3' X 1-3'	4" pots	Sun	N
<i>Aurinia saxatilis</i>	Basket-Of-Gold	12-18" X 12-15"	4" pots	Sun/Pt. Shade	*
<i>Balsamorhiza careyana</i>	Carey's Balsamroot	Varies	4" pots	Sun	N
<i>Balsamorhiza sagittata</i>	Arrowleaf Balsamroot	Varies	4" pots	Sun	N
<i>Baptisia australis</i>	Blue False Indigo	3-6' X 4'	4" pots	Sun	*
<i>Bergenia cordifolia</i>	Heartleaf Bergenia	18" X 12"	4" pots	Shade	*
<i>Berlandiera lyrata</i>	Chocolate Flower	18-36" X 18-36"	4" pots	Sun	*
<i>Brunnera macrophylla</i>	Brunnera	18" X 24"	4" pots	Sun/Pt. Shade	*
<i>Calamintha grandiflora</i>	Calamint	24" X 24"	4" pots	Sun/Pt. Shade	*
<i>Callirhoe involucrata</i>	Poppy Mallow	6" X 24-36"	4" pots	Sun/Pt. Shade	*
<i>Calylophus hartwegii</i>	Sundrops	12" X 24"	4" pots	Sun/Pt. Shade	*
<i>Calylophus serrulatus</i>	Dwarf Snowdrops	18" X 18"	4" pots	Sun/Pt. Shade	*
<i>Campanula rotundifolia</i>	Bellflower	12-24"	4" pots	Sun/Pt. Shade	*
<i>Catananche caerulea</i>	Cupid's Dart	12" X 12"	4" pots	Sun	*
<i>Centranthus ruber</i>	Red Valerian	36" X 36"	4" pots	Sun/Pt. Shade	*
<i>Coreopsis grandiflora</i>	Sunray	12-24" X 36"	4" pots	Sun	*
<i>Coreopsis verticillata</i> 'Moonbeam'	Moonbeam Coreopsis	18-24"	4" pots	Sun	*
<i>Coronilla varia</i>	Crown Vetch	18-24" X 48"	4" pots	Sun	*
<i>Dianthus barbatus</i>	Sweet William	20" X 12"	4" pots	Lt. Shade	*
<i>Dianthus plumarius</i>	Cottage Pink	10-18" X 20"	4" pots	Lt. Shade	*
<i>Echinacea purpurea</i> `	Purple Coneflower	24-48"	4" pots	Sun	*
<i>Epimedium alpinum</i>	Alpine Epimedium	6-9"	4" pots	Sun/Pt. Shade	*
<i>Erigeron speciosus</i>	Fleabane	24" X 24"	4" pots	Sun/Pt. Shade	*
<i>Eriogonum umbellatum</i>	Sulfur Flower	6-12" X 12-24"	4" pots	Sun	*
<i>Eryngium bourgatii</i>	Sea Holly	24"	4" pots	Sun	*

~~11.F~~ DROUGHT TOLERANT AND/OR NATIVE/NATURALIZED PLANT LIST continued

PERENNIALS continued

NOTE: Min. size 4" pots, typ. Upon approval from the BMS-MPA, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Erysimum cheiri</i>	English Wallflower	12-30" X 12-18"	4" pots	Sun/Pt. Shade	*
<i>Euphorbia polychroma</i>	Cushion Spurge	18" X 24"	4" pots	Sun/Pt. Shade	*
<i>Filipendula vulgaris</i>	Dropwort	24-36"	4" pots	Sun	*
<i>Gaillardia aristata</i>	Blanket Flower	24-30" X 24"	4" pots	Sun	*
<i>Gaillardia x grandiflora</i> 'Goblin'	Goblin Blanket Flower	12" X 18"	4" pots	Sun	*
<i>Geranium sanguineum</i>	Bloody Cranesbill	8-18" X 24-30"	4" pots	Sun/Pt. Shade	*
<i>Grayia spinosa</i>	Hopsage	Varies	4" pots	Sun	N
<i>Helianthus maximiliani</i>	Sunflower	10' X 3'	4" pots	Sun	*
<i>Hemerocallis sp.</i>	Daylily	Varies	4" pots	Sun	*
<i>Hesperaloe parviflora</i>	Red Yucca	3-4' X 3-4'	4" pots	Sun/Pt. Shade	*
<i>Heuchera sanguinea</i>	Coral Bells	12-18" X 12-15"	4" pots	Sun/Pt. Shade	*
<i>Hyssopus officinalis</i>	Hyssop	18-24" X 36"	4" pots	Sun/Pt. Shade	*
<i>Kniphofia uvaria</i>	Red-Hot Poker	2-4'	4" pots	Sun	*
<i>Lamium maculatum</i>	Dead Nettle	8" X 36"	4" pots	Shade	*
<i>Lewisia rediviva</i>	Bitterroot	2" X 4"	4" pots	Sun/Pt. Shade	*
<i>Liatris spicata</i>	Gayfeather	4' X 2'	4" pots	Sun	*
<i>Limonium platyphyllum</i>	Statice	30" X 36"	4" pots	Sun	*
<i>Linum perenne</i>	Perennial Blue Flax	24" X 18"	4" pots	Sun	*
<i>Liriope spicata</i>	Creeping Lily Turf	8-10" X 18"	4" pots	Shade	*
<i>Lobularia maritima</i>	Sweet Alyssum	Varies	4" pots	Sun/Pt. Shade	*
<i>Lupinus leucophyllus</i>	Velvet Lupine	Varies	4" pots	Sun/Pt. Shade	N
<i>Lychnis chalconica</i>	Maltese Cross	24-36" X 12"	4" pots	Sun/Pt. Shade	*
<i>Monarda fistulosa</i>	Bee Balm	24-48" X 12"	4" pots	Lt. Shade	*
<i>Narcissus sp.</i>	Daffodil	12-18" X 12"	4" pots	Sun/Pt. Shade	*
<i>Nepeta x faassenii</i>	Catmint	12" X 18"	4" pots	Sun/Pt. Shade	*
<i>Oenothera macrocarpa</i>	Ozark Sundrops	6" X 24"	4" pots	Sun/Pt. Shade	*
<i>Opuntia polycantha</i>	Starvation Pricklypear	Varies	4" pots	Sun	N
<i>Papaver orientale</i>	Oriental Poppy	12-24" X 12-24"	4" pots	Sun	*
<i>Penstemon sp.</i>	Beard Tongue	Varies	4" pots	Sun/Pt. Shade	*
<i>Penstemon strictus</i>	Rocky Mountain Penstemon	24-36" X 24"	4" pots	Sun/Pt. Shade	*
<i>Perovoskia atriplicifolia</i>	Russian Sage	3-5' X 3-4'	4" pots	Sun	*
<i>Phlox subulata</i>	Moss Pink	6" X 18"	4" pots	Sun/Pt. Shade	*
<i>Pulsatilla vulgaris</i>	Pasque Flower	9-12" x 6-10"	4" pots	Sun/Pt. Shade	*
<i>Ratibida columnifera</i>	Mexican Hat	30" X 12"	4" pots	Sun	*
<i>Rudbeckia hirta</i>	Black-Eyed Susan	3-4' X 2'	4" pots	Sun	*
<i>Salvia nemerosa</i>	Meadow Sage	18-36" X 24-36"	4" pots	Sun	*
<i>Salvia officinalis</i>	Garden Sage	18-24" X 12-18"	4" pots	Sun	*
<i>Santolina chamaecyparissus</i>	Lavender Cotton	24" X 36"	4" pots	Sun	*
<i>Sanvitalia procumbens</i>	Creeping Zinnia	4-6" X 18"	4" pots	Sun	*
<i>Saponaria ocymides</i>	Soapwort	12" X 36"	4" pots	Sun	*
<i>Scutellaria resinosa</i>	Skullcap	6-8" X 12"	4" pots	Sun/Pt. Shade	*
<i>Sedum</i> 'Ruby Glow'	Ruby Glow Stonecrop	8" X 15"	4" pots	Sun	*
<i>Sedum spectabile</i>	Showy Stonecrop	18-24" X 10-15"	4" pots	Sun/Pt. Shade	*

PERENNIALS continued

NOTE: Min. size 4" pots, typ. Upon approval from the BMS-MPA, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Sempervivum sp.</i>	Hen & Chicks	2-4" X 6-12"	4" pots	Lt. Shade	*
<i>Sphaeralcea incana</i>	Orange Mallow	24-48" X 24"	4" pots	Sun	*
<i>Stachys byzantina</i>	Lamb's Ear	18" X 36"	4" pots	Sun/Pt. Shade	*
<i>Tanacetum vulare</i>	Tansy	36" X 24"	4" pots	Sun	*
<i>Teucrium x lucidrys</i>	Germander	12" X 24"	4" pots	Sun	*
<i>Thymus vulgaris</i>	Common Thyme	12" X 24"	4" pots	Lt. Shade	*
<i>Thymus vulgaris</i> 'Orange Balsam'	Orange Balsam Thyme	6-8" X 15"	4" pots	Lt. Shade	*
<i>Veronica sp.</i>	Speedwell	Varies	4" pots	Sun	*

DECIDUOUS TREES AND EVERGREEN TREES - SEE SECTION 11

↑ reposition text for proper alignment

SHRUBS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Aronia melanocarpa</i> 'Autumn Magic'	Black Chokeberry	3-5' X 3-5'	24-30" ht.	Sun/Pt. Shade	deciduous, spreading habit, serrated leave, edible black fruit, white/pink flower clusters
<i>Berberis thunbergii</i>	Japanese Barberry	4-6' X 4-6'	24-30" ht.	Sun	* deciduous, slender arching spiny branches, color varies based on variety
<i>Berberis t.</i> 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	1' X 3'	12-18" sp.	Sun	* deciduous, dwarf, deep red color in full sun
<i>Calluna vulgaris</i>	Scotch Heather	1-2' X 2'	12-18" sp.	Sun	evergreen, tiny scalelike green leaves, spikes covered in bell shaped flowers
<i>Chaenomeles sp.</i>	Flowering Quince	2-6' X 2-4'	24-30" ht./sp.	Sun	deciduous, habit varies, vibrant single to double flowers in late winter
<i>Chamaecyparis lawsoniana</i> 'Ellwoodii'	Dwarf Port Orford Cedar	6-8' X 2'	30-36" ht.	Sun	evergreen, dense compact habit, blue green foliage
<i>Cornus stolonifera</i>	Redtwig Dogwood	7-9' X 12'	30-36" ht.	Sun or Shade	N deciduous, open spreading habit, brilliant red fall foliage & winter twigs
<i>Cotinus coggyria</i>	Smoke Tree	12-15' X 12-15'	30-36" ht.	Sun	* deciduous, broad urn habit, round green to purple leaves, flower airy plumes
<i>Cotoneaster acutifolius</i>	Peking Cotoneaster	6-10' X 6-10'	30-36" ht.	Sun	* deciduous, fountain shaped habit, glossy green foliage, black fruit
<i>Cotoneaster parneyi</i>	Parneyi Cotoneaster	6' X 6'	30-36" ht./sp.	Sun/Pt. Shade	* evergreen, arching habit, dark green foliage, white flower clusters, red fruit
<i>Cotoneaster mircophyllus</i>	Rockspray Cotoneaster	2-3' X 15'	12-18" sp.	Sun/Pt. Shade	* evergreen, horizontal habit, tiny dark green leaves, white flowers, red fruit
<i>Daphne x burkwoodii</i>	Burkwood Daphne	3-4' X 3-4'	24-30" ht./sp.	Sun/Lt. Shade	evergreen, erect compact habit, abundant fragrant white to pink flower clusters
<i>Deutzia gracilis</i>	Slender Deutzia	2-4' X 3-4'	18-24" ht./sp.	Sun/Lt. Shade	deciduous, graceful arching habit, green toothed leaves, clusters of white flowers
<i>Erica sp.</i>	Heath	1-2' X 2'	12-18" sp.	Sun/Pt. Shade	evergreen, round habit, small needlelike leaves, abundant small bell flowers
<i>Euonymus alatus</i> 'Compacta'	Winged Euonymus	4-6' X 4-6'	24-30" ht.	Sun	deciduous, round habit, green wing shaped leaves, vibrant red-orange fall color
<i>Euonymus fortunei</i>	Winter Creeper	2-5' X 3-6'	24-30" ht./sp.	Sun/Pt. Shade	evergreen, habit varies, green to purple to yellow to variegated foliage color
<i>Forsythia hybrids</i>	Forsythia	5-9' X 4-8'	24-30" ht.	Sun	deciduous, fountain shaped habit, green foliage, bright yellow flowers along stems
<i>Hydrangea macrophylla</i>	Garden Hydrangea	4-8' X 4-8'	24-30" ht.	Pt. Shade	deciduous, round habit, green toothed foliage, huge flower clusters, color varies
<i>Hydrangea paniculata</i>	Panicle Hydrangea	5-10' X 5-10'	30-36" ht.	Pt. Shade	deciduous, upright spreading habit, oval green leaves, elongated flower clusters
<i>Ilex crenata</i> 'Convexa'	Compact Japanese Holly	4-6' X 4-6'	24-30" ht.	Sun/Pt. Shade	evergreen, dense round to erect habit, small green leaves, black berries
<i>Juniperus scopulorum</i> 'Skyrocket'	Skyrocket Juniper	10-15' X 2-3'	30-36" ht.	Sun/Pt. Shade	* evergreen, narrow columnar habit, blue-gray foliage
<i>Lavendula sp.</i>	Lavender	2' X 2'	12-18" ht.	Sun	* evergreen, round habit, small aromatic gray-green foliage, fragrant flowers
<i>Lonicera pileata</i>	Privet Honeysuckle	2-3' X 8'	18-24" sp.	Sun/Pt. Shade	* evergreen, spreading habit, green foliage, small fragrant white flowers, berries
<i>Paeonia sp.</i>	Peony	2-4' X 2-4'	12-18" ht./sp.	Sun/Pt. Shade	deciduous, arching habit, green divided leaves, amazing single or double flowers
<i>Perovskia atriplicifolia</i> 'Blue Spire'	Russian Sage	2-4' X 2-4'	12-18" ht./sp.	Sun	* evergreen, upright habit, gray-green foliage, tall showy purple flower stems
<i>Philadelphus lewisii</i>	Mock Orange	4-10' X 4-10'	30-36" ht.	Sun/Pt. Shade	deciduous, fountain shaped habit, abundant fragrant white flowers
<i>Picea abies</i> 'Nidiformis'	Bird's Nest Spruce	3-5' X 4-6'	18-24" ht.	Sun	evergreen, low dense habit, gray-blue foliage, needles in star shapes whorl
<i>Pieris japonica</i>	Lily-of-the-Valley Shrub	2-6' X 2-6'	24-30" ht.	Sun/Pt. Shade	evergreen, upright habit, bronze new foliage to green, drooping flower clusters
<i>Pinus mugo mugo</i> 'Pumilio'	Dwarf Mugo Pine	4-8' X 4-8'	18-24" ht./sp.	Sun/Pt. Shade	* evergreen, round compact habit, dark green foliage
<i>Rosa nutkana</i>	Nootka Rose	6' X 4'	24-30" ht.	Sun/Pt. Shade	* deciduous, arching habit, deep pink flowers in spring, showy rose hips follow
<i>Rosa rugosa</i>	Rugosa Rose	3-6' X 3-6'	24-30" ht.	Sun	* deciduous, open habit, single to double flowers in spring-fall, huge red rose hips

SHRUBS continued

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Salvia argentea</i>	Silver Sage	1-2' X 2'	12-18" ht.	Sun	deciduous, upright habit, gray-green foliage, hooded white flowers on stems
<i>Sedum 'Autumn Joy'</i>	Autumn Joy Stonecrop	1-2' X 2'	12-18" ht.	Sun/Pt. Shade	* succulent, upright habit, green foliage, clusters of pink flowers in late summer
<i>Spiraea japonica</i>	Spiraea	2-5' X 2-5'	18-24" ht.	Sun	deciduous, upright habit, toothed foliage, 8" clusters of pink flowers summer-fall
<i>Syringa vulgaris</i>	Common Lilac	8-20' X 6-15'	30-36" ht.	Sun	* deciduous, open upright habit, profuse fragrant conical shaped flower clusters
<i>Viburnum plicatum tomentosum</i>	Doublefile Viburnum	4-6' X 4-6'	24-30" ht.	Sun	deciduous, tiered habit, dull dark green foliage, white snowball flower clusters
<i>Yucca filamentosa</i>	Adam's Needle Yucca	1-7' X 1-4'	12-18" ht./sp.	Sun	* evergreen, stiff round habit, dark green foliage, 3-5' tall white flower clusters

GROUNDCOVERS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Aegopodium variegatum</i>	Bishop's Weed	6"	1 gal.	Sun/Pt. Shade	* perennial, light green edged white 3 leaflet leaves, fast growing
<i>Archostaphylos uva-ursi</i>	Kinnikinnick	3-6' X 2-3'	1 gal.	Sun/Pt. Shade	* N evergreen, small glossy dark green leaves, white or pink flowers, red fruit
<i>Cerastium tomentosum</i>	Snow-In-Summer	6-8"	1 gal.	Lt. Shade	* perennial, silver gray leaves, small white flowers in summer, fast growing
<i>Galium odoratum</i>	Sweet Woodruff	3"	1 gal.	Shade	* perennial, aromatic green whorl leaves, tiny white flower clusters summer
<i>Helianthemum nummularium</i>	Sunrose	6-8" X 36"	1 gal.	Sun	* evergreen, gray-green leaves, single or double vibrant or light color flowers
<i>Juniperus horizontalis</i>	Creeping Juniper	1' X 8-10'	18-24" sp.	Sun/Pt. Shade	* evergreen, feathery gray-green foliage, fast growing
<i>Mahonia repens</i>	Creeping Mahonia	12" X 36"	1 gal.	Sun/Pt. Shade	* evergreen, spiny edged leaves to divided blue-green leaflets, flower clusters
<i>Sedum spurium</i>	Two-Row Stonecrop	3-6' X 12-24"	1 gal.	Sun	* succulent, dark green or bronze leaves, clusters of pink flowers in summer
<i>Thymus serpyllum</i>	Creeping Thyme	3" X 36"	1 gal.	Lt. Shade	* perennial, round dark green leaves, purple flowers in summer
<i>Thymus pseudolanuginosus</i>	Woolly Thyme	2-3" X 36"	1 gal.	Lt. Shade	* perennial, walkable mat habit, woolly gray leaves, pink flowers in midsummer
<i>Veronica pectinata</i>	Blue Woolly Speedwell	ground hugging	1 gal.	Sun/Pt. Shade	* perennial, small deeply cut gray leaves, profuse deep blue flowers in spring
<i>Vinca minor</i>	Dwarf Periwinkle	4" X 36"	1 gal.	Sun/Pt. Shade	* evergreen, trailing dark green leaves, lavender-blue 5 petal flowers in spring

ORNAMENTAL GRASSES

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Bouteloua curtipendula</i>	Sideoats Grama Grass	1-2' X 2'	1 gal.	Sun	* narrow gray-green leaf clumps, one-sided flowering stems in summer
<i>Bouteloua gracilis</i>	Blue Grama Grass	1-2' X 1'	1 gal.	Sun	* inflorescence of flowers at right angles, red in summer, bleached to white
<i>Calamagrostis x acutiflora</i>	Feather Reed Grass	2-6' X 2-3'	1 gal.	Sun/Pt. Shade	* evergreen, erect clump of narrow green leaves, upright flower stems
<i>Carex morrowii expallida</i>	Variegated Japanese Sedge	1-2' X 2'	1 gal.	Sun/Pt. Shade	mounding habit, green and white striped drooping leaves
<i>Deschampsia cespitosa</i>	Tufted Hair Grass	1-2' X 2'	1 gal.	Sun/Pt. Shade	narrow dark green leaf clumps, airy inflorescences in late spring to early summer
<i>Festuca glauca</i>	Blue Fescue	1' X 1'	1 gal.	Sun	* dense extremely fine blue-silver leaves, flower spikes in summer
<i>Heloctotrichon sempervirens</i>	Blue Oat Grass	2-3' X 2-3'	1 gal.	Sun	* narrow fountain like blue-gray leaf clumps, wispy straw colored flower clusters
<i>Imperata cylindrica</i>	Japanese Blood Grass	1-2' X 1'	1 gal.	Sun/Pt. Shade	upright medium leaf clumps, green at base, red at tip & intensifies in summer-fall
<i>Miscanthus sinensis</i>	Maiden Hair Grass	2-3' X 2-3'	1 gal.	Sun/Pt. Shade	* mounding green leaf clumps, colorful flower plumes in summer-fall
<i>Pennisetum alopecuroides</i>	Fountain Grass	2-3' X 2-3'	1 gal.	Sun/Pt. Shade	* bright green leaf clumps, pinkish to oat colored rabbit tail-like flower plumes
<i>Pennisetum setaceum</i>	Fountain Grass	2-4' X 2-3'	1 gal.	Sun/Pt. Shade	* green leaf clumps, copper-pink to purplish tall flower plumes
<i>Pennisetum setaceum 'Rubrum'</i>	Red Fountain Grass	2-4' X 2-3'	1 gal.	Sun/Pt. Shade	* reddish bronze leaf clumps, copper-pink to purplish tall flower plumes
<i>Stipa tenuifolia</i>	Silky Thread Grass	2' X 1'	1 gal.	Sun	* green leaf clumps, large feather-like straw colored inflorescences
<i>Stipa tenuissima</i>	Mexican Feather Grass	1-2' X 1-2'	1 gal.	Sun/Pt. Shade	* bronze to green leaf clumps, airy feather-like straw colored inflorescences

VINES

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Akebia quinata</i>	Fiveleaf Akebia	15-30'	1 gal.	Sun or Shade	deciduous, deep green leaflets, wine purple clusters of vanilla scented flowers
<i>Campsis radicans</i>	Trumpet Vine	30'	1 gal.	Sun/Pt. Shade	* deciduous, green multiple leaflets, 3" long orange tubular flowers with red lobes
<i>Clematis armandii</i>	Evergreen Clematis	20-35'	1 gal.	Sun	* evergreen, divided glossy green leaves, fragrant white flower clusters
<i>Clematis ligusticifolia</i>	Clematis	20'	1 gal.	Sun	* deciduous, green lobed leaves, multiple flower colors & sizes
<i>Hydrangea anomala petiolaris</i>	Climbing Hydrangea	20-30'	1 gal.	Sun/Pt. Shade	* deciduous, green heart shaped leaves, large white lace-cap flowers
<i>Lonicera japonica</i>	Japanese Honeysuckle	20-30'	1 gal.	Sun/Pt. Shade	* semievergreen, oval deep green leaves, fragrant two-lobed pink-white flowers
<i>Lonicera sempervirens</i>	Trumpet Honeysuckle	10-20'	1 gal.	Sun/Pt. Shade	semievergreen, whorls of orange-yellow to red trumpet shaped flowers in spring
<i>Parthenocissus tricuspidata</i>	Boston Ivy	50'	1 gal.	Sun or Shade	* glossy toothed edged 3-lobed leaves, orange to wine red fall color
<i>Wisteria sinensis</i>	Chinese Wisteria	Varies	1 gal.	Sun or Shade	* green leaves divided into 7-13 leaflets, profuse violet-blue drooping flowers

ROCK GARDEN PLANTS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Achillea millefolium</i>	Common Yarrow	30-36" X 24"	1 gal.	Sun	* perennial, erect habit, narrow green-gray leaves, flat topped white flowers
<i>Aethionema schistosum</i>	Stonecress	5-10" X 12"	1 gal.	Sun	* perennial, erect habit, narrow gray-blue leaves, fragrant soft pink flowers
<i>Anacyclus depressus</i>	Mount Atlas Daisy	3" X 15"	1 gal.	Sun	* perennial, spreading habit, gray fine leaves, daisylike flowers in summer
<i>Armeria maritima</i> 'Compacta'	Common Thrift	6" X 12"	1 gal.	Sun	* perennial, compact habit, thinleaves, pink globe of flower clusters atop stem
<i>Delosperma cooperi</i>	Purple Hardy Ice Plant	3" X 24"	1 gal.	Lt. Shade	* succulent, spreading habit, cylindrical green leaves, purple flowers in summer
<i>Delosperma nubigenum</i>	Yellow Hardy Ice Plant	1" X 36"	1 gal.	Lt. Shade	* succulent, low habit, cylindrical green leaves turn red in fall, yellow flowers
<i>Iberis sempervirens</i>	Evergreen Candytuft	8-18" X 8-18"	1 gal.	Sun/Pt. Shade	* evergreen perennial, glossy dark green leaves, white flower clusters
<i>Linum flavum</i> 'Compactum'	Compact Golden Flax	6" X 6"	1 gal.	Sun	* perennial, erect habit, green leaves, yellow 5 petal flowers in spring-summer
<i>Penstemon rupicola</i>	Rock Penstemon	4" X 18"	1 gal.	Sun/Pt. Shade	* perennial, trailing habit, small round blue-green leaves, bright pink flowers
<i>Phlox subulata</i>	Moss Pink	6" X 18"	1 gal.	Sun/Pt. Shade	* perennial, spreading habit, needlelike evergreen leaves, pink-lavender flowers
<i>Sedum spathifolium</i> 'Cape Blanco'	Cape Blanco Sedum	3" X 12"	1 gal.	Sun/Pt. Shade	* succulent, spreading habit, spoon shaped blue-green leaves tinged red-purple
<i>Sedum</i> 'Vera Jameson'	Vera Jameson Sedum	8-12" X 15"	1 gal.	Sun/Pt. Shade	* succulent, spreading habit, purple stems w/ pinkish purple leaves, pink flowers

EVERGREEN HEDGE PLANTS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Berberis x gladwynensis</i> 'William Penn'	William Penn Barberry	4-5' X 4-5'	24-30" ht.	Sun	broad glossy leaf, fast growth, dense foliage, pretty yellow flowers
<i>Buxus sempervirens</i> 'Suffruticosa'	True Dwarf Common Boxwood	4-5' X 4-5'	24-30" ht.	Sun or Shade	slow growth, small waxy dense form and texture leaf
<i>Daphne x burkwoodii</i>	Burkwood Daphne	3-4' X 3-4'	24-30" ht./sp.	Sun/Lt. Shade	erect compact habit, abundant fragrant white to pink flower clusters
<i>Euonymus fortunei</i>	Winter Creeper	2-5' X 3-6'	24-30" ht./sp.	Sun/Pt. Shade	habit varies, green to purple to yellow to variegated foliage color
<i>Ilex crenata</i> 'Convexa'	Compact Japanese Holly	4-6' X 4-6'	24-30" ht.	Sun/Pt. Shade	dense round to erect habit, small green leaves, black berries
<i>Juniperus x pfitzeriana</i> 'Armstrongii'	Armstrong Juniper	4-5' X 4-5'	24-30" ht.	Sun	upright habit, true green foliage, compact growth
<i>Taxus baccata</i> 'Adpressa'	Dwarf English Yew	4-5' X 6-8'	24-30" ht.	Sun or Shade	dense habit, rich dark green needles, compact growth, red fruit
<i>Thuja occidentalis</i> 'Hetz Midget'	Dwarf Arborvitae	3-4' X 3-4'	24-30" ht.	Sun/Pt. Shade	globe habit, dense green foliage, maintains form
<i>Viburnum hybrids</i> 'Conoy'	Conoy Evergreen Viburnum	4-5' X 4-5'	24-30" ht.	Sun/Pt. Shade	dense habit, dark green foliage with white on underside, fragrant flowers, red berries

Exhibit C



CITY OF RICHLAND
DEVELOPMENT SERVICES DEPARTMENT
625 Swift Boulevard
Richland, WA 99352
Telephone (509) 942-7794
Fax (509) 942-7764

CI.RICHLAND.WA.US · 509-942-7390

DATE: December 9, 2021

TO: All Interested Parties

RE: *Final Supplemental Environmental Impact Statement (FSEIS) Addendum* for the
Badger Mountain Subarea Plan

The City of Richland has issued an Addendum to the *Final Supplemental Environmental Impact Statement (FSEIS)*, adopted by City Council on July 20, 2010. The FSEIS was issued on August 23, 2010, addressing the probable impacts of implementation of the Subarea Plan, which was prepared in compliance with the Growth Management Act (GMA).

In accordance with the State Environmental Policy Act (SEPA) requirements, an Addendum may be used to add new information about a proposal, provided it does not substantially change the analysis of significant impacts and alternatives in the existing environmental document (WAC 197-11-600). The City of Richland has determined that the proposed amendments to the Subarea Plan do not substantially change the analysis of impacts previously discussed in the FSEIS or any of the environmental documents included through the phased environmental review process.

The Addendum includes a fact sheet, background material, the discussion of the proposed amendments to the regulations, and necessary environmental documentation. This Addendum was prepared in accordance with WAC 197-11-600 and 197-11-625 and is being distributed to the Department of Ecology and agencies with jurisdiction.

If you have questions concerning this Addendum, please contact me at 509-942-7596.

Sincerely,

Mike Stevens
Planning Manager/SEPA Responsible Official

ADDENDUM NO. 1 TO THE FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT FOR THE CITY OF RICHLAND BADGER MOUNTAIN SUBAREA PLAN

Prepared Consistent with:

The Washington State Environmental Policy Act of 1971

Chapter 43.21C Revised Code of Washington

Chapter 197-11, Washington Administrative Code

Richland City Code Chapter 22.09

City of Richland

Date of Issuance: December 9, 2021

Fact Sheet

Project Title:	Badger Mountain Subarea Plan
Proposed Action:	The proposed action by the City of Richland includes the adoption (by ordinance) of an updated Land Use and Development Regulations (LUDR) document for Badger Mountain South, a master-planned community which was previously evaluated for environmental impacts as a planned action for the purposes of permit review and SEPA compliance pursuant to RCW 43.21C.031 and WAC 197-11-164; the LUDR implements the Badger Mountain Subarea Plan.
Purpose of the EIS Addendum:	This addendum adds information to the previous FSEIS but does not change the analysis of previously identified significant impacts of the alternatives to the planned action FSEIS as issued on August 23, 2010. This addendum is being issued in accordance with WAC 197-11-625 and WAC 197-11-630. The adopted environmental documents listed herein, together with this addendum, meet the City of Richland’s environmental review needs for the current proposal.
Description of Proposal:	The City of Richland is updating the Land Use and Development Regulations (LUDR) for the Badger Mountain South master-planned community located within the boundaries of the Badger Mountain Subarea Plan. The LUDR is consistent with the Badger Mountain Subarea Plan (April 2010) including the Vision (Chapter 3) and the Goals and Policies (Chapter 4). • However, the graphics in the LUDR including the <i>Regulating Plan for Land Use and Urban Form</i> (Figure 2.B) and the <i>Illustrative Neighborhood Development Plan</i> (Figure 7.D) supersede and replace the Badger Mountain Subarea Plan’s Figures 1, 4 and 5, for <u>only</u> those sections of the map that illustrate future development at Badger Mountain South..
Location of Proposal:	The Badger Mountain Subarea is located south and east of Badger Mountain, lying east of I-82 and north of Reata Road. It lies about eight miles southwest from downtown Richland. The Dallas Road I-82 interchange intersects the site north to south in the western part of the subarea. The Tri-Cities Regional Airport in Pasco is about 16 miles from the subarea; a distance easily traveled by freeways and local roads and provides excellent access and connection for future residents and businesses. The western 1,480 acres of the Badger Mountain Subarea is known as “Badger Mountain South.”

Action Sponsor	Mike Stevens
Lead Agency:	Planning Manager City of Richland 625 Swift Boulevard, MS-35 Richland, WA 99352
Required Approval Review:	Richland City Council – adoption of ordinance
Circulation and Comment:	This addendum, or notice of availability, is being sent to all recipients of the previously issued FSEIS (2010) as required by WAC 197-11-625, and also to all commenters on the draft and final EIS. No comment period is required for this addendum under WAC 197-11-502(8)(c).
The EIS Addendum is available by contacting:	Mike Stevens (509) 942-7596 mstevens@ci.richland.wa.us
Addendum Author:	Nicole Stickney, AICP AHBL, Inc. 5804 Road 90 Suite H Pasco, WA 99301
Date of Issuance:	December 9, 2021
Comment Period:	There is no comment period for this addendum, pursuant to WAC 197-11-625.
Tentative Date of Implementation:	Immediately following adoption.
Public Hearings and Expected Action:	A hearing before the Planning Commission will be held in January 2022. Adoption by City Council is expected to occur in the month following. Public notices will be provided.

Summary

Overview:

The Land Use and Development Regulations (LUDR) for the Badger Mountain South master development were adopted by the City of Richland following the adoption of the Badger Mountain Subarea Plan and an FSEIS. An update to the LUDR document is proposed.

This Addendum is not intended to satisfy individual project action SEPA requirements (the review needed for a future site-specific land use or building permit application).

This Addendum does not significantly change the analysis of impacts and alternatives contained in the 2010 FSEIS, nor does it identify new or significantly different impacts.

Prior Environmental Review

The city issued a Draft Supplemental Environmental Impact Statement (DSEIS) for the Badger Mountain Subarea Plan on July 15, 2010. The Final Supplemental Environmental Impact Statement (FSEIS) included an updated Fact Sheet and the revised DSEIS which included revised text for in-home sprinkler systems to provide mitigation (and eliminating the mitigation measure of constructing a fire-lane connection between Dallas and Reata Road) based on the verbal comments of the Richland Fire Marshall, which was the only comment received in response to the DSEIS.

This DSEIS supplemented the Badger Mountain Golf & Country Club Planned Development DEIS (October 1999) and FEIS (July 2000). The DSEIS discloses the potential impacts of the No Action and Preferred Alternative on elements of the environment that have the potential to be significantly affected by the proposed Badger Mountain Subarea Plan.

The DSEIS evaluated a No Action Alternative and a Preferred Alternative for guiding growth within the Badger Mountain Subarea. The No Action Alternative describes the impact of future growth in the area based on existing development approvals and existing land uses. The Preferred Alternative, illustrated by the Badger Mountain Subarea Plan, identified a vision for orderly and efficient development of the Badger Mountain Subarea, and included direction for land use, transportation, utilities and public services. It was intended to be practical in economic terms and visionary in terms of its ability to address emerging issues such as sustainability.

The elements of the environment addressed in the EIS documents included elements of both the natural and built environment: earth, air quality, surface water, land use, transportation, and public services / utilities. In addition, the carbon footprint impacts were also evaluated.

EIS Addendum

According to the SEPA Rules, an Addendum to an EIS provides additional analysis and/or information about a proposal or alternatives where their significant environmental impacts have been disclosed and identified in a previous environmental document (WAC 197-11-600(3)(b)(ii)). An Addendum is appropriate when the impacts of the new proposal are the same general types as those identified in the prior document, and when the new analysis does not substantially change

the analysis of significant impacts and alternatives identified in the prior environmental documents (WAC 197-11-600(4)(e), WAC 197-11-706).

This Addendum to the above referenced FSEIS is being issued pursuant to WAC 197-11-625 to meet the city's SEPA responsibility. This addendum does not address other proposed changes to the Badger Mountain Subarea plan (if any) that are or have been evaluated by the City; this addendum only addresses changes the Land Use and Development Regulations (LUDR) which was approved by the City and evaluated for its environmental impacts under the Badger Mountain Subarea Plan analysis.

The following table organizes impacts to the environment into categories, lists the proposed changes, and then identifies the impact of the proposed change to each category:

Natural or Built Environmental Element	Proposed changes	Additional impacts or mitigation requirements
Earth	N/A - There are no proposed changes having impacts that would alter or change the previous determination of impacts to the earth.	None
Air quality	N/A - There are no proposed changes having impacts that would alter or change the previous determination of impacts to the air quality.	None
Surface Water	There are no proposed changes that having impacts that would alter or change the previous determination of impacts to the air quality. Further, the use of the most recently adopted Stormwater Management Manual by the City of Richland, as subject to the platting and development activities at Badger Mountain South will likely provide increased protection to the environment beyond that which is analyzed in the FSEIS.	None
Land Use	The LUDR's <i>Regulating Plan for Land Use and Urban Form</i> (Figure 2.B) is updated to reflect small re-configurations to the various districts (BMS-VMU Village Mixed Use, BMS – NC Neighborhood Collector, BMC-NG Neighborhood General, BMS-NE Neighborhood Edge, BMS-Civic, BMS-SD-DR Specialty Retail, BMS-SD-BMU Commercial Mixed Use, BMS-SD-DR Destination Retail and the “-P” Overlay district special designation). These changes are analogous to the adoption of a revised zoning map. In addition, other minor changes to the LUDR affecting “land use” attributes of the environment are as follows: • Mixed-use and housing options (single family, multi-family, accessory units and adult family homes) are added as permitted uses in the BMS SD-CMU district (affecting the Badger Mountain Station area). • Minor changes to the placement and height of fences • Alternations to the signage standards. Open Space - At its completion Badger Mountain South will have 187 acres of open space, including open space in city parks or at school sites. The LUDR amendment includes the addition of “other open space” to	None

	the types of open space that can be permitting, allow for other uses such as grape growing or storm water facility needs. The changes do not change the impacts to the environment previously identified and analyzed in the FSEIS because (1) there are no impacts to critical areas, (2) the entitlement for the development (number of housing units allowed and the resulting population increase) is unchanged, (3) impacts from the increased population, such as demands for school facilities and other impacts to public services, were already contemplated and included as mitigation requirements.	
Transportation	New specifications for various transportation facilities are proposed, to generally align with the City's adopted standards. The specifications and requirements further ensure that adequately sized roads, curb, gutter and sidewalk are provided. Mitigation requirements and mitigation triggers (i.e. the number of trips or specific changes to level of service) remain unchanged.	None
Public Services and Utilities	The LUDR's <i>Illustrative Neighborhood Development Plan</i> (Figure 7.D) is updated and shows the future locations for an electrical substation, a future fire station as well as future school and park sites. However, there are no changes to such locations. There are no changes to impacts that would alter or change the previous determination of impacts to the public services and utilities.	None
Carbon Footprint	The LUDR continues to guide and control development at Badger Mountain South and will continue to provide for the specific measures listed in the FSEIS for carbon sequestration and reduction of carbon emissions.	None

Conclusion

This EIS Addendum fulfills the environmental review requirements for the proposed LUDR adoption. The impacts of the proposal are within the range of impacts disclosed and evaluated in the FSEIS; no new probable significant adverse environmental impacts have been identified. Therefore, issuance of this EIS Addendum is the appropriate course of action.

Document Distribution

In accordance with WAC 197-11-625, if an addendum to a FEIS is prepared prior to any agency decision on a proposal, the addendum shall be circulated to the recipients of the FEIS.

Exhibit D

Stevens, Mike

From: COM GMU Review Team <reviewteam@commerce.wa.gov>
Sent: Monday, December 27, 2021 2:56 PM
To: Stevens, Mike
Subject: City of Richland - Expedited Review Request Granted for Submittal ID: 2021-S-3474

Dear Mr. Stevens,

Your request for an Expedited Review has been granted for: Amend the Badger Mountain South Land Use & Development Regulations (LUDR).

As of receipt of this email, you have met the Growth Management notice to state agency requirements in RCW 36.70A.106 for this submittal. Please keep this email as confirmation.

If you have any questions, please contact William Simpson at (509) 280-3602 or by email at william.simpson@commerce.wa.gov.

~~~ ONLINE TRACKING SYSTEM AVAILABLE ~~~~

Log into our new PlanView system at <https://secureaccess.wa.gov/com/planview> where you can keep up with this submittal status, reprint communications and update your contact information.

Don't have a user account? Reply to this email to request one and attach a completed PlanView User Request Form.

Have questions about using PlanView? Use the PlanView User Manual for assistance at <https://www.commerce.wa.gov/serving-communities/growth-management/washington-department-of-commerce-growth-management-submitting-materials/>.

Sincerely,

Review Team  
Growth Management Services





STATE OF WASHINGTON  
DEPARTMENT OF COMMERCE  
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000  
[www.commerce.wa.gov](http://www.commerce.wa.gov)

12/09/2021

Mr. Mike Stevens  
Planning Manager  
City of Richland  
505 Swift Boulevard  
Post Office Box 190  
Richland, WA 99352

Sent Via Electronic Mail

Re: City of Richland--2021-S-3474--Request for Expedited Review / Notice of Intent to Adopt Amendment

Dear Mr. Stevens:

Thank you for sending the Washington State Department of Commerce (Commerce) the Request for Expedited Review / Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

**Amend the Badger Mountain South Land Use & Development Regulations (LUDR).**

We received your submittal on 12/09/2021 and processed it with the Submittal ID 2021-S-3474. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 02/07/2022.

You requested expedited review under [RCW 36.70A.106\(3\)\(b\)](#). We have forwarded a copy of this notice to other state agencies for expedited review and comment. If one or more state agencies indicate that they will be commenting, then Commerce will deny expedited review and the standard 60-day review period (from date received) will apply. Commerce will notify you by e-mail regarding of approval or denial of your expedited review request. If approved for expedited review, then final adoption may occur no earlier than fifteen calendar days after the original date of receipt by Commerce.

If you have any questions, please contact Growth Management Services at [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov), or call William Simpson, (509) 280-3602.

Sincerely,

Review Team  
Growth Management Services



# Department of Commerce

## Notice of Intent to Adopt Amendment / Notice of Adoption Cover Sheet

Pursuant to RCW 36.70A.106, the following jurisdiction provides the following required state agency notice.

|                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. Jurisdiction Name:</b>                                                                                                                                                                                                                                                                                                                                                                     | City of Richland – Development Services Dept.                                                                                                                                                                                                                                                                                                                                         |
| <b>2. Select Submittal Type:</b><br>Select the Type of Submittal listed.<br>(Select One Only)                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/> <b>60-Day Notice</b> of Intent to Adopt Amendment.<br><input checked="" type="checkbox"/> <b>Request of Expedited Review</b> / Notice of Intent to Adopt Amendment.<br><input type="checkbox"/> <b>Supplemental Submittal</b> for existing Notice of Intent to Adopt Amendment.<br><input type="checkbox"/> <b>Notice of Final Adoption</b> of Amendment.    |
| <b>3. Amendment Type:</b><br>Select Type of Amendment listed.<br>(Select One Only)                                                                                                                                                                                                                                                                                                               | <input type="checkbox"/> <b>Comprehensive Plan</b> Amendment.<br><input checked="" type="checkbox"/> <b>Development Regulation</b> Amendment.<br><input type="checkbox"/> <b>Critical Areas Ordinance</b> Amendment.<br><input type="checkbox"/> <b>Combined Comprehensive and Development Regulation</b> Amendments.<br><input type="checkbox"/> <b>Countywide Planning Policy</b> . |
| <b>4. Description</b><br>Enter a brief description of the amendment.<br><br>Begin your description with “Proposed” or “Adopted”, based on the type of Amendment you are submitting.<br><br>Examples: “ <i>Proposed comprehensive plan amendment for the GMA periodic update.</i> ” or “ <i>Adopted Ordinance 123, adoption amendment to the sign code.</i> ”<br><b>(Maximum 400 characters).</b> | Proposed amendment to the Badger Mountain South Land Use & Development Regulations which are adopted as Exhibit C to the Master Agreement between the City of Richland and Nor Am Investment, LLC regarding the Planned Unit Development community known as Badger Mountain South.                                                                                                    |





## Department of Commerce

|                                                                                                                                                       |                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <b>5. Is this action part of your 8-year periodic update required under RCW 36.70A.130 of the Growth Management Act (GMA)?</b>                        | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No                                                                      |
| <b>6. Proposed Dates:</b><br>Enter the anticipated public hearing date(s) for your Planning Commission/Planning Board or for your Council/Commission. | <b>Planning Commission: January 26, 2022</b><br><b>City Council: February 15, 2022</b><br><b>Proposed / Date of Adoption: March 1, 2022</b> |
| <b>7. Contact Information:</b>                                                                                                                        |                                                                                                                                             |
| A. Prefix/Salutation:<br>(Examples: "Mr.", "Ms.", or "The Honorable" (elected official))                                                              | Mr.                                                                                                                                         |
| B. Name:                                                                                                                                              | Mike Stevens                                                                                                                                |
| C. Title:                                                                                                                                             | Planning Manager                                                                                                                            |
| D. Email:                                                                                                                                             | <a href="mailto:mstevens@ci.richland.wa.us">mstevens@ci.richland.wa.us</a>                                                                  |
| E. Work Phone:                                                                                                                                        | (509)942-7596                                                                                                                               |
| F. Cell/Mobile Phone: (optional)                                                                                                                      |                                                                                                                                             |
| <b>Consultant Information:</b>                                                                                                                        |                                                                                                                                             |
| G. Is this person a consultant?                                                                                                                       | <input type="checkbox"/> Yes                                                                                                                |
| H. Consulting Firm name?                                                                                                                              |                                                                                                                                             |
| <b>8. Would you like Commerce to contact you for Technical Assistance regarding this submitted amendment?</b>                                         | <input type="checkbox"/> Yes                                                                                                                |

**REQUIRED:** Attach or include a copy of the proposed amendment text or document(s). We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce. If you experience difficulty, please email the [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov)

Questions? Call the review team at (509) 725-3066.



## CITY OF RICHLAND NOTICE OF PUBLIC HEARING (CA2021-108)

Notice is hereby given that pursuant to RMC Section 19.20, the Richland Planning Commission will conduct a virtual public hearing and review of application CA2021-108 at 6:00 p.m., January 26, 2022. All interested parties are invited to attend and present testimony at the virtual public hearing. Those individuals wishing to speak at the public hearing will need to register by 4:00 p.m. on the date of the hearing by visiting the City of Richland's website [www.ci.richland.wa.us](http://www.ci.richland.wa.us).

**Project Description:** AHBL, Inc. on behalf of Nor Am, Inc. is proposing various amendments to the Land Use & Development Regulations (LUDR), which act as the zoning regulations for the Badger Mountain South Planned Unit Development residential community.

**Public Comments:** Any person desiring to express their views or to be notified of any decisions pertaining to the Land Use & Development Regulations amendments should notify Mike Stevens, Planning Manager, 625 Swift Blvd., MS-35, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to [mstevens@ci.richland.wa.us](mailto:mstevens@ci.richland.wa.us). Written comments should be received no later than 5:00 p.m. on Friday, January 24, 2022 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing.

The proposed amendments to the Land Use & Development Regulations can be found by visiting the City of Richland website [www.ci.richland.wa.us](http://www.ci.richland.wa.us). Copies of the staff report and staff recommendation can also be found by visiting the City of Richland website beginning Thursday, January 20, 2022.

**Environmental Review:** The proposal is subject to environmental review. The City reviewed the proposed project for probable adverse environmental impacts under the State Environmental Policy Act (SEPA). On December 9, 2021 the City issued an Addendum to the Final Supplemental Environmental Impact Statement (FEIS) adopted by City Council on July 20, 2010 and issued by the City of Richland on August 23, 2010. Pursuant to WAC 197-11-502 (8)(c) there is no comment period for this addendum.



## Stevens, Mike

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**From:** Agnes Strasser <astrasser579@gmail.com>  
**Sent:** Monday, January 17, 2022 4:00 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment CA2021 - 108

MMr. Stevens,

We carefully picked Badger Mountain South for our new home when we moved back to the Tri-Cities in 2015. This development was a delightful surprise offering a sustainable environment with geo thermal heat, open spaces, easy access to specialty retail shops and a Wine Village with the Country Mercantile as an anchor - all adjacent to Badger Mountain.

We researched this development, met with the city planner and felt that we had found a special place to live, as well as making a good investment. It appeared that the City of Richland would be our ally, protect our investment and their own investment as they could look forward to continuing tax revenue from the retail business district and the Wine Village.

We want to enjoy our development and protect our environment by keeping the original LUDR's. We don't want to cover every square inch with housing to satisfy some developer and loose over 200 acres of open space by substituting storm retention ponds for open space and parks. These open spaces and parks all contribute to the family friendly nature of BMS, as does the proposed Kadlec facility. We want a retail business district, walking paths, lunch at the Mercantile, the Wine Village, in other words, what we were promised.

It's probably not common knowledge that some of the walking trails, like the ones on the east side of Parkview Avenue, have already been eliminated and deeded over to the adjacent property owners because the developer didn't want to pay Badger Mountain Irrigation to water the street trees. Who knows what else the developer has done or proposed? Apparently there was a mention of compensating (bribing?) home owners on Vineyard Lane for changes in their area, but changes in one part of BMS impact us all.

Please don't let NorAm change more of the LUDR's by offering mitigation measures that circumvent the original LUDR 's and change our development - the rules shouldn't be changed after the developer has our money. Let's play fair.

Sincerely,  
Agnes Scales Strasser  
2302 Parkview Avenue  
Richland, WA  
99352-4590

Sent from my iPad

## Stevens, Mike

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**From:** Alan Atkins <alan.b.atkins@gmail.com>  
**Sent:** Sunday, January 16, 2022 7:06 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment LUDR Amendments CA2021-108

Hello,

My name is Alan Atkins, and I reside with my family at 4594 Vineyard Estate Lane.

My wife, Amanda Helmann, purchased the lot in Badger Mountain South based on the plan that was promoted in 2016. That marketing stated there would be a wine village (with restaurants and tasting rooms), large parks, an elementary school, and walking trails along with a potential medical complex.

We are active people, who hike Badger Mountain regularly with our 2 year old daughter and German Shepherd. It's disappointing that we don't have any walking trails that link up with Badger. It's also been disappointing that none of the restaurants or other commercial development have occurred after the promises that brought us here.

I think for us and many others, the final straw would be removing land designated as open space in the LUDR and trying to slam as many houses as possible in the area, without thinking about the quality of life that was promised to people who have already invested years here. We were looking forward to taking our daughter to a park that rivaled Howard Amon in size, and now we're finding out that they're attempting to credit drainage basins as "open space" to avoid building the promised parks.

Please consider the people that spent money and time in this area based on the original LUDR. This is starting to feel more and more like a bait and switch to us, and creating more cynicism in a climate that could really use some truth, transparency, and consideration. I appreciate you taking the time to read this comment.

Best Regards,

Alan Atkins  
(509) 308-2245



## Stevens, Mike

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**From:** Andrea Brown <andrealangbrown@gmail.com>  
**Sent:** Monday, January 17, 2022 10:01 AM  
**To:** Stevens, Mike  
**Subject:** Public Comment LUDR Amendments CA2021-108

Dear Commissioner Stevens,

I am writing in regard to proposed changes to the Land Use and Development Regulations for the Badger Mountain South Community. The proposed changes:

1. Threaten our business districts by adding more housing, without limitation.
2. Reduce our community's Open Space Acreage from 439 acres down to 187 acres.
3. Classify stormwater retention ponds as Open Space and parks.

As you know, on January 26th, the City Planning Commissioners will be meeting to discuss these proposed changes. For your consideration, I would like to add my voice in opposition of these proposed changes. Thank you, in advance, for your time and thoughtfulness on this matter.

As a resident of the Badger Mountain South Community, I feel concerned about what the future will hold if these changes go through. My husband and I chose to settle and raise our family here because of the original LUDR. We chose to build our home here as an investment in support of the growth of the planned community the original LUDR offered. We have two young children that will be ready to go to school, ride their bikes to visit friends, and independently explore their world before we blink. The business district and open spaces are so important to us because of the safety and balance a walkable and self-contained community allows our family to grow within and continue to invest in over time here.

Unlimited housing, decreasing open space acreage, and relying on stormwater retention ponds as open space all compromise the safety and balance our family will experience here. The proposed changes directly jeopardize the integrity of this community by eliminating the mix of homes, open space, and retail district that would provide a safe and balanced environment for our family.

Thank you, again, for your time and consideration. I do appreciate the opportunity to be heard as a concerned resident of the Badger Mountain South Community.

Take good care,

Andrea Brown

## Stevens, Mike

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**From:** Bennette Camacho-Sanner <bigcqs@gmail.com>  
**Sent:** Tuesday, January 18, 2022 12:39 AM  
**To:** Stevens, Mike  
**Subject:** Suggestions for the Park Plan vr

Mr. Steven's, please consider the following:

1. Please reconsider adding more homes. I am concerned about the influx of homes draining the water supply. There is the real possibility of too many homes draining the water reserves and hitting the water table.
2. Please rethink building the park as planned. Since September 2019 home construction has quadrupled, roads built; without local markets nearby. Demand is here but supplies and services are not readily available.
3. A park with a playground and a zip line makes sense. Children can use it and a zip line next to it allows parents to monitor their children.
4. A walking trail with benches, swings with a bench allows all including elderly, handicapped to use it as well
5. A dog park resolves a problem for dog owners to use sensibly. It creates peace of mind for our community.
6. Please put a stripe down Bella Coola with speed limit from both directions.
7. Fix the sign at the roundabout so people in cars/bikes get a reminder how to navigate it safely.
8. Speed limits need to be posted on all streets.
9. Children at play, 5 miles per hour, standard yellow need to be posted. In 2 years there have been too many near misses. Construction trucks/service vehicles drive too fast ! Example: Ruth Court is short and is used as a turnaround, it would be better if they drove south on Morris to turnaround.
10. Construction sites need large waste receptacles with lids, so winds won't disperse unsightly trash all over! One of the attractions to building here is an HOA which would keep this community clean and beautiful to live in.
11. Post guidelines of tumbleweed, snow plowing, labeling trash cans, in case they get blown down the street, Irrigation maintenance, police, fire & service booklet, emergency procedures in case of wildfire, power outage, water outage, road closure [alternate routes] tornado? Flash Flood? Gas leak?
12. A strip mall is important especially since we can't procure certain products. It is discouraging to read that development of homes is the focus. I have already heard some folks want to leave town.

How about pursuing Ziply? I talked to the folks installing lines around, just not here? Why? Faster service, reasonable rates...

Cleaning empty lots of tumbleweeds, trash so it won't look like a dump.

I ask what would visitors see that we have and would leave them with a lasting impression. I prefer not to think that this would not be the comment: "oh, it's just a bunch of houses, rather "oh, Badger Mtn has a winery, a tasting room, a gas



station, a car wash, a Country Mercantile within walking distance, a supermarket, a cleaner/laundromat, a shoe store, sports store, a state of the art Park for all ages!

Mrs. Bernadita Sanner  
Ruth Court  
West Village

## Stevens, Mike

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**From:** Brenda Bergman <brendabergman75@yahoo.com>  
**Sent:** Monday, January 17, 2022 4:09 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment CA2021-108

Hello Mr. Stevens,

My name is Brenda Bergman and I am a resident of West Vineyard HOA, building my home back in 2017. I am very concerned with how the changes in the master plan have happened since I first starting building. The following are the major concerns I have:

1. Lessening of the community park areas. Our community park is already being vandalized by kids that are not being supervised by their parents, people driving in from other areas, or coming from the Country Mercantile. Seems that they have no obligation to it and therefore don't take any pride in it. I have asked people to be more respectful when I see them breaking branches off the trees, letting their dogs do their business and not picking up, skateboarding on the play equipment, using the tables as rec are. This will no doubt get worse as the community grows.
2. More housing and less open space is a concern. I live on Ava Way and the traffic has increased exponentially. I have seen large 18 wheelers parking over night on Ava Way making it into a one way street and have watched as the contractors and suppliers speed up and down the street as kids are trying to cross the street for school, etc. It is concerning that with the houses we have now the traffic is becoming an issue and there are no speed signs, monitoring by the police department, no street stripping and still only one way in and out. All the signs of a smaller community as it is allowed to develop like a large community.
3. We were sold on "live and shop in Badger South" a walkable sustainable community that we could grow old enjoying. It seems like the plan is to pack in as many houses as possible instead of the amenities we were sold on.

I hope you will consider what we were promised and what is trying to be changed. Is the City of Richland just looking at the increased tax revenue - I hope not.

Sincerely,  
Brenda Bergman  
4712 Ava Way  
Richland, WA



## Stevens, Mike

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**From:** Briant and Stacy Charboneau <briant.stacy@gmail.com>  
**Sent:** Sunday, January 16, 2022 7:34 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment CA2021-108

My name is Briant Charboneau and I live in the Badger Mountain South (4655 Highview St., Richland).

There were many things in the Badger Mountain South plan that significantly influenced us in buying in this development.

These include:

- 1) The required open spaces and parks,
- 2) the wine village, and
- 3) a walkable, sustainable community.

The wine village was a big part of the sale pitch to the people interested in buying a house in the development. I think the developers should be prohibited from changing the plan now that so many homes have been built based upon that promise.

Storm drain areas are not a place for children to play. They should not be included in the open space acreage commitment. We need to have the parks in the original plan that was used to sell the lots and homes.

**Stevens, Mike**

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**From:** Bryan Beckstrom <beckstrom12@gmail.com>  
**Sent:** Sunday, January 16, 2022 9:20 AM  
**To:** Stevens, Mike  
**Subject:** Public Comment LUDR Amendments CA2021-108

Dear Mr. Stevens,

My wife and I bought our home in this community due to the promises that were made that it would be a sustainable and beautiful community. The planned changes would damage the ability of the community to thrive and it would hurt the specialized retail locations and other potential businesses. Please take action and ensure that what was originally promised is upheld and executed. Thank you for your time and consideration.

Best regards,

Bryan Beckstrom

## Stevens, Mike

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**From:** Briant and Stacy Charboneau <briant.stacy@gmail.com>  
**Sent:** Monday, January 17, 2022 9:46 PM  
**To:** Stevens, Mike  
**Subject:** Fwd: Public Comment CA2021-108

Here is some additional information when considering storm ponds as open space, that is instead of parks.







Here are what the storm ponds look like. These are no place for kids to play.

Please do not allow ponds to be considered open spaces instead of parks.

Begin forwarded message:

**From:** Briant and Stacy Charboneau <briant.stacy@gmail.com>

**Date:** January 16, 2022 at 7:34:17 PM PST

**To:** mstevens@ci.richland.wa.us

**Subject: Public Comment CA2021-108**

My name is Briant Charboneau and I live in the Badger Mountain South (4655 Highview St., Richland).

There were many things in the Badger Mountain South plan that significantly influenced us in buying in this development.

These include:

- 1) The required open spaces and parks,
- 2) the wine village, and
- 3) a walkable, sustainable community.

The wine village was a big part of the sale pitch to the people interested in buying a house in the development. I think the developers should be prohibited from changing the plan now that so many homes have been built based upon that promise.

Storm drain areas are not a place for children to play. They should not be included in the open space acreage commitment. We need to have the parks in the original plan that was used to sell the lots and homes.

## Stevens, Mike

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**From:** Carl Sarrazolla <csarrazo@tivera.com>  
**Sent:** Saturday, January 15, 2022 3:29 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment LUDR Amendments CA2021-108

Mike Stevens:

When we purchased our home back in 2016 in the new community of West Vineyards in the Badge Mountain South subdivision, we were shown pictures and promises of a future commercial district where we could walk to wine themed stores and restaurants, enjoy acres of both city and community parks as well as walking trails and other amenities. We also knew that the construction of those entities would take some time and we have been patient. Now the community is built out to a degree where it would be able to sustain a commercial district, but to date we have nothing more than a gas station and the Country Mercantile.

Now it appears the developers want to back away from the original plans with the changes to the LUDRs. Our neighborhood, West Vineyard is the only one with a community park. The newer areas in West Village and Goose Ridge estates have nothing more than a bunch of houses and some retention ponds. While some of those are landscaped, they in no way represent a park. There are no playgrounds, benches, water fountains or other amenities. As a result, quite a few residents from these other communities come to our park. And while the park is open to the residents of the whole Badger Mountain Subdivision, the residents of West Vineyard are the only ones paying for it's upkeep, taxes and utilities. The changes to the LUDRs on what constitutes open space, will adversely affect the residents of our neighborhood as it means the other areas can get away without providing park space with facilities.

Further, I am concerned about the proposed usage changes to the portion of BMS on either side of AVA Way along Dallas Road. All of that in the current LUDR is targeted as commercial. The revision change that to mixed residential and commercial and that goes against what we were told that area would be used for. Not only would more homes there increase traffic, but where's the commercial developments we were promised? The closest grocery store for us is the Yokes in West Richland or we have to drive into town to get to Fred Meyer or Safeway. Restaurants or bars? Again West Richland is the closest or drive over to Queensgate for a selection of fast food or family eateries.

We see no reason for the proposed changes other than to line the pockets of developers. Not only will the residents lose out, but if there are no commercial services, stores, bars, etc. built as originally planned, the city will lose out on the potential revenue as we will continue to go to places in West Richland and Kennewick. Please vote against the proposed changes.

Sincerely,

Carl Sarrazolla  
4454 Corvina St, Richland WA 99352



## Stevens, Mike

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**From:** Chelsea Klicker <chelseaklicker@gmail.com>  
**Sent:** Monday, January 17, 2022 7:55 AM  
**To:** Stevens, Mike  
**Subject:** Re: Public Comment LUDR Amendments CA2021-108

Apologies forgot to sign it. Chelsea Klicker. 4435 Highview St, Richland, Wa 99352

Sent from my iPhone

On Jan 16, 2022, at 11:42 PM, Chelsea Klicker <chelseaklicker@gmail.com> wrote:

To whom it may concern,

I recently purchased a home in the Badger Mountain South area this past May. My husband and I have two small children and we will likely have a few more. Part of what we loved about the vision of this community was the exciting potential of this area NOT just being ANOTHER SUBDIVISION.

My children, current or future, will one day be able to attend school here, run and roam on the trails, play outside and meet friends for lunch or shopping when they become teenagers, all within a few blocks of our home. This can only happen if the vision isn't chipped away at piece by piece.

Some of the amendments in the LUDR proposed by Nor Am are a chipping away of the things we were sold on in this area. There are three major areas that concern us as homeowners. The proposed LUDR reduces our community's Open Space Acreage from 439 acres down to 187 acres. That's a 73% reduction. And this isn't the first time a reduction has been made. Furthermore, the proposed amendments classify storm water retention ponds as Open Space and parks. So now, of the possibly 187 acres that remain, many of those acres will be completely unusable space for our children and community. Which is a further reduction to the initial 73%. When will it stop? Additionally, the developer wants to add residential zoning to the ONLY business district in this entire subarea plan. That creates the possibility that this business district will never be built.

What then? No space to play. No space to shop or eat. No special spots to share with my friends and family who come to visit. A master plan that touted it unique vision to elevate the City or Richland crumbles to rows and rows of housing, just like everywhere else. What's left? A bunch of disgruntled residents who don't believe in a City who wouldn't hold developers accountable.

The bottom line is these changes grant power to the developer to change their minds in favor of profit, while the people who live here suffer the bait and switch. The future we were promised can be reneged upon by small details on a sheet of paper.

I urge you to consider the long-term impact of these changes if amended in favor of Nor Am. I would also ask you to consider the fact that our community has come together around these issues. We have collaborated as neighbors to write our own proposed amendments because we live here and we care. The time and effort that has gone into this effort is not insignificant. Nor is the decision that you will make.

Thank you for your time.

## Stevens, Mike

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**From:** Chelsea Klicker <chelseaklicker@gmail.com>  
**Sent:** Sunday, January 16, 2022 11:43 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment LUDR Amendments CA2021-108

To whom it may concern,

I recently purchased a home in the Badger Mountain South area this past May. My husband and I have two small children and we will likely have a few more. Part of what we loved about the vision of this community was the exciting potential of this area NOT just being ANOTHER SUBDIVISION.

My children, current or future, will one day be able to attend school here, run and roam on the trails, play outside and meet friends for lunch or shopping when they become teenagers, all within a few blocks of our home. This can only happen if the vision isn't chipped away at piece by piece.

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The bottom line is these changes grant power to the developer to change their minds in favor of profit, while the people who live here suffer the bait and switch. The future we were promised can be reneged upon by small details on a sheet of paper.

I urge you to consider the long-term impact of these changes if amended in favor of Nor Am. I would also ask you to consider the fact that our community has come together around these issues. We have collaborated as neighbors to write our own proposed amendments because we live here and we care. The time and effort that has gone into this effort is not insignificant. Nor is the decision that you will make.

Thank you for your time.



## Stevens, Mike

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**From:** cherokee carrillo <cccarrillo5@gmail.com>  
**Sent:** Sunday, January 16, 2022 9:33 AM  
**To:** Stevens, Mike  
**Subject:** Public Comment LUDR Amendments CA2021-108

Dear Mr. Stevens,

I am writing this letter as a concerned citizen of the Badger mountain south and its plan for a green open master planned community.

- We purchased our home here after doing thorough research of what the plan for this community was and that it shared our vision of having a place where we can grow and raise a family.
- The proposed changes in no way add to this original plan or benefit the citizens that reside here. The classifying of stormwater ponds will only detract on land/home values.
- Reducing the open space acreage by more than half completely contradicts the vision of an open sustainable community.
- Changing the business districts will cause unregulated housing without limitation.

As a citizen of this community I strongly urge you to fight for the citizens of badger mountain, and not corporations who are pushing these changes solely for profits. We were promised a vision by the developer and the City of Richland, and I ask you to keep that promise.

Best regards,

Cherokee Carrillo

**Stevens, Mike**

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**From:** Cheryl Esp <espcheryl@yahoo.com>  
**Sent:** Monday, January 17, 2022 1:39 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment CA2021-108

To Whom It May Concern:

I am a home owner in West Vineyard and I would like to say the reason my husband and I bought our home here is because we wanted to get away from the traffic (after 50 years of asphalt jungle in Southern California) and live in the country. We were told there would be miles of walking trails and a huge park complex in the future. We enjoyed the apple orchards and vineyards that were around us when we purchased our home. Those are slowly going away. It would be nice to preserve some open space for future generations, letting them get out and enjoy the beautiful nature around them.

Right now we can hardly get out on Dallas Road because of all the traffic that is coming into this area.

Sincerely,  
Cheryl Espedal  
4458 Barbera St  
Richland, Wa 99352  
Sent from my iPad

## Stevens, Mike

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**From:** C. Mertin <cgmmmtm123@gmail.com>  
**Sent:** Sunday, January 16, 2022 5:15 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment CA2021-108

Dear Mr. Stevens,

My wife and I live at 4838 Ava Way in Badger Mountain South. We chose this location because we were excited to be a part of a thriving and vision focused development in Richland. We have shown the plans for development of our community to our friends and family knowing Richland is a forward thinking and family centered city. Richland continues to make good on its promises to provide a high quality way of life to every resident wherever they reside.

That's why I am hoping you understand that Badger Mountain South needs your attention. Please follow through with the vision. You did not waiver in your efforts to bring the Duportail Bridge into reality. Thank you! Please don't miss this opportunity to create something amazing on this south side Badger Mountain.

Thank you,  
Craig Miller

Sent from my iPhone Sent from my iPhone



**Stevens, Mike**

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**From:** Greg Smith <ge.smith@live.com>  
**Sent:** Sunday, January 16, 2022 6:50 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment LUDR Amendment CA2021-108

Hi Mike,

I am a resident in West Vineyard which is part of the larger Badger Mountain South Communities. I built and moved to the neighborhood in 2015 when the community was just starting to rapidly grow and was promised a lot on how the future community would look. While I love the area the developer has not always upheld what had been previous promised when we purchased the property. I am deeply concern about the attempt to change the LUDR and get rid of the business district/wine village that had been advertised. This future development was a big selling point and helps make this larger community more, open, walkable and sustainable by having these amenities accessible. I know Action for Badger Mountain South is working hard to protect the community and I hope we don't go forward with the changes proposed by the developer.

Thank you,  
Greg Smith

**Stevens, Mike**

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**From:** Daimon Parker <dparkersmail@yahoo.com>  
**Sent:** Saturday, January 15, 2022 8:31 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment LUDR Amendments CA2021-108

Hi Mike,

Hope this message finds you well.

I'm a resident of the West Vineyard community in the Badger Mt. South area, and was wondering if the City Planning Commissioner's meeting on Wednesday, Jan 26th will be open for public attendance?

Thanks,

Daimon Parker

(551) 427-7625

*This email and any attachments are confidential, and intended for the sole use of the recipient & recipient's office. If you are not the intended recipient, please notify the sender immediately, and delete all copies of this message and any attachments. Thank you.*

Comments to the proposed modifications of the Badger Mountain South Land Use and Development Regulations.

Harvey R. Crowder, DVM, MS  
4466 Corvina Street  
Richland, WA 99352  
509.240.2697  
Hrcrowder1@me.com

Comments: My wife and I purchased our home in August 2019. We were excited about the potential of over the next 20 years of seeing a walkable mixed-use area with housing, commercial, and recreational facilities. We continue to look forward to that possibility. That said, while Badger Mountain South (BMS) is contiguous with the City of Richland, we must drive through Benton County and West Richland to get to most commercial facilities. Access the Dallas Road, the only road out of the area is restricted by stop sign only access at poorly lighted intersections. A major connector, Trowbridge Blvd is currently only accessible to West Village, the area beyond Bella Coola being blocked despite the appearance of completion to Sol Duc Street. Because of street design heavy construction traffic uses congested neighborhood streets, particularly Highview and Corvina Streets, to bring equipment, supplies, and workers to job sites, that will only continue with the proposed platting of East Garden. While I understand that commercial development will only proceed when there is an adequate population to support it, allowing limited housing in areas designated for commercial development will not appreciably accelerate commercial development. The developer needs to complete major street infrastructure to support housing development while keeping the intention of residential development with supporting commercial development in the long term.

1.B PURPOSE

PAGE 1-2 1.B d. The posed conversion of Corvina Street from a neighborhood street to a collector routes most of the traffic from both West Vineyard and East Garden through a congested neighborhood with a neighbor park. (See 1.E, ILLUSTRATIVE PLAN OF BADGER MOUNTAIN SOUTH) The proposal for East Garden calls for traffic calming measures on Corvina Street in East Garden but not in West Vineyard with traffic speeds often exceeding the designated speed limit of 25 miles per hour. When requested for traffic calming measures for Ava Way to help protect children from the heavy construction traffic a street engineer for the City of Richland suggested we direct children away from the Ava Way Collector to the park that will now be subject to continued heavy traffic with no traffic calming measures for Ava Way or Corvina Street. SUGGESTION. Corvina Street NOT be designated as a Collector but that the Developer be directed to complete Trowbridge Boulevard to Gage Blvd to act as the major collector for West Vineyard, East Garden, and Badger Mountain Station.

Page 2-2 2.A INTRODUCTION



Changes map which seems to designate Highview Street to Corvina Street as a collector, see prior comments on designating Corvina as a Collector.

SPECIAL DISTRICT LEGEND. Adds "and may include housing" to BMS-SD-CMU: COMMERCIAL MIXED-USE (4.C). While additional housing is needed in the Tri-cities the Developer has already tried to develop housing in the BMS-SD-SR: SPECIALTY RETAIL DISTRICT which has been put in abeyance by the city's hearing examiner. SUGGESTION: If this designation is approved recommend that the requirement that any housing be required to have only commercial retail on the first floor of each building.

#### Page 5-3 1. DESCRIPTION – LOCAL PARKS

1.a. Definition. Requires at least one Local Park within each BMS residential neighborhood. COMMENT: No local park designated for West Village in the illustration in 5.B.

#### Page 5-4 DESCRIPTION – OTHER OPEN SPACE

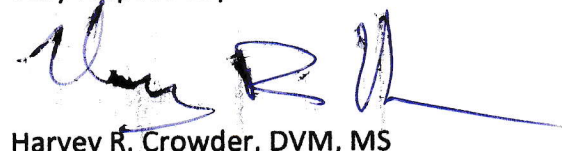
This addition to the LUDR proposes to add Storm Water Collection facilities to be allowed to count for usable open space. This addition will allow these attractive nuisances which are required to be placed to minimize damage to the environment and, if not maintained, to be a further distraction to the intent to provide usable open space for our dense neighborhoods. One can point to the facilities at Ava Way & Meritage and Corvina & Malbec as current examples of the lack of use and unattractiveness of these storm water facilities. Additionally, other storm water facilities in Goose Ridge fill with water and debris and will remain not usable by the residents for extended periods of time. COMMENT: Recommend that stormwater facilities not be allowed to be counted as open space for the purpose of BMS.

#### Page 6-2 6.B REGULATING PLAN FOR STREETS

Corvina Street is shown as a Collector from Malbec through to Gage Blvd. This provides routing for most traffic from East Garden, through Goose Ridge and West Vineyard through dense neighborhoods with on-street parking, limited sight distances, and high recreational use by children. COMMENT: Remove Corvina Street as a collector and require developer to complete and open Trowbridge Blvd and designate Meritage, Malbec, Sol Duc and currently undesignated collectors to route traffic out of dense neighborhoods.

Page 13-4 13.B SIGNAGE 2.ii. Inconsistency with Page 13-3 2e2(i). States 20 vs 24 ft sign height.

Very respectfully

A handwritten signature in blue ink, appearing to read "Harvey R. Crowder", with a long horizontal flourish extending to the right.

Harvey R. Crowder, DVM, MS

## Stevens, Mike

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**From:** Heather Barber <lfb12@aol.com>  
**Sent:** Sunday, January 16, 2022 8:45 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment CA2021-108

Hello,

Thank you for taking the time to hear the public opinion from a resident of Badger Mountain South. My name is Heather Barber and I live at 4432 Highview St in the first phase of Badger Mountain South. As residents, we strongly disagree with the changes proposed to our community. My husband and I were the second home in this development and we don't plan on leaving. These changes to not go along with our reasons for buying into this community. The proposed reduction in open space significantly reduces the original plan of buying a home next to parks and walking trails. We are disappointed that there is only one park so far in our community when so much land was reserved for this type of thing. We also bought because of the wine village and definitely don't want it replaced by more housing. We were sold on a walkable and sustainable community and removing the business districts to add more housing would eliminate this master plan. Please consider the voices of the residents who already live here and who were promised a different kind of community when we made the big life decision to move here.

Thank you,

Heather Barber

Sent from my iPhone

**Stevens, Mike**

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**From:** Ivan <ibolan24@yahoo.com>  
**Sent:** Saturday, January 15, 2022 4:37 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment LUDR Amendments CA2021-108"

Mike,

I would like let you know that the proposed changes to the badger mountain south community go against everything I was presented and promised when I built my house here because these changes:

1. Threaten our business districts by adding more housing, without limitation.
2. Reduce our community's Open Space Acreage from 439 acres down to 187 acres.
3. Classify stormwater retention ponds as Open Space and parks.

Please do what you can to reject these changes.

Respectfully,

-Ivan



## Stevens, Mike

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**From:** Jessica Crudup <jessica.crudup@gmail.com>  
**Sent:** Monday, January 17, 2022 9:31 AM  
**To:** Stevens, Mike  
**Subject:** Public Comment CA2021-108

Hello,

My name is Jessica Crudup and I own and live at 2570 Morris Ave., Richland. I'm writing to let you know that I do not want to see the developer make changes to the LUDR that was in effect when we purchased our home. I particularly don't want to see the reduction of green space. I look forward to seeing the new park take shape that will border Bella Coola. However, with that new park comes addition foot traffic. Bella Coola is currently unsafe, it is used as a race track 24 hours a day. My household has called 911 multiple times to report racing in the middle of the night. I think speed humps would be a good idea, similar to the speed humps by Claybell Park in South Richland.

Thank you for you time!

Sincerely,

Jessica Crudup  
2570 Morris Ave.  
Richland, WA 99352  
509-386-7080

## Stevens, Mike

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**From:** J N <tricityspirit99@gmail.com>  
**Sent:** Sunday, January 16, 2022 5:49 PM  
**To:** Stevens, Mike  
**Subject:** West Vineyards Badger Mountain South

My name is Joe Nuñez and I was one of the first residents to move into this development more than six years ago. I reside at 4860 Corvina Street. I have been disappointed with all the developments that have been occurring since I moved here.

There is no wine village. No amphitheater, no fire station. No parks except for my HOA's private park. This idea of including drainage areas as open space is ridiculous.

Traffic on Dallas Road continues to become more and more dangerous. Those new "bike lanes" are ridiculous as well. Basically you guys laid down a fiber optic cable and painted lines on Dallas road but didn't widen it. It is a hazard for bicyclists and a liability for drivers and the city and county.

Don't do things half ass as they did in Pasco which is why I chose to move to Richland 6 years ago.

Joe Nuñez  
509-727-6585

**Stevens, Mike**

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**From:** Jonathan Hoekema <jonathanhoekema@gmail.com>  
**Sent:** Saturday, January 15, 2022 12:33 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment LUDR Amendments CA2021-108

Mike,

I'm a home owner in Badger Mountain South. My address is 4535 Barbera Street. I bought into this neighborhood because it was suppose to be full of open spaces and have shopping and retail incorporated into the neighborhood, a rarity in new developments. Now the developer wants to remove some of the retail zoned areas to add more housing and reduce the open spaces. This is the opposite of what I wanted to buy into. Please consider all of us who have invested in this neighborhood based on the original plan. The original plan is truly unique in our area and will long-term make our neighborhood a unique asset to Richland.

-Jonathan



## Stevens, Mike

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**From:** Kelly Knurbein <kelylynn1@yahoo.com>  
**Sent:** Monday, January 17, 2022 6:38 AM  
**To:** Stevens, Mike  
**Subject:** Public comment CA2021-108

Good afternoon,

My name is Kelly Knurbein, and with my husband, we own, and reside at 5001 Smitty Dr.. We are in the West Village development of Badger Mountain South. We wanted to express our concerns over the proposed development changes in Badger Mountain South..

My husband and I decided to purchase a home in the area based on the concepts that were presented to us by the developer, advertisements utilized, and the representatives of the developer. We were promised the idea of a walkable and sustainable community. There were signs placed up and down the streets of Dallas and Ava about all of the reasons we would want to build and live in this development. We were promised an aesthetically pleasing development due to the stringent restrictions of the neighborhood. As time went on in deciding of building in the area, some of the restrictions were loosened. Now a few years into being here we have the issue of the whole living idea changed.

We moved to Badger with being told of the future wine village to be built in the area with with specialty retail shops to be included. The promise of a walkable/sustainable neighborhood was dangled like bait. A place to have for our family to grow across the lifespan. We were promised privately owned neighborhood parks, pocket parks, a large community park, tot lots, a dog park, specialty parks, a community garden and the list went on. We fell in the love with the idea of living in the midst of large open and natural spaces. We saved our money to buy the more expensive home with the ideas sold to us, sold our other home and thought we were building into a higher level of living than what we were already living in.

What we have found since moving to this development; the promises of the developer, were all only lies to sell us on an idea that was never going to come to fruition. We are still waiting on the development of essentially all that was promised. Where are our parks, where is the dog park,, where is the amphitheater? The wine village? Why do we live with all of the restrictions and HOA rules to follow certain standards that were established by developers, to only have NorAm, trying to back out of what was sold to our family and many others? All for them to cut out obligations they set out so they can make more money? We are also 100% certain that the drainage ditches do not count as my open space or would cause us to spend so much money to have a home in the midst of these drainage ditches counting as my open space. They are backing out of all that was promised, twisting the words of the contracts and development plan. We work hard for our money and pay to live in a nice home and we expect that to be in the area we were sold on. We do expect the developer to hold up to their end of the agreements and contracts that were signed when people came to this development.

Sincerely,

Kelly Knurbein and Stephen Sevall

## Stevens, Mike

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**From:** Kathleen Lawrence <kat@kathleenlawrence.com>  
**Sent:** Sunday, January 16, 2022 5:58 PM  
**To:** Stevens, Mike  
**Subject:** LUDR changes for West Vineyard

I am writing this from Hawaii where I am on vacation. I would not normally take a day from diving to take care of business at home, but that is what I am doing today because I believe this matter is so important in my community.

I live at 2274 Daphne Ave, Richland, WA 99352, across the street from the park in West Vineyard. I purchased my home in July of 2021.

As you know, the changes to the LUDR substantially reduce the open spaces in the subdivision. Some of those changes, like widening trails or reducing areas for horse trail riding may make sense and I understand why they were proposed. Other changes, like reducing park and open space in the neighborhood are harmful to the ambiance and character of the area.

Our lot sizes are generally very small. Mine, for instance is so small that I would not have purchased my home if I was dependent on my yard to keep a pet or provide play space for my grandchildren because there is not enough room for either. The park is right across the street from my home, which made it very appealing. I purchased my home in this area because the character of the neighborhood is one of common gathering spaces where neighbors can gather and use the space for activities that our small lots would prohibit. The park provides play space for children, a place to play with dogs, meet neighbors, walk safely, and have other types of neighborhood gatherings. To reduce the space for park and gathering purposes would be detrimental to the character of the neighborhood.

Additionally, the changes make Barbera St and Corvina St. primary ingress and egress to the area. Neither of these streets were created nor have the capacity for the kind of traffic they would need to handle without additional access points into the area. Making either of those streets a main arterial would completely change the character and safety of the neighborhood. Other access must be provided to keep the character and safety of West Vineyard.

As I noted earlier, I am not opposed to all of the changes in the LUDR, but think that reduction of park space and increasing traffic are two areas in particular that will be detrimental to my neighborhood. More consideration and neighborhood involvement needs to be considered before allowing for these revisions.

I would have more to say about other changes, but as I noted above, I am on vacation in Hawaii with no access to my notes and files regarding the LUDR.

Thank you for your consideration.

Kathleen M Lawrence, LMFT  
8350 W Grandridge Blvd, Suite 200, #201  
Kennewick, WA 99336  
509 942-9297  
[www.kathleenlawrence.com](http://www.kathleenlawrence.com)

January 14, 2022

Re: Public Hearing CA2021-108

Planning Commissioners,

Upon first read-through, these amendments seem benign and uneventful. They almost give the impression of being strictly editorial. The applicant even states “The changes are mostly minor in nature”. Please be aware this is definitively **not** the case.

I’ve spent dozens, if not hundreds, of hours analyzing the proposed changes. I’ve done this analysis because I truly care about this community. I’m fully invested in it. When I moved to Richland, I saw the Badger Mountain South marketing materials and knew that’s where I wanted to put down roots and raise my children. The vision was amazing. I truly want to see Badger Mountain South fulfil its promises and become the self-sustaining community we’ve been pledged.

But these amendments will take away many of those promises. They’ll materially impact my family as well as all other residents in Badger Mountain South. Richland Municipal Code 19.90.030 says amendments must promote public welfare and be consistent with other portions of the comprehensive plan. That’s not what’s happening here. Applying that criterion to the proposed amendments, I generated the following summary:

| Beneficial to Existing Homeowners and Does Meet Amendment Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Detrimental to Existing Homeowners and Doesn’t Meet Amendment Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"><li>1. Allowing Appurtenant Structures. (Sheds, covered patios, pergolas)</li><li>2. Increased width of 16FT Streets to 20Ft.</li><li>3. Fixed grammatical and layout issues in the LUDR so it’s easier for everyone to understand.</li><li>4. Increased width of 12FT Streets to 20Ft. (Parking goes from both sides to one side.)</li><li>5. Added bike lanes to major collector streets and minor arterial streets. (Also took away street parking on these streets, which is a downside, but I think this meets the requirements for promoting public health, safety and welfare.)</li></ol> | <ol style="list-style-type: none"><li>1. Changing what counts as “Open Space”, claiming storm water facilities and any other spaces they deem to be “Open Space” (with no set requirements) should count the same as parks and trails.</li><li>2. Reduced Open Space acreage by over 33%.</li><li>3. Reduced the minimum size requirement of all Urban and Primary Trails from 12’ to 10’.</li><li>4. Removed 10% minimum required multi-family housing in Neighborhood Collectors.</li><li>5. Removed Block Parks.</li><li>6. Permitting more housing types in the Commercial Mixed-Use zone, meaning less space for businesses.</li><li>7. Removed minimum size requirement of The Ravine.</li><li>8. Removed minimum size requirement of The Orchard Green.</li><li>9. Removed minimum size requirement of The Reserve.</li><li>10. Removed minimum size requirement of the path through The Ravine.</li><li>11. Removed minimum size requirement of the path through The Orchard Green.</li><li>12. Removed minimum size requirement of the path through The Ravine.</li><li>13. Removed the requirement for a 2’ soft shoulder on Primary Trails.</li><li>14. Removed the requirement to have Equestrian Trails. Reduced the minimum size requirement if one is built.</li></ol> |



As you can see, many of these proposed amendments take away many of the meaningful things that were supposed to make our community sustainable. Everything is at risk: places for our kids to play, spots for businesses to grow, affordable housing. If it was going to make Badger Mountain South more than just another suburban neighborhood, it's at risk of a serious downgrade. You have the power to help us. I urge you to question the intent of the changes and judge how these will promote public welfare. We need your help to ensure the community we've invested in isn't changed to a shell of its intended vision.

Sincerely,

Kevin Nicholson  
4717 Barbera St.  
Richland, WA 99352

## Stevens, Mike

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**From:** Chris Sittman <CSittman@kid.org>  
**Sent:** Tuesday, December 14, 2021 3:01 PM  
**To:** Stevens, Mike  
**Subject:** RE: Badger Mountain South Land Use & Development Regulations Amendments

KID has no comments regarding this proposal.

Sincerely,

**Chris D. Sittman**  
Engineering Dept./CAD Specialist  
Kennewick Irrigation District  
2015 S. Ely St.  
Kennewick, WA 99337  
Desk: 509-460-5435  
Cell: 509-873-1123

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**From:** Stevens, Mike <mstevens@CI.RICHLAND.WA.US>  
**Sent:** Thursday, December 9, 2021 11:29 AM  
**To:** Anthony Muai <anthony.muai@ci.kennewick.wa.us>; Anthony Von Moos <anthony.vonmoos@co.benton.wa.us>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Boring, Michael <MBoring@CI.RICHLAND.WA.US>; Boshart, Thomas <tboshart@CI.RICHLAND.WA.US>; Brennan, Alex <alex@futurewise.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey\_Barney@Yakama.com>; Catherine Dickson <catherinedickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine\_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Darrick Dietrich <darrick@basindisposal.com>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrogers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; FormerOrchards@ecy.wa.gov; Ghbein, Briana <bghbein@ci.richland.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Gwen Clear <gcle461@ecy.wa.gov>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; USPS Ina N. Beutler <ina.n.beutler@usps.gov>; Jason McShane <JMcShane@kid.org>; Jennings, Tyler <tjennings@CI.RICHLAND.WA.US>; Jerrod Macpherson <Jerrod.Macpherson@co.benton.wa.us>; Jessica Lally, Yakama Nation <Jessica\_Lally@Yakama.com>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Joseph Cichy, Ziply <joseph.cichy@ziply.com>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; Development <development@kid.org>; Matthew Berglund <MBerglund@kid.org>; Lopez, Brandin <blopez@CI.RICHLAND.WA.US>; M. Deklyne <mjddeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Noah Oliver, Yakama Nation <Noah\_Oliver@Yakama.com>; Pasco99301 <99301PascoWA-Postmaster@usps.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Reathafor, Jason <JReathafor@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster

<99352RichlandWA-Postmaster@usps.gov>; Rick Dawson <rickd@bfhd.wa.gov>; Rob Rodger <rob.rodger@bentoncleanair.org>; Robin Priddy <robin.priddy@bentoncleanair.org>; Sarah Gates <s.gates@bces.wa.gov>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth Defoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; T.S. "Max" Platts <PlattsT@wsdot.wa.gov>; Tyutyunnik, Ruvim <rtutyunnik@CI.RICHLAND.WA.US>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WA Dept of Fish & Wildlife <lopezla@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; William Simpson <william.simpson@commerce.wa.gov>

**Subject:** Badger Mountain South Land Use & Development Regulations Amendments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attached to this email you will find a copy of the Notice of Application, FSEIS Addendum and draft amendments to the Badger Mountain South Land Use & Development Regulations (LUDR). Please review the proposed amendments contained within the LUDR and submit comments back to me by 5:00 PM, Friday, January 14, 2022.

Thank you,



**Mike Stevens**  
Planning Manager  
625 Swift Blvd., MS-35 | Richland, WA 99352  
(509) 942-7596

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*Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.*



## Stevens, Mike

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**From:** Melissa Kasper <melissakasper7@gmail.com>  
**Sent:** Sunday, January 16, 2022 8:43 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment CA2021-108

Hello,

My name is Melissa Kasper. We are closing on our new home in West Village next week that we started building a year ago. When we came to visit the area, we fell in love with the idea of a community where there would be everything from small shops, open spaces and multiple parks for our kids. We felt this would be a wonderful place to raise our kids in.

However, we were just made aware that the developer is trying to change this and now have high density condos instead. This saddens us and seems very unfair to people such as us who bought our homes knowing what would be here in the future and now finding out that it might never become what we were told. Had we been told the “truth” about what was to come, we may have considered building somewhere else.

Please reconsider these changes, they affect homeowners and families who chose to be here based on what is now proposed to change.

Thank you,  
The Kasper Family

## Stevens, Mike

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**From:** Mike Richart <mike.richart23@gmail.com>  
**Sent:** Monday, January 17, 2022 2:42 PM  
**To:** Stevens, Mike  
**Cc:** Jennifer Hammons  
**Subject:** Public Comment CA2021-108

Mr. Stevens-

My name is Michael Richart. My wife Jennifer Richart and I reside at 4071 Corvina St. I am writing in regards to recent developer proposed changes to the Badger Mountain South LUDR. We moved to this residence in June of 2021, purchasing a home backing up to a green space/walking path. Having read through the Badger Mountain South documentation before purchasing this home, we were drawn to Badger Mountain South specifically for the walking paths and green spaces being placed throughout the community. The bonus of potentially having some small businesses in the future was also appealing to us since Badger Mountain South was billed as a walkable, sustainable community.

Now it appears the developer has proposed changes which drop the green space in Badger Mountain South from 300 acres to approximately 187 acres. In addition to cutting green spaces the developer would now like to classify and count stormwater runoff areas as green spaces. These drainage areas are not usable nor suitable for anything other than their intended purpose.

The developer has also proposed nothing but housing being built into the area earmarked to allow residential AND commercial use. Please do not take this as wanting to limit any additional housing being built. Our fear is allowing nothing but residential into this space will eliminate ANY future commercial development.

If these proposed changes are accepted, it leaves residents feeling like they were given a bait and switch. Please do not allow these changes to negatively impact future development within Badger Mountain South. Keep the green space requirement at 300 acres and require commercial development where it is intended.

Thank you for your time,  
Michael and Jennifer Richart

**Stevens, Mike**

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**From:** Nancy <nlynch7@frontier.com>  
**Sent:** Sunday, January 16, 2022 8:56 PM  
**To:** Stevens, Mike  
**Subject:** PUBLIC COMMENT CA2021-108

Mike Stevens,

My name is Nancy Lynch.

I live at 4730 Corvina St. Richland, WA. 99352

West Vineyard - Badger Mountain South

I am writing to let you know I am beyond upset that there will be changes made to what we bought into when moving here. I moved to this area because of the open spaces, the parks and the trails that we were told would be put in. A wine tasting room and other small businesses. Which we have yet to see. How could you take away something that was ours when we moved here??!! A classic bait and switch. Get them in here then take away what was promised and put in writing. I moved here in April 2017 and was excited to see the community grow and hopefully get those things and become part of the beauty that Richland promised to us. Now it is a dream NOT coming true. I was told there would NOT be apartments when moving here. But even with the community telling the city no, it happened anyway. I thought Richland wanted to be known for a beautiful place to raise a family or retire to? The walkable sustainable community that was pushed on us to get us more excited about moving here. That was not the case. Why are you taking away our dreams? Of homes to come to after a day at work, a place to relax and enjoy with a walk or a snack in the park? To go on a walk with a neighbor. Some have moved away for that and other reasons. I was so looking forward to the open spaces and trails. The new businesses. I drive down my street to the very end and all I see are houses being built. Do you live in this area? Are you happy that they are taking away the reasons you moved here? Why are they doing this? If you don't live here then you have no idea how those of us feel. Please



consider this when deciding to change what we were told and the reasons we moved here. Please don't change something you know nothing about like we do because we live here. We want what was promised when purchasing our homes.

Please don't take away the reasons we moved here. You will be causing many to leave the area when they see they won't be getting what was told and in writing.

Thank you,

Nancy Lynch  
4730 Corvina St  
Richland, WA  
West Vineyard



## MEMORANDUM

### Public Works Department

To: Mike Stevens, Planning Manager

From: Carlo D'Alessandro, Transportation & Development Manager

Cc: Pete Rogalsky, Public Works Director  
John Deskins, Traffic Engineer  
Jason Reathafor, Engineering Tech IV

Date: January 14, 2022

Re: CA21021-108 BMS LUDR Referral Packet

The City of Richland Public Works Department has reviewed the FSEIS Addendum to the Badger Mountain South LUDR document. The following comments and changes need to be incorporated.

#### General Comments

- Update all maps to include all existing roads and preliminary plat layouts.
- Update maps to show appropriate alignment of the N/S collector road ("Road A" in South Orchard pre-plat) from Reata to Corvina.

#### Trails

- 5.I – Provide trail connectivity adjacent to road by extending trail from Bella Coola to Gage Blvd.
- 5.I – Provide trail connectivity between the south Gage trail and north Gage trail.
- 5.K – Retain 12-foot width for Urban Trail to match existing City standard detail.
- 5.K – Eliminate distinction between "Primary" trail and "City Primary" trail. We accept that this path type can be 10-feet of paved surface.
- There is discontinuity between Edge Types indicated in 6.A and trail type indicated in 5.I. Update the Edge treatment maps to reflect trail types chosen adjacent to streets.
- The trail map does not match the South Orchard preliminary plat layout.

#### Edge Types and ROW

- 6.A – There is opportunity at this stage to select the Edge Types for the BMS arterial and collector streets and indicate on the map provided. It can also be assumed that all local streets with residential frontage will be Edge Type A. This

should be indicated as the general approach where plats layouts are not yet shown on the map in 6.A.

- 6B.1D – The ROW line is the same as the matchline, but in the street sections (6.C thru 6.H) the Edge Type is included in the ROW width calculation.
- 6.C thru 6.H – Many of the ROW calculations are inaccurate when the Edge Type widths added.
- Please clarify what “½ ROW” is supposed to convey to the reader.
- It is Public Works general stance to include pedestrian facilities in the ROW when they are adjacent to a City street. ROW widths shall be adjusted to at least the back side of all paths or sidewalks, or meet existing city standards for ROW widths for road classifications, whichever is larger. For example, since most local street sections will be 36-feet from back of curb to back of curb with Edge Type “A” (including a 7-foot buffer space and 5-foot sidewalk on each side), the ROW width shall be 60-feet. Edge Types with a meandering path with varying buffer space adjacent to street shall also be included in ROW width per above. Secondary (soft surface) trails and equestrian trails are exempt from this comment.

#### Street Sections

- 6.A – Update map to apply 5-lane minor arterial to Dallas Road.
- 6.C – Add 12-foot two-way left turn lane. Increase bike lane widths to 6-feet. The 4-lane section as shown is not going to be used further. This five lane section will be used for Dallas Road widening. This results in 68-feet of pavement width. Width will remain at 68-feet with median.
- 6.C – Rename “4-lane arterial collector street” to “5-lane minor arterial street”.
- 6.D – Rename to “3-lane minor arterial” OR “3-lane major collector street”.
- 6.D – Design speed and posted speed shall be 30 mph.
- 6.D – Pavement width should be 46-feet. Width of median shall be 12-feet and keep road width at 46-feet.
- 6.E.1 – Rename to “2-lane minor arterial” OR “2-lane major collector street”
- 6.E.1 – Design speed shall be 30 mph. Posted speed shall be 25-30 mph.
- 6.E.1 – Pavement width is 34-feet. Width of median shall be 12-feet.
- 6.E.2 – Design speed shall be 30 mph.
- 6.F.1 Alternate – Rename to “Single frontage local street”
- 6.F.1 Alternate – Adjust cross-section to show 2-way traffic in 20-foot space.
- Pavement and road bed depths need to be included, and shall match City standard details for corresponding road classifications.

Let me know if you have any questions.

Thank you



## Stevens, Mike

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**From:** Russell Pfeiffer <rustynail86@hotmail.com>  
**Sent:** Sunday, January 16, 2022 6:31 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment CA2021-108

Mike,

I'm writing to you in regards to the changes that are trying to be implemented on behalf of NORAM in the Badger Mountain South area.

My wife and I looked all over Kennewick and Richland for a place to buy and or build back in 2016-2017. We had several places in mind that we found would be ideal to build our new home. One had more property. One had a much nicer unobstructed view. However, we found the Badger Mountain South community and decided that all the amenities parks, open spaces, trails, ability to walk thru and be part of a "Wine Village" with an amphitheater was a very refreshing idea and plan. We had recently immersed ourselves in the wine community and culture of the area and "are looking forward to walking to wineries, tasting rooms, and wineshops in the "Special Business District" devoted to this idea. We were sold on the idea of this wonderful place where we could do all this and live bordering a small boutique vineyard that would be bordering the "Special Business District". Frankly, we were quite excited.

Recently, to include the last 3 years, that dream keeps being threatened by the developers trying to change the area to include more homes. In fact, just recently, they were trying to replace the "Specialty Business District" with Townhomes and alter that area we were waiting to enjoy altogether. There used to be a billboard map of what was to be built in the area including the "Specialty Business District". Well after changes were proposed, that billboard was finally removed, but houses were still being sold and built with that sales pitch being used. I just looked and found that the BMS website was finally altered and not showing the "Wine Village" anymore; which had been shown for the last few years, still being used as a sales tool to get buyers and builders knowing full well, in my opinion, that they were going to try to make changes. I would say this has been rather fraudulent; but, I'm not an attorney so I won't go any further down that road.

As if this isn't bad enough, the developers promised 439 acres to be used as open space, parks, and trails that give a sense of room and places to run, bike, play, or just lay in the grass and read or picnic (like the pictures in the original advertisements). They have proposed taking away 252 of those acres that were promised and use them for more homes rather than what they were originally designed for. Put into perspective, that's like taking away 55+ football fields. That's borderline criminal when it was advertised that space was to be for other public usage. On top of that, of the 187 acres left for open space, they now want to use the drainage areas that collect water runoff as part of the open space; taking away trails and smaller park green areas that are supposed to be within a 3-block radius of any home in the Badger Mountain South community. I'm not sure about you, but most if not all the drainage areas I've ever been around are usually fenced off wanting to keep people away. Its also not where I would want my children to play for possible fear of injury on uneven ground.

All these and more changes have been proposed since I've built my home. I feel like I have been lied to and mislead by the developers; with them full well knowing they would be making these changes. If I had known about this from 2017, I would have purchased a lot and built in a completely different area.

As you can tell, I'm not happy about this and plead with you and the city to hold the developers accountable to the LUDR before anymore changes take place.

Thanks for reading my letter,

Rusty Pfeiffer  
4518 Vineyard Estate Lane  
Richland, WA 99352  
425-422-3320

## Stevens, Mike

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**From:** Ryan Wilcox <ryanwilcoxpx@gmail.com>  
**Sent:** Sunday, January 16, 2022 9:14 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment LUDR Amendments CA2021-108

Hello Mr. Stevens,

Thank you for taking the time to read this email.

My wife and I are in the process of building our home in the Badger Mountain South area of Richland (2602 Rinas Rd.) and recently relocated to the area from Portland. One of the main reasons we chose to move our family here is because of the promise of having easy access to commercial and green space that was originally introduced to us as part of our builder presentation. Upon hearing that it's being proposed to limit those things in favor of more homes, we became concerned and frustrated. Truthfully, it feels like a bit of bait and switch to lure home buyers in with all the promised amenities (retail core, wine village, parks, equestrian trails, restaurants, walking paths), and then suddenly reduce all those promises and switch them for high density housing. That is not what we signed up for.

We have seen first hand what has happened to densely over-populated areas in the suburbs of Portland, and it is breaking our hearts that it might be happening to the neighborhood we will be moving into.

We fell in love with the idea of raising our 3 children in an area walkable to small businesses/restaurants and parks for them to play at. Please consider our plea to not let the developer have the unrestricted ability to build even more homes and take away one of the central reasons for us moving to this wonderful area of Washington.

Thank you for your time and attention to this matter, I know your time is limited.

Take Care,

Ryan and Tiffany Wilcox

Ryan Cell: 503.919.8616

Tiffany Cell: 503.919.1788

[RyanWilcoxPDX@gmail.com](mailto:RyanWilcoxPDX@gmail.com)



## Stevens, Mike

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**From:** Sigg, Daniel <dsigg@caltech.edu>  
**Sent:** Monday, January 17, 2022 2:32 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment CA2021-108

Public Comment CA2021-108:

Dear Mr. Stevens,

When I bought my house in the West Vineyard neighborhood back in 2016 one of the main reasons was the mix of open spaces and bike paths that was promised within the housing development. With the proposed changes to the Badger Mountain South Community plan this would be a great loss. I hate to see it gone or reduced to a few token items. I like our park a lot, and I want to see more.

Reducing the business district seems to go in the wrong direction as well. The Country Mercantile store has been a godsend for this neighborhood. I can't see how it alone would be sufficient to serve the community once the Badger Mountain block is fully developed. I was really looking forward to the wine village!

Not sure why these changes are proposed but they seem wrongheaded.

Regards,

Daniel Sigg  
2275 Camillia Ave  
Richland, WA 99352  
phone: 509 736 4047

Teresa Reents & Ken Hofstad  
2853 Sunshine Ridge Road  
Richland, WA 99352

1/16/2022

Richland Planning Commission  
c/o Mike Stevens  
Planning Manager  
City of Richland

[mstevens@ci.richland.wa.us](mailto:mstevens@ci.richland.wa.us)

RE: CA 2021-108 – Proposed Amendments to the Badger Mountain South Land Use & Development Regulations

Dear Planning Commissioners:

We are owners of property described as Tract C on the attached maps. We support the application submitted by Nor Am, Inc. for amendments to the Badger Mountain South Land Use and Development Regulations (LUDR) as they pertain to the removal of an open space tract, known as Tract C of the plat of Reata Ridge from the boundaries of the LUDR. Specifically, we support the proposed amendments to the LUDR found in Section 2.b. Regulating Plan for Land Use and Urban Form and Section 5.b the Illustrative plan for Civic Space Layout, both of which depict the removal of Tract C as an open space area. The attached map identifies the location of Tract C. Our reasons for supporting these amendments are summarized below:

**Reata Ridge is Not Part of Badger Mountain South and should not be treated as such.**

- A review of the LUDR maps clearly show that the lots within Reata Ridge are not included as part of Badger Mountain South.
- It makes little sense for Tract C to be a part of Badger Mountain South, when it is entirely surrounded by an existing development (Reata Ridge) that is excluded from Badger Mountain South.
- The Reata Ridge plat was developed apart from the Badger Mountain South LUDR regulations. It was developed under Benton County standards and was annexed into the City after the plat was finalized and many of the houses within the plat were already constructed.
- The housing types, street standards, lot sizes are all significantly different from Badger Mountain South neighborhoods and do not comply with LUDR standards. The result is that the appearance of the Reata Ridge neighborhood has more in common with other low density residential neighborhoods in Benton County than it does with Badger Mountain South.
- Reata Ridge is isolated from Badger Mountain South. There are no existing street or trail connections that link Reata Ridge together with Badger Mountain South.

**Reata Ridge was never intended to be a part of Badger Mountain South.**

- The Badger Mountain South Subarea Plan (2010) established “pedestrian sheds” for Badger Mountain South. These sheds were dispersed throughout the planning area and were intended to promote the concept of “walkability.” Page 35 of the plan included the following statement:

*In Badger Mountain South walkability is addressed by using the “5 minute walk” yardstick. Each neighborhood is designed to create multiple destinations within a five-minute walk for 75 percent of the future households.*

- Figure 4 from the plan (see attachment) graphically depicts pedestrian sheds throughout the Badger Mountain South community. Each shed included some amenity, such as a park, a school or a commercial center that was within easy walking distance of its adjacent residential neighborhoods. Figure 4 shows that Tract C was not included within a pedestrian shed. Furthermore, the majority of the lots within Reata Ridge are located outside any pedestrian shed. Reata Ridge was clearly intended to be excluded from and not a part of the proposed future development of Badger Mountain South.

**Despite its current LUDR designation as open space, Tract C is not identified anywhere in the LUDR as a location for future park or other open space improvements.**

- There are two planned City-owned parks planned for Badger Mountain South and both sites have already been identified. Tract C is not one of them.
- Both the Richland and Kennewick School Districts plan to build school facilities within Badger Mountain South in the future. These sites have been identified. Tract C is not one of them.
- Throughout Chapter 5 of the LUDR document, plans for the construction of trails and parks are detailed. However, there is no mention of any park or trail improvements identified for Tract C.
- The goals and policies set forth in the Badger Mountain South Sub Area Plan call for the retention of natural drainage areas to be reserved for wildlife habitat and open space (refer to Goal 1, Objectives 1.1 and 1.2). Tract C was originally designed to be part of a golf course, so the site was recontoured accordingly. Whatever natural drainage and wildlife habitat may have existed previously was eliminated long ago. Retention of Tract C as open space will not help to implement these policies.

**It would be unfair for Badger Mountain South Residents to be burdened with the cost of park maintenance on Tract C.**

- Badger Mountain South residents, through their Homeowners Association, will ultimately be responsible for the maintenance and upkeep of all private open space areas that do not fall under the ownership of either the City or a school district.
- Reata Ridge residents are not part of any Homeowners Association, so there is no mechanism for them to be assessed for the upkeep of open space on Tract C.
- If Tract C is maintained as open space, the burden for its upkeep will fall onto Badger Mountain South HOA, even though Tract C is far removed from any Badger Mountain South neighborhood and lacks any direct street or trail connection.

**The Residents of Reata Ridge do not want Tract C designated as open space.**

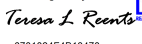
- In 2022, the Planning Commission will be presented with an application for a comprehensive plan amendment from residents of Reata Ridge petitioning that Tract C be classified as low density residential land, instead of open space.
- Tract C has been purchased by us, along with several neighboring property owners. Our intent is to expand our existing lots to provide individual landowners with privately owned open spaces.

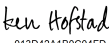


In conclusion, the LUDR requires numerous provisions for park and trail improvements to serve the residents of Badger Mountain South. The focus should be on improving these open spaces, not on forcing some open space requirements onto Tract C that would not benefit Badger Mountain South residents.

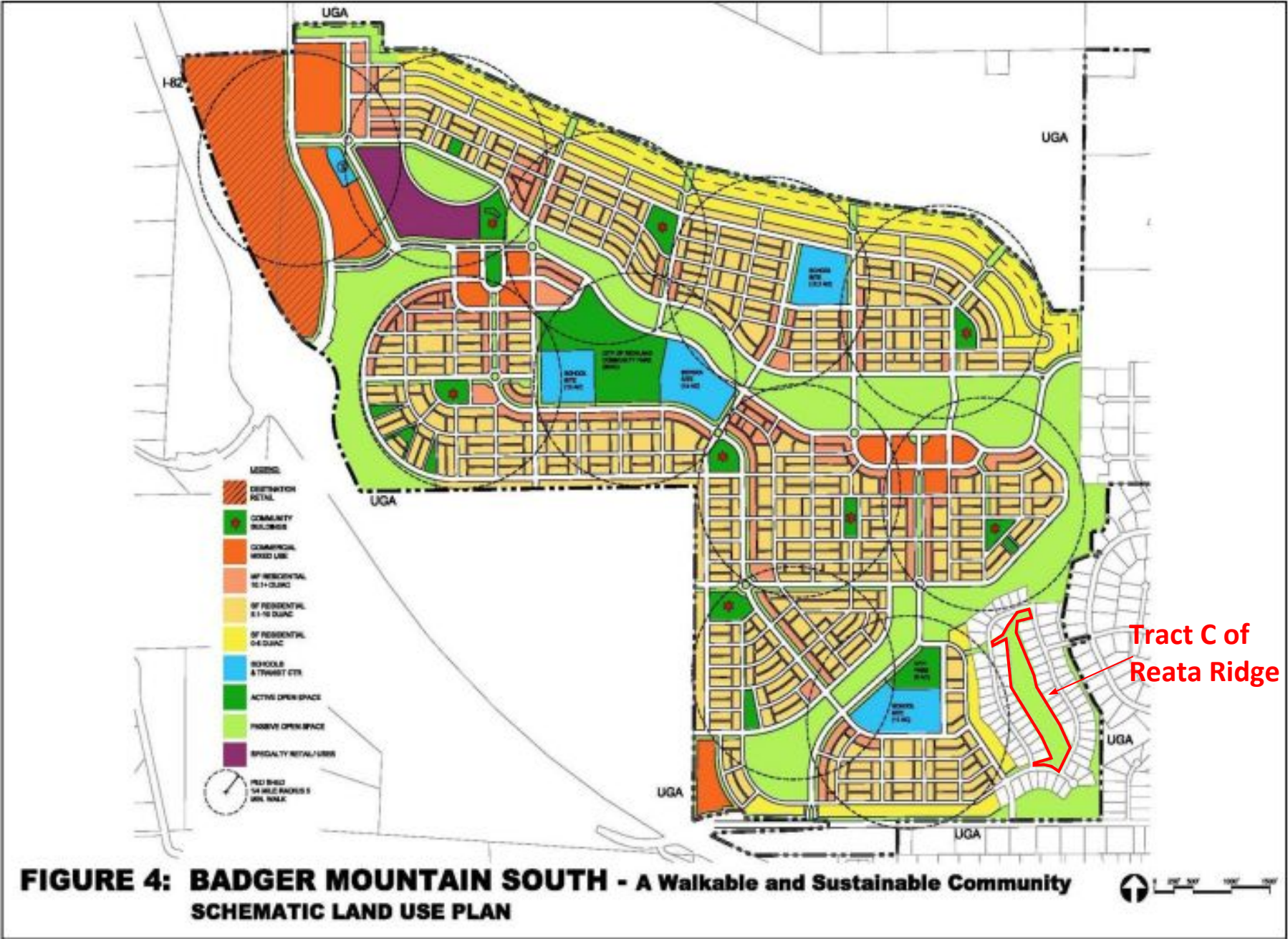
Thank you for your consideration.

Sincerely,

DocuSigned by:  
  
6781824F4B13478...  
Teresa Reents

DocuSigned by:  
  
013D42A1B0C04FD...  
Ken Hofstad

Excerpt from Badger  
Mountain South Subarea Plan



Attachment to Teresa Reents & Ken Hofstad  
Letter of Support for Removal of Tract C of  
Reata Ridge from LUDR.

## Stevens, Mike

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**From:** wesley brown <wes92479@gmail.com>  
**Sent:** Sunday, January 16, 2022 7:38 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment LUDR Amendments CA2021-108

Hello Mr. Stevens,

I'm a proud Richland business owner and resident in Badger Mountain South - West Vineyard community. I purchased my home in 2018 when the community was quite smaller than it is today. The pitch that was sold to my wife and I when purchasing was a wine district was soon to be developed, with small businesses within walking distance of our home. We're considered by many, at that time, to be living on the outskirts of town but with the proposed business district, it would eventually be a great place to live, eat, walk and play. We we're promised, hiking paths, equestrian trails, open fields, parks and a social presence with small boutique shops & restaurants.

With the new purposed changes to the Land Use & Development Regulations, this takes away most, if not all of what we were promised. Instead of a beautiful wine district, with family owned shops and restaurants, Nor Am Investments would like to erect high density condominiums. They would also like to change the definitions of "Open Space & Parks" to include the storm drains throughout our community, eliminating their responsibility of creating parks and open fields as stated in the current LUDR. The Open Space requirements go from 439 acres to 187. This will dramatically affect the quality of life out here and I'm asking on behalf of our community to continue with the current LUDR and not approve the changes proposed.

We need to hold Nor Am Investments accountable to the original plans they had for this community and not build homes on every available square foot because it's more profitable. Building a community is more than building homes. It's harvesting an area where kids and run and play. Where families can socialize at a small business or restaurant. Adults can soak up the greatest wines the Tri-Cities have to offer. A place that was pitched to us years before people wanted to live here. A place to be proud of.

Thank you for hearing my appeal.

Wesley Brown  
4704 Vineyard Estate Lane Richland



## Stevens, Mike

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**From:** William Strasser <wastrasser579@gmail.com>  
**Sent:** Monday, January 17, 2022 3:32 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment CA2021-108

Mr. Stevens:

I am requesting that you please keep the Badger Mountain South Development as we were promised. My wife and I were one of the first to build on Barbera, I saw signs all over the area as to what was the future. I have watched the development grow to capacity and remain looking forward to the shopping district and parks as promised. I do not see nor hear of anything for the future. I see no signs where the schools, shopping areas, parks, and protection (fire and police rarely seen) are located. This looks like a grab of "We know what you need" developer's.

Reducing the open space is a no brainer, The children need more open spaces, not less. I would ask the public or city council to answer one very important question. "Would you permit your children or grandchildren in that storm pond water as open space?

I can not see how increasing the density of housing units while reducing the family friendly centered environment promised by the developer, city and county benefits anyone except the developer. I would like to ask who we do trust?" "JUST SAY NO" to the changes,

William Strasser  
2302 Parkview Ave  
Richland, WA  
99352

# CA2021-108: Badger Mountain South Land Use & Development Regulations Amendments

## Proposed Amendments and Arguments Against Other Parties' Proposed Amendments

ACTION 4 BADGER MOUNTAIN SOUTH  
LEAD AUTHOR: HEATHER NICHOLSON

## Action 4 Badger Mountain South Submittal Packet

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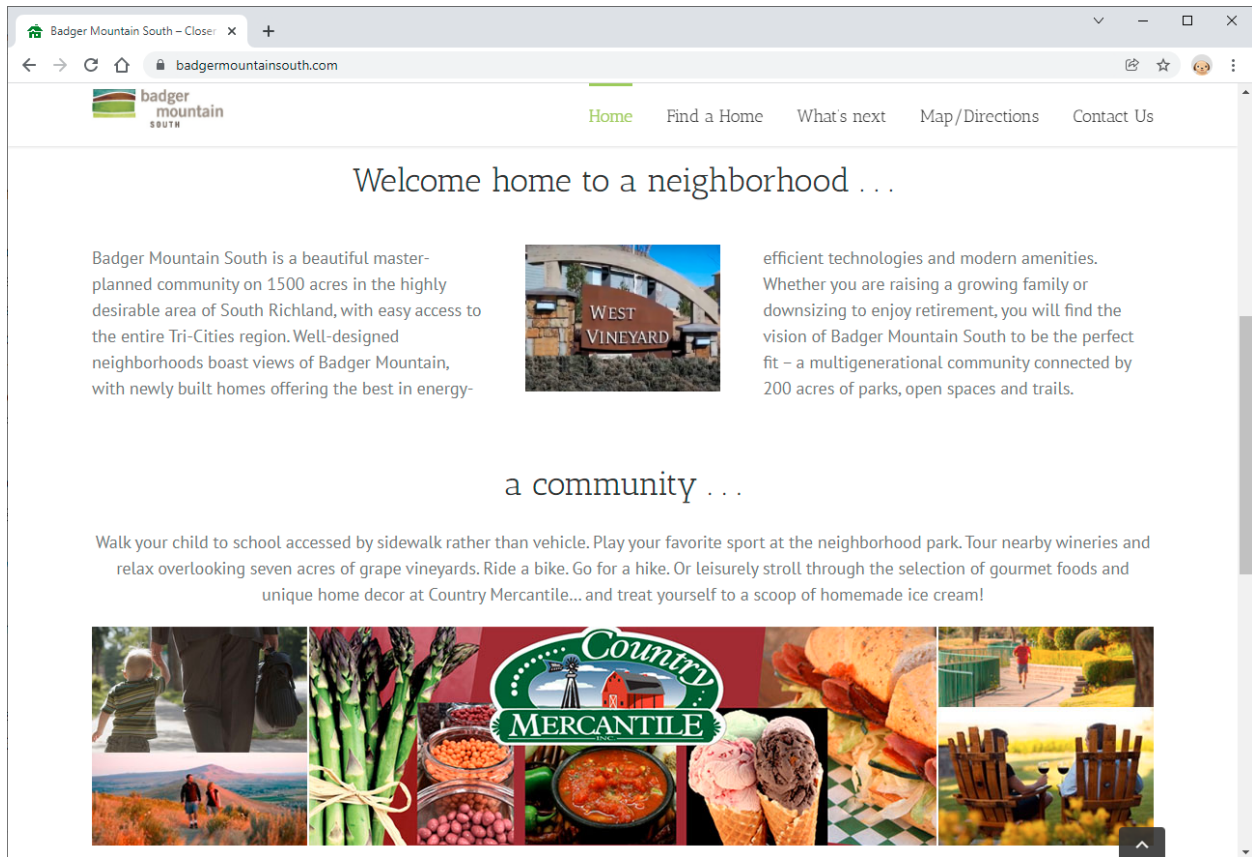
## A Personal Note From the Lead Author

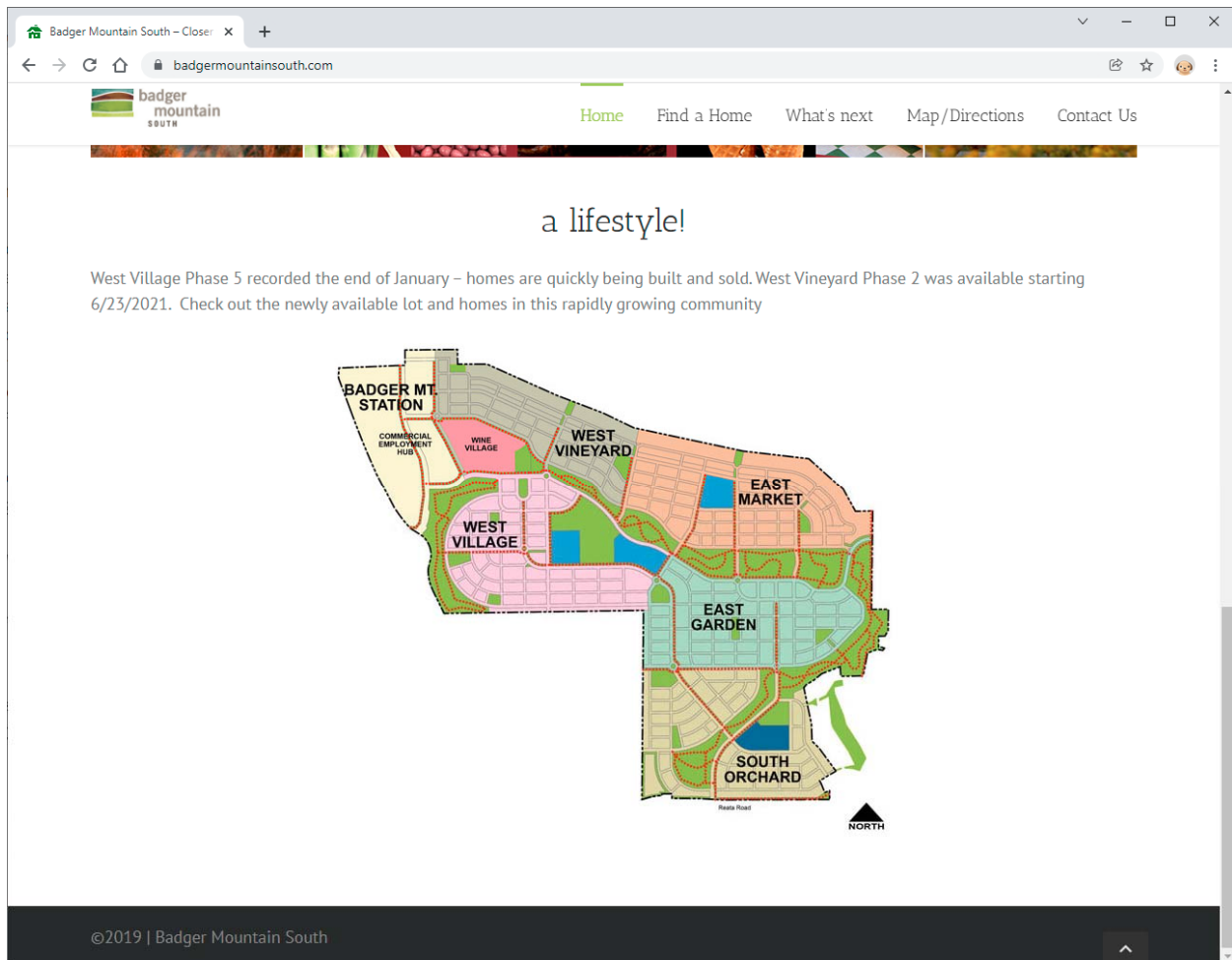
Dear Planning Commissioners,

I'm writing to explain to you why these amendments are so important to me and my family.

My family moved to Richland just over 2 years ago. We came from Las Vegas and wanted a place where we could set our roots down and watch our kids grow. We had a whirlwind experience touring different houses and communities but I kept getting drawn back to one community in particular. The community website boasted walking your kids to school, playing in the park, taking a quick walk to community restaurants and businesses. It sounded downright idyllic.

When our Realtor took us to look at a house in Badger Mountain South I fell in love with the community. I knew I had to have a house right across the street from the park. At the time, there were billboards up throughout the neighborhood which showed promised wine villages and amphitheaters. The Realtor showed us sections of the LUDR which promised more parks. We were all elated. At the end of the day, our family made some major concessions on the house just so we could live in this community.





*\*Screen shot of a map the developer still uses on their website which shows the wine village and parks dispersed throughout the community, this map is from the 2010 LUDR\**

A little over a year ago, I was asked to join the West Village HOA board. I loved the community so I figured I might as well. After 6 months we were notified of a major construction project in our area. The project was named Villa Vista Townhomes.

The project had already been approved by the city's planning office and was open to public comment for the City Hearing Examiner. This project was an eye opener for me. If the Villa Vistas development was allowed to go through, the wine village we were promised (also known as the Specialty Retail District) would officially be eradicated and replaced with residential units.

I was honestly shocked that the City approved the development. The intent of the Specialty Retail District is clearly defined in every governing document Badger Mountain South has. Come to find out, the City felt their hands were tied because housing within the Specialty District is technically allowed in the LUDR. The LUDR has no provisions to protect this space from becoming completely residential.

Below is an aerial map. The blue encompasses the entirety of the Specialty Retail District.



Another resident took our concerns to the City Hearing Examiner to try to fight the Villa Vista development. To say I was relieved when the City Hearing Examiner remanded the application and sided with our community would be an understatement. Unfortunately, I also know our fight for the Specialty Retail District isn't over- the developer has said as much.

Since the Villa Vista Townhomes project, protecting our community and ensuring its future has been on the forefront of West Vineyard HOA's agenda. It's come to our attention that houses have been built in lieu of our promised parks. We've discovered safety measures haven't been put in place, and multifamily housing density requirements haven't been enforced. It feels like all the promises given to our community and our children's futures are slowly slipping through our fingers.

When the proposed LUDR amendments were made public, my husband and I worked tirelessly to understand them. Some of the proposed amendments are shockingly simple but dramatic in their effect.

Pursuant to RMC 19.90.070, which reads: *"Public participation. The public shall be made aware of the opportunity to suggest amendments and to comment on suggested amendments"*, the residents of Badger Mountain South have taken this opportunity to both comment on suggested amendments and submit their own amendments. These amendments are based on the needs of people who live in our community. These amendments protect the initial intent found in the LUDR and make it so the city planning office no longer feels like their hands are tied in protecting our business districts. The proposals fight for the promises we were given and for the future of Badger Mountain South.



Badger Mountain South is the home we chose because it has a vision we believe in passionately. It's important to us that our kids grow up connected to businesses and parks. I want to live in a community where I can walk to the grocery store, or where the kid's summer job is just down the street. These things are all at stake for the Badger Mountain South Community. Our fate, as well as the fate of our neighbors, lies in your hands and the hands of the City Council.

Thank you so much for taking the time to read this and for taking on the responsibility of this decision.

Sincerely,

Heather Nicholson

## Introduction

Dear Planning Commissioners,

We're writing to you on behalf of a collaborative effort put forward by residents of the Badger Mountain South community.

I'm not going to sugarcoat it, you have a daunting task ahead of you. The Land Use and Development Regulations (LUDR) document up for amendment contains all of the rules and regulations that govern the Badger Mountain South community. The rules found there supersede Richland Municipal Code. The document is over 100 pages long and there are an innumerable amount of proposed amendments up for discussion.

In the filing paperwork provided by AHBL on behalf of Nor Am, these changes are categorized as mostly minor in nature. They write that none of these changes "impact public health, safety, welfare or protection of the environment."

Our intent is to hopefully make your jobs a little bit easier.

When the residents of Badger Mountain South first learned about the proposed amendments, we scoured the changes line by line. This allowed us to differentiate between the amendments that were truly minor in nature, and pull out the amendments that would categorically impact our community.

We realized that some very drastic changes were included in the proposal. Nor Am was very courteous and allowed the West Vineyard HOA to meet with them and discuss these changes. From that meeting, we went door to door in Badger Mountain South to let our community know about the proposed amendments. We held Zoom meetings with over 70 participants and started a petition that has garnered over 360 signatures to date. This work was followed by a meeting with both the City and Nor Am so we could address our concerns.

The meeting between the City and Nor Am was illuminating. Nor Am argued some of the changes we were concerned about had already been made in previous years. However, neither Nor Am nor the City could verify those changes with readily available documents. As a result we requested numerous records from the City, in the hopes that we could read and understand the history of previous LUDR amendments. Nor Am was right on a few things, but they were wrong on others.

This leads us to the present.

In this packet you will find proposed amendments of our own as well as arguments against some of Nor Am's proposed amendments. Some of these files overlap in topic a bit, but we wanted each document to stand on its own. We've tried to include attachments in situations where it would make your lives easier.

Thank you for taking the time and effort to look after our community.

Sincerely,

Heather Nicholson & Chelsea Klicker

Cofounders of Action 4 Badger Mountain South

## Badger Mountain South Vision

The following is an excerpt from the Badger Mountain South Subarea Plan detailing the overall vision for the community. This is the basis for what drew many people to our community a from which many of our proposals are drawn.

### 3 Vision

*The Badger Mountain Subarea neighborhoods are home to people in all stages of their lives, from children to the elderly. People here share and enjoy an exceptional quality of life due to the unique physical environment, which complements that found in other Richland neighborhoods. Residents find numerous opportunities to stay healthy by using the connected trails and parks that offer beautiful vistas to the nearby ridges. Just a walkable few blocks away from many homes is a park or a community gathering place where people come together to barbeque, play sports or have a quiet conversation. Most children can walk to their schools because they are only a short distance from their homes. Parents feel safe for their children because they know their neighbors and other parents along the school routes.*

*Residents also come together at the farmers' market, bookstore, shops or other gathering places. Young professionals are attracted here because the area offers a wide range of housing choices, many in neighborhoods that are built with the latest green technologies. They find a variety of stores, restaurants, and recreational opportunities that cater to people at all stages of their careers. They appreciate the quality of life as reflected in building and landscape design, and the human scale of the commercial structures. Older residents enjoy their homes without having to maintain large yards; they meet over the community gardens or at one of the community centers for an outdoor summer concert.*

*Residents can get anywhere within their community on local streets, the pedestrian trails, by bike or by accessing the fine transit service that runs within the neighborhoods. Some people who live in this area of the city will have opened their own business here, while others will work nearby at one of the office parks, businesses or other employment places. Tourists will find their way to the distinctive Badger Mountain South Wine Village and related shops where they can stay to explore the many tasting rooms and view demonstration vineyards that have many sustainable features, or take classes and explore the fine regional wineries located in nearby Red Mountain and throughout the area.*



## Proposed Amendment: Driver Feedback Signs

Citation of the specific text, map or other illustration suggested to be amended:

LUDR

**Page 13-3, 1. Signage Standards - All Districts, J. Prohibited Signs**

(1) Internally illuminated signs, with the exception of neon signs.

...

(7) Flashing, animated, blinking, moving or mobile signs including portable reader board signs.

**The suggested amendment:**

LUDR

**Page 13-3, 1. Signage Standards - All Districts, J. Prohibited Signs**

**Change from:**

(1) Internally illuminated signs, with the exception of neon signs.

**Change to:**

(1) Internally illuminated signs, with the exception of neon signs and driver feedback signs such as radar speed signs.

**Change from:**

(7) Flashing, animated, blinking, moving or mobile signs including portable reader board signs.

**Change to:**

(7) Flashing, animated, blinking, moving or mobile signs including portable reader board signs, with the exception of driver feedback signs as mentioned above.

**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

**a. Promotes the public health, safety and welfare;**

**b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**

**A. (Promotes the public health, safety and welfare)**

Badger Mountain South has a significant problem with speeding vehicles which stems from both our own community members and the substantial number of construction workers who work here every day. It's a major area of concern as the speeding occurs on all of our streets and crosses areas where people need to cross the road and where kids congregate. Many drivers go at least 10 mph over the speed limit, but some certainly go faster.

The City of Richland only allows for the use of speed bumps or other street alteration/traffic slowing techniques under a set of very specific, stringent guidelines. As a result, the West Vineyard HOA would like to address the speeding by adding driver feedback signs to our neighborhood. Scientific review has shown that these signs reduce speed by 6-22% on low-speed urban streets and have a

lasting effect as a traffic calming measure. With the resulting reduced speeds, our community will be safer and the likelihood of a pedestrian fatality will be significantly reduced.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

It is consistent with the LUDR and comprehensive plan. By reducing speed our walkable, sustainable community will be safer for everyone.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A

## Proposed Amendment: Trash Cans Along Trails and Tracts, Dog Waste Bags

Citation of the specific text, map or other illustration suggested to be amended:

### LUDR

#### Page 5-4, Section 5 Civic Space Standards, 5.F Greenbelts, D.

##### **1. DESCRIPTION - GREENBELTS**

**a. Definition** - A wide, landscape buffer or linear green space intended to soften street impacts, provide connectivity to neighborhoods, provide entry monument opportunity, and screening. Often Greenbelts will include segments of the Primary or Secondary Trail system.

**b. Location** - See 5.B, Illustrative Plan for Civic Space Layout.

**c. Size**

- |                                          |                      |
|------------------------------------------|----------------------|
| (1) Building Frontage Greenbelt:         | 28 ft. minimum width |
| (2) Greenbelt:                           | 20 ft. minimum width |
| (3) Along rear yards and BM-NC district: | 5 ft. minimum width  |

**d. Standards**

- (1) Landscaping and irrigation will be based on Landscape Guiding Principles, Section 11.B.
- (2) Landscape materials to be selected from 11.F and 11.G
- (3) Hydro-seeded lawn and meadow areas, evergreen and deciduous tree(s) and shrub planting beds.
- (4) Provide permanent, drip irrigation system.
- (5) Provide 1-1/2" cal. shade trees
- (6) Vehicular access shall not be allowed across a Greenbelt more frequently than every 200 ft. or as required for fire and emergency access.
- (7) Primary/Secondary Trails (most locations) - See 5.K, Illustrative Plan for Trail Layout and Trail Types.
- (8) Where buildings front onto a Greenbelt, a 8 ft. min. sidewalk located along the property line will be provided per Greenbelt Frontage Type 9.F.
- (9) All Greenbelts, except where the Greenbelt abuts residential use properties, may also contain the following elements which conform to Section 13.C for Site Improvement standards for:
  - i. Pedestrian-scale lighting, unless adequate lighting is provided by street lighting from the adjacent Right of Way (Primary Trails only)
  - ii. Benches - (1) one minimum every 1/2 mile
  - iii. One trash and one recycling receptable (may be a single unit with segregated elements) every mile, or located as required to facilitate servicing.

**e. Additional Required Amenities:**

Each Greenbelt will contain at least (2) two of the following additional amenities every 1 mile:

- (1) Mile marker indication element
- (2) Public art, per Section 13.C.10



## Page 5-6, Section 5 Civic Space Standards, 5.I Trails

### 1. DESCRIPTION - URBAN TRAILS

- a. Definition** - Urban Trails will be located in the commercial, retail and mixed-use community Districts or adjacent to School Open Space and Public Parks. These trails may be integrated into the wide, paved plazas and sidewalk areas that serve these uses. The 12' Urban Trails will serve as a continuation of the community-wide bicycle and pedestrian trail system.
- b. Location** - Commercial, retail, and mixed-use areas in BMS-SD-SR, BMS-SD-CMU, and BMS-SD-DR Districts and limited location in BMS-CIVIC Districts; See 5.K, Illustrative Plan for Trail Layout and Trail Types.
- c. Size**
  - (1) Minimum width: 12 ft. specialty paved surface.
- d. Standards**
  - (1) Principally concrete but other paved surfaces permitted based on overall site design.
  - (2) Integrated into the commercial/retail plaza spaces.
  - (3) Will serve as a multi-use bicycle and pedestrian trail.
  - (4) Provide appropriate lighting for after-dark use which may be provided by street lighting located in the adjacent Right of Way.

### 3. DESCRIPTION - SECONDARY TRAILS

- a. Definition** - Secondary Trails will be a informal, crushed gravel recreation trails for running, biking and walking. This trail system will link the Primary Trails to the major Greenway Parks and open spaces located throughout the community.
- b. Location** - See 5.K, Illustrative Plan for Trail Layout and Trail Types.
- c. Size**
  - (1) Minimum width: 5 ft. stabilized engineered wood fiber (SEWF), wood chips, or gravel.
- d. Standards**
  - (1) Provide compacted sub-grade.
  - (2) Will serve as a pedestrian trail.

### 2. DESCRIPTION - PRIMARY TRAILS

2'-0" Soft Surface

- a. Definition** - Primary Trails will serve as a multi-modal system throughout the community. They are intended to foster connectivity, encourage healthy activities, and provide transportation options. When found adjacent to residential or other structures, the Primary Trail will be concrete and will also function as sidewalk in these areas.
- b. Location** - See 5.K, Illustr. Plan for Trail Layout and Trail Types.
- c. Size**
  - (1) Minimum width: 12 ft.; 10 ft. concrete or asphalt surface with 2 ft. stabilized engineered wood fiber (SEWF), wood chips, or gravel shoulder on one side.
  - (2) City Primary Trails width: 12 ft. asphalt with 1 ft. gravel shoulder on both sides.
- d. Standards**
  - (1) Provide sub-grade materials and preparation appropriate to the surfacing material.
  - (2) Provide appropriate lighting for after-dark use which may be provided by street lighting located in the adjacent Right of Way.
  - (3) Provide (1) 5-ft. recycled materials bench min. every 1/2 mile, per Section 13.C.4, except where the Greenbelt abuts single-family residential properties.

\*City Trail Only

### 4. DESCRIPTION - EQUESTRIAN TRAILS

- a. Definition** - The Equestrian Trail will be a soft-surface recreation trail designed for horseback riding. This trail will traverse along the eastern boundary and provide linkage from the existing trail at the southeast corner to the northeast corner of the property.
- b. Location** - Eastern Boundary; See 5.K, Illustrative Plan for Trail Layout and Trail Types.
- c. Size**
  - (1) Minimum width: 12 ft. engineered wood fiber (EWF), wood chips, or gravel.
- d. Standards**
  - (1) Provide compacted sub-grade.

## Page 5-2, Section 5 Civic Space Standards, 5.B Greenway Parks

### 1. GREENWAY PARKS

- a. Intent** - There are three large Greenway Parks in Badger Mountain South as identified on the Illustrative Plan for Civic Space Layout, 5.B. The Greenway Parks are intended to be generally non-irrigated areas naturalized with drought tolerant grasses and other plantings. However, they may also contain irrigated areas of gardens, orchards and vineyards, as well as trails and other amenities as described below. These parks provide the opportunity for biking or walking the entire community without having to use the city streets. Each of the three Greenway Parks contains some unique feature or amenity in addition to features common to all.
- b. Common Standards**
  - (1) Primary and Secondary Trails as indicated on the Illustrative Plan for Trail Layout and Trail Types (5.K), and Standards for Trails (5.L).
  - (2) Recycled, composite-plastic trash and recycling containers located at the main entrances to the Greenway Parks.
  - (3) Graded areas hydro-seeded with drought tolerant meadow seed mix with temporary irrigation until established.
  - (4) Shade trees and drought-tolerant shrubs, as listed in Section 11 - Landscape Standards, will be planted in identified pockets of the Greenway Parks and provided with temporary irrigation.
  - (5) Identifying signage will be provided at each major entrance to the Greenway Parks.
  - (6) On-site parking may be provided as determined by proposed use and anticipated demand. Parking requirements per BMS-Civic District, see Section 3.F.

**The suggested amendment:**

LUDR

**Page 5-4, Section 5 Civic Space Standards, 5.F Greenbelts, D.**

**Change from:**

(9) All Greenbelts, except where the Greenbelt abuts residential uses properties, may also contain the following elements which conform to Section 13. C for Site Improvements standards for:

- i. Pedestrian-scale lighting, unless adequate lighting is provided by street lighting from the adjacent right of way (Primary trails only).
- ii. Benches- (1) one minimum every ½ miles
- iii. One trash and one recycling receptacle (may be a single unit with segregated elements) every mile, or located as required to facilitate servicing.

**Change to:**

(9) All Greenbelts shall also contain the following elements which conform to Section 13. C for Site Improvements standards for:

- i. Pedestrian-scale lighting, unless adequate lighting is provided by street lighting from the adjacent right of way (Primary trails only).
- ii. Benches- (1) one minimum every ½ miles
- iii. One trash can and one recycling receptacle (may be a single unit with segregated elements) every 1/2 mile, or located as required to facilitate servicing.

**Page 5-6, Section 5 Civic Space Standards, 5.I Trails**

**Add text in red:**

**1. DESCRIPTION- URBAN TRAILS**

d. Standards

(5) One trash can and one recycling receptacle (may be a single unit with segregated elements) every ½ mile, or located as required to facilitate servicing.

**Add text in red:**

**2. Description- PRIMARY TRAILS**

d. Standards

(4) One trash can and one recycling receptacle (may be a single unit with segregated elements) every ½ mile, or located as required to facilitate servicing.

**Add text in red:**

**3. Description- SECONDARY TRAILS**

d. Standards

(3) One trash can and one recycling receptacle (may be a single unit with segregated elements) shall be located at the main entrances and main exits to secondary trails.

Exception: if a trash can is already within 20 meters of a secondary trail main entrance or within 20 meters of an exit due to other requirements, neither a trash can nor a recycling can shall be required at said entrance or exit of the secondary trail.

(4) Dog waste bag stations shall be located at the main entrances and main exits to secondary trails. Exception: if a dog waste bag station is already within 20 meters of a secondary trail main entrance or within 20 meters of an exit due to other requirements, a dog waste station shall not be required at said entrance or exit of the secondary trail.

**Page 5-2, Section 5 Civic Space Standards, 5.B Greenway Parks**

Add text in red:

**1. Greenway Parks**

**b. Common Standards**

**(7) Dog waste bag stations shall be located at the main entrances and the main exits to Greenway Parks.**

**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

**a. Promotes the public health, safety and welfare;**

**b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**

**A. (Promotes the public health, safety and welfare)**

The proper placement of trash cans throughout Badger Mountain South improves public health, safety, and welfare for everyone. Our community was designed to encourage walking as it plays a key role in creating a sustainable community. This means people drawn to this neighborhood love to walk and be outside. Most people take their dogs on these walks.

This creates an environmental health problem: dog waste is full of all sorts of bacterial contaminants which threaten the health of our natural water tables (see Appendix *A4BMS-1: Washington Department of Ecology Flyer* for more information). This not only pollutes our drinking water, but it also pollutes our waterways, making it unsafe for animals and humans alike. Exacerbating this is the fact that Badger Mountain South incorporates the use of Low Impact Development (LID) as a solution for storm water management. This means we are trying to capture as much runoff water as possible via storm ponds. The runoff then seeps naturally into aquifers beneath the Badger Mountain South development without any sort of treatment.

It is critical to encourage pet owners to pick up after their animals in our community because we want to reduce ground water contamination as much as possible. Currently, Badger Mountain South has 4 trash cans and they are all located in the West Vineyard Park. Outside of these trash cans there are no options for homeowners to throw away their dog's waste. As a result, many owners either leave their dog's waste along the walking trails, or bag it up and leave their bags along the walking trail. By providing trash cans and dog waste bag stations at the appropriate locations we can help keep our waterways cleaner.

Additionally, outside of the dog waste issue, an increase in trash can access is desirable as it increases the likelihood that trash finds its way into an appropriate receptacle. As our community grows and welcomes more families and visitors, we need to have appropriate resources available. If we fail to preemptively put in trash cans our whole community will suffer. Residents have already noticed a problem with litter, and it will only get worse if accommodations aren't made.

Finally, it is important to remove the language which says trash cans shouldn't be placed along pathways that abut homes. We are a high-density community, meaning every trail and walking



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>path abuts residential units. Proximity to residential units does not in any way eliminate the need for trash cans and recycling bins.</p> <p><b>B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)</b></p> <p>Yes, it is consistent with the comprehensive plan and FEIS because it helps protect both the health of our waterways and our environment.</p> |
| <p><b>If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].</b></p>                                                                                                                                                                                                                                                                                                                                                            |
| <p>N/A</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

## Proposed Amendment: Fence Height

Citation of the specific text, map or other illustration suggested to be amended:

LUDR

### **Section 13.A Fencing**

#### **Page 13-2, 1.b. Residential Standards**

(1) Side, rear yard, and Alley fences shall be a maximum of 6 ft. in height. All solid or 0% transparent fences shall consist of 60 inches height solid fencing, with an 12 inches height articulation on top of fence, for a maximum total fence height of 6 ft. Articulation shall be a minimum of 50% transparent, composed of the same material as the fence unless otherwise approved by the City. Height shall be measured from the Natural Grade. Articulation not required in neighborhood edge lots.

### **The suggested amendment:**

LUDR

### **Section 13.A Fencing**

#### **Page 13-2, 1.b. Residential Standards**

##### **Change from:**

(1) Side, rear yard, and Alley fences shall be a maximum of 6 ft. in height. All solid or 0% transparent fences shall consist of 60 inches height solid fencing, with an 12 inches height articulation on top of fence, for a maximum total fence height of 6 ft. Articulation shall be a minimum of 50% transparent, composed of the same material as the fence unless otherwise approved by the City. Height shall be measured from the Natural Grade. Articulation not required in neighborhood edge lots.

##### **Change to:**

(1) Side, rear yard, and Alley fences shall be a maximum of 6 ft. in height. Height shall be measured from the Natural Grade. All solid or 0% transparent fences shall consist of either:

- a) Up to 60 inches height solid fencing, with an optional 12 inches height articulation on top of fence, for a maximum total fence height of 6 ft. Articulation shall be a minimum of 50% transparent, composed of the same material as the fence unless otherwise approved by the City.
- Or
- b) Up to 72 inches height solid fencing with no articulation, for a maximum total fence height of 6 ft.

**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

**a. Promotes the public health, safety and welfare;**

**b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**

**A. (Promotes the public health, safety and welfare)**

Recently, the developers started allowing homes to construct 6 ft fences without articulation. This has caused some confusion among residents who have lived in the community for a longer period of time. We would like to make sure the current policy language is added to the LUDR so everyone can be aligned moving forward.

Nor Am did make note of this rule change in their proposed amendments, page 13-22, which reads: “front of house – 6 foot high fence OK”. The purpose of our amendment is to make sure the language in the document changes in an official manner and includes side, rear yard and alley fences.

This extra height is important for a variety of health and wellness reasons. First and foremost, a lot of homeowners choose a brick fence so they don’t have to maintain a wooden fence over the years. The current standards leave them with a maximum fence height of 5 ft because it’s not possible to put a 12-inch articulation on top of a brick fence. This is hardly enough fence to secure bigger dogs and it is very easy for a human to jump over. From a mental health standpoint, having that extra privacy is really desirable when your neighborhood is high density and privacy is hard to come by.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

This is consistent with the comprehensive plan in that it doesn’t substantially change anything. The primary outcome of this amendment is aligning resident expectations and affording homeowners more piece of mind regarding their property and animals.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A



## Proposed Amendment: Edit to ‘Shall’ for 3-Block Rule

Citation of the specific text, map or other illustration suggested to be amended:

**LUDR**

**Page 1-3, 1.F Regulating Plan and Districts**

C. BMS-NG District: “No house in the BMS-NG District is intended to be farther than 3 blocks from any park, mini park or other type of open space.”

**The suggested amendment:**

**LUDR**

**Page 1-3, 1.F Regulating Plan and Districts**

**Change from:**

C. BMS- NG District: “No house in the BMS- NG District is intended to be farther than 3 blocks from any park, mini park or other type of open space.”

**Change to:**

C. BMS- NG District: “No house in the BMS- NG District shall be farther than 3 blocks from any park, mini park or other type of open space.”

**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

- a. Promotes the public health, safety and welfare;**
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**

**A. (Promotes the public health, safety and welfare)**

Section 1.A.5 of the LUDR reads: “This document contains a number of should and shall statements. The intent is that should statements are desired items that will be reviewed during the design and incorporated as possible. Shall statements are requirement[s] and revisions of these requirements require a deviation from the requirement be granted by the City.”

Because the development of parks within Badger Mountain South has been an issue, the City Hearing Examiner recently weighed in on the use of should and shall in regards to the BMS-NG District (S2021-107 Notice of Decision, Section 16, Page 9 of 33):

*“Unfortunately, the 3-block service radius for parks and open space found in Sec. 1.F referenced above includes neither word, should or shall. However, under either characterization, as a “should or shall” statement, and based on the totality of evidence in this record and the entire LUDR document and the City’s Comprehensive Plan, including without limitation its Badger Mountain South Subarea plan..., the Examiner expressly finds and concludes that the 3-block park*

*or open space proximity to houses located in the BMS-NG District is intended to apply as a “shall” requirement in portions of this project that are within such district.”*

Having parks and Open Space intertwined throughout the community was one of the original goals for BMS. It makes for healthier residents and provides chances for neighbors to get to know each other, which in turn makes for a tighter, richer community experience. So far, Badger Mountain South has just one park to its name. This wasn't the intent of the community. By replacing “is intended to” with “shall” we can help set the record straight on just how important these parks are going forward. It will also provide clearer guidance to Developers when they begin platting new neighborhoods. This will positively impact the public health, safety and welfare of the community.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

Yes, it's clarifying the information that is already contained within the LUDR and other governing documents. The City Hearing Examiner has already expressly concluded that the use of “shall” is appropriate and required in this situation.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A

## Argument Against Nor Am Proposed Amendment: Other Open Space

Citation of the specific text, map or other illustration suggested to be amended:

LUDR

**Page 5-4, Section 5 Civic Space Standards**

*The developer's proposal is to add Section 5.H: Other Open Space*

*Our proposal is to add Section 5.H: Other Civic Space*

**The suggested amendment:**

\*Nor Am would like to add the following section:

**Page 5-4, Section 5 Civic Space Standards, 5.H: Other Open Space**

### **5.H OTHER OPEN SPACE**



#### **1. DESCRIPTION - OTHER OPEN SPACE**

- a. Definition** - Additional open space may be established or used for storm water facilities or for growing grapes, or for other purposes not listed in sections 5C through 5G.
- b. Location** - To be determined as platting occurs; location will be based on the type of facility and its unique design needs.
- c. Size** - To be determined as platting occurs; sizing will be based on the type of facility and its unique design requirements.

**Their suggested amendment should not be accepted. Instead, this should be added:**



## 5.H OTHER CIVIC SPACE



### 1. DESCRIPTION - OTHER CIVIC SPACE

- a. Definition** - Additional civic space may be established or used for storm water facilities or for growing grapes, or for other purposes not listed in sections 5C through 5G.
- b. Location** - To be determined as platting occurs; location will be based on the type of facility and its unique design needs.
- c. Size** - To be determined as platting occurs; sizing will be based on the type of facility and its unique design requirements.

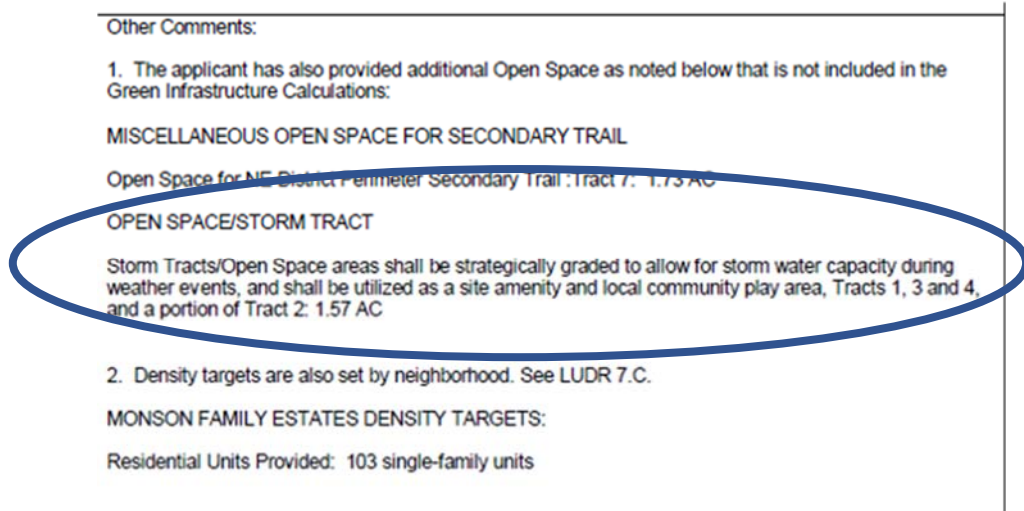
If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:

- a. Promotes the public health, safety and welfare;
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;

**A. (Promotes the public health, safety and welfare)**

Some background: LUDR page 1-3 Section 1.F.C states “No House in the BMS- NG District is intended to be farther than three blocks from any park, mini park or other type of open space.”

Developers are currently trying to classify storm water facilities as open space so they don’t have to put in parks to meet the 3-block rule. Here is a recent example of this behavior from the Goose Ridge Phase 1 Development MACR submission, which was obtained by request to the City Public Records office. Note the use of “local community play area” text:



Goose Ridge Phase 2 plans on having 5 storm water facilities. At the public hearing on 11/8/2021, the developer went on the record to say they don’t have to have parks to satisfy the 3-block park rule because these storm water facilities and walking tracts count as Open Space. Note the lack of parks in Goose Ridge Phase 2 Staff Report (S2021-107 Preliminary Plat of Goose Ridge Estates II, Staff Report, pg. 36 of 214):

**GOOSE RIDGE ESTATES II OPEN SPACE**

**TRAILS**

EQUIVALENT TRAIL LENGTHS SHALL BE APPLIED TO THE LENGTH OF TRAIL CONSTRUCTED MULTIPLIED BY THE APPROPRIATE TRAIL FACTOR BELOW:

|                    |                                      |
|--------------------|--------------------------------------|
| CITY PRIMARY TRAIL | 1.0                                  |
| PRIMARY TRAIL      | 1.0                                  |
| SECONDARY TRAIL    | 0.6                                  |
| EQUESTRIAN TRAIL   | 0.8 (WHERE SHOWN ON LUDR TRAIL PLAN) |
| URBAN TRAIL        | 1.0                                  |

| TRAIL LOCATION                                    | LENGTH     | LENGTH FACTOR      | EQUIVALENT LENGTH           | RU           |
|---------------------------------------------------|------------|--------------------|-----------------------------|--------------|
| GREEN BELT TRAIL – TRACT 207 (SECONDARY)          | 1,826 L.F. | 1,826 L.F. * 0.6 = | 1,095.6 L.F. @ 16 L.F. / RU | 68.5         |
| GREEN BELT TRAIL – TRACT 208 (SECONDARY)          | 567 L.F.   | 567 L.F. * 0.6 =   | 340.2 L.F. @ 16 L.F. / RU   | 21.3         |
| GREEN BELT TRAIL – TRACT 215 (SECONDARY)          | 523 L.F.   | 523 L.F. * 0.6 =   | 313.8 L.F. @ 16 L.F. / RU   | 19.6         |
| GREEN BELT TRAIL – TRACT 211 (SECONDARY)          | 102 L.F.   | 102 L.F. * 0.6 =   | 61.2 L.F. @ 16 L.F. / RU    | 3.8          |
| GREEN BELT TRAIL – TRACT 212 (SECONDARY)          | 124 L.F.   | 124 L.F. * 0.6 =   | 74.4 L.F. @ 16 L.F. / RU    | 4.6          |
| STORM POND TRAIL – TRACT 217 (SECONDARY)          | 438 L.F.   | 438 L.F. * 0.6 =   | 262.8 L.F. @ 16 L.F. / RU   | 16.4         |
| STORM POND TRAIL – TRACT 216 (SECONDARY)          | 123 L.F.   | 123 L.F. * 0.6 =   | 73.8 L.F. @ 16 L.F. / RU    | 4.6          |
| ROAD C TRAIL – TRACT 207, 209, 211, 213 (PRIMARY) | 1,164 L.F. | 1,164 L.F. * 1.0 = | 1,164.0 L.F. @ 16 L.F. / RU | 72.7         |
| <b>TOTAL</b>                                      |            |                    | <b>3,385.8 L.F.</b>         | <b>211.5</b> |

**TOTAL ALLOWABLE RU**

|              |                 |
|--------------|-----------------|
| TRAILS       | 211.5 RU        |
| PARKS        | 0 RU            |
| <b>TOTAL</b> | <b>211.5 RU</b> |

Here are some recent photographs of what the developers contend are acceptable Open Spaces / “local community play areas”:



*Goose Ridge Phase 1 – Tract 1*



*Goose Ridge Phase 1 – Tract 2*





*Goose Ridge Phase 1 – Tract 3*

Unfortunately, the LUDR does not contain specific language that defines Open Space. Because of this issue, the City Hearing Examiner recently weighed in on what counts as Open Space in Badger Mountain South (S2021-107, Notice of Decision, pg. 10 of 33):

*“There appears to be a need for clarification on the meaning of the term “Open Space.” Storm drainage facilities and tracts are not, standing alone, areas that should credibly be accepted as “Open Space” for purposes of satisfying the 3-block standard. To find otherwise would render illustrative photos, intent and purpose language, and other language in the LUDR meaningless and insincere.”*

The City Hearing Examiner’s opinion on this is very clear, classifying storm water facilities as Open Space is an affront to the Badger Mountain South community.

In addition to the classification of Storm Water Facilities as Open Space, the developer’s proposed amendment states “Additional open space may be established...for growing grapes, or other purposes not listed in sections 5C through 5G.” As we’ve clearly illustrated in this argument and others included in this packet, we are having significant problems with the developers ignoring the intent of the LUDR and the other binding community documents. We’re already losing out on parks, businesses, and potentially hundreds of acres of Open Space. All the evidence suggests that allowing the developers carte blanche in defining what counts as Open Space will result in a further loss of parks.

Therefore, in order to accommodate the need for storm water facilities and other similar land uses, we propose these land uses count not as Open Space, but as generic Civic Space. This allows the developers to count the acreage of storm water facilities, grape vineyards and other miscellaneous items towards our overall Civic Space Acreage, while also allowing for the development of community parks and Open Space as they were originally intended.

The proposal to count storm water facilities, grape vineyards and other random, unregulated places as Open Space is detrimental to public health, safety and welfare. First and foremost, the storm water facilities are hardly a place where children should be playing. Some are covered in jagged rocks while others boast steep slopes and stagnant pools of water. In the winter these storm ponds have frozen over with a layer of snow on top. Someone unfamiliar with the changing conditions could attempt to walk across the land, not realizing they're on a very thin layer of ice. The vineyards are pretty, but littered with signs that warn of toxic chemicals instructing people to keep away. Children and families can't play in these spaces either. These are definitively **not** "local community play areas".

If the developer were allowed to classify these locations as Open Space, it would give them further opportunity to sidestep their responsibility to put in community parks and legitimate Open Spaces.

Our proposed amendment promotes public health, safety and welfare by ensuring residents have access to a park or Open Space within the required 3 block radius. This provides residents an opportunity to exercise and/or connect with other members of the community. It also benefits the developer by allowing them to count these spaces towards the total acreage of the Civic District.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

The developer's proposed amendments are not. As the City Hearing Examiner wrote: "Storm drainage facilities and tracts are not, standing alone, areas that should credibly be accepted as "Open Space" for purposes of satisfying the 3-block standard. To find otherwise would render illustrative photos, intent and purpose language, and other language in the LUDR meaningless and insincere."

However, our proposed amendment to count the land as Civic Space is consistent and is critical to protecting the sustainable goals of the BMS community.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A

## Proposed Amendment: Addition of Open Space Definition and Standards

Citation of the specific text, map or other illustration suggested to be amended:

LUDR

**Page 5-2, Section 5 Civic Space Standards, 5.A**

### **5.A CIVIC SPACE INTRODUCTION**

The Illustrative Plan for Civic Space Layout includes most of the types of open space, parks, trails and community facilities that will be constructed in Badger Mountain South. It is intended to illustrate that these places and spaces are interwoven into each neighborhood although the exact locations are not yet identified. Final locations will be based upon the blocks, Building Types and final street grid that are established. This extensive network of common spaces is an important component of creating a walkable and sustainable community.

Most of the areas illustrated here and described in this Section 5 will be sited at time of platting. For city-owned facilities or properties developed as part of a public school system or by any other public entity, those public bodies will identify the planning, programming and timing of development of those spaces.

All of the plazas and other common areas to be constructed within the commercial Districts are not shown here. These areas will be further defined at the time of site plan review.

**Page 14-3, Section 14 Glossary**

**Office.** Business, Service and Professional, Administrative.

**Paired House.** See Duplex.

The suggested amendment:

LUDR

**Page 5-2, Section 5 Civic Space Standards, 5.A**

*Add Text Shown in Red:*

### **5.A CIVIC SPACE INTRODUCTION**

The Illustrative Plan for Civic Space Layout includes most of the types of open space, parks, trails and community facilities that will be constructed in Badger Mountain South. It is intended to illustrate that these places and spaces are interwoven into each neighborhood although the exact locations are not yet identified. Final locations will be based upon the blocks, Building Types and final street grid that are established. This extensive network of common spaces is an important component of creating a walkable and sustainable community.

Most of the areas illustrated here and described in this Section 5 will be sited at time of platting. For city-owned facilities or properties developed as part of a public school system or by any other public entity, those public bodies will identify the planning, programming and timing of development of those spaces.

All of the plazas and other common areas to be constructed within the commercial Districts are not shown here. These areas will be further defined at the time of site plan review.

For the purpose of determining whether or not a house is within 3 blocks from any park, mini park or other type of Open Space, it is important to note that Open Space does not include storm water retention ponds or tracts/trails.



**Page 14-3, Glossary**

**Add between Office and Paired House definitions:**

**Open Space.** Open Space consists of enhanced or developed landscape set aside for the purpose of active or passive recreation. This classification requires improvements necessary to accommodate and promote high levels of use. For the purpose of the 3-block rule, storm water facilities and tracts/trails do not count as open space.

**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

- a. Promotes the public health, safety and welfare;**
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**

**A. (Promotes the public health, safety and welfare)**

It is imperative that all stakeholders have a clear and concise definition of what counts as Open Space and what does not. We are currently in a situation where Open Space is not defined in the LUDR. As the City Hearing Examiner recently pointed out, “there appears to be a need for clarification on the meaning of the term ‘Open Space’” (S2021-107 Notice of Decision, Section 17, page 10 of 33).

The LUDR states any “terms not defined in Section 14 [of the Glossary] shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of the RMC, those of the LUDR shall take precedence” (LUDR, Page 1-2, Section 1.C.7 Terms). Because the LUDR lacks a proper definition of Open Space, its meaning should be based off of Richland Municipal Code.

The definition of Open Space we have provided above is from the City of Richland’s Parks & Recreation Master Plan 2019-2025, Chapter 3, page 22. By including this in the LUDR, it will provide an easy and clear standard so everyone can understand what counts as Open Space and what does not. This clarity is critically needed for all parties involved.

The exclusion of storm water facilities and tracts/trails is an important note made by the City Hearing Examiner and is discussed in further detail earlier in this packet under the heading *Argument Against Nor Am Proposed Amendment: Other Open Space*. For the purpose of this amendment, the Hearing Examiner said: “Storm drainage facilities and tracts are not, standing alone, areas that should credibly be accepted as ‘Open Space’ for purposes of satisfying the 3-block standard. To find otherwise would render illustrative photos, intent and purpose language, and other language in the LUDR meaningless and insincere.” (S2021-107 Notice of Decision, Section 17, page 10 of 33)

Properly defining Open Space in the LUDR promotes public health and welfare because it helps ensure we get the sustainable community originally envisioned for Badger Mountain South. One where we have actual parks for our Open Spaces, not rocky storm water ponds, or vineyards which are pretty to see, but not accessible to the public. As it stands, community welfare and happiness are not derived from what developers have recently been putting forward as “Open Space”.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

Yes, it's clarifying the intent of Open Spaces in the LUDR and coincides with expectations set forth in Badger Mountain South's other governing documents. It's also using language that is directly from Richland Municipal Code and the City's Hearing Examiner.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A

## Proposed Amendment: Addition of Standards for Mini Parks

Citation of the specific text, map or other illustration suggested to be amended:

### LUDR

#### **Page 2-3, Section 2.C.1 Land Use Table Notes, #30**

30. Block Parks, Local Parks and Greenbelts are allowed to be constructed in the BMS-NG District.

#### **Page 14-2, Glossary**

**Mansion Apartments.** A Building Type that combines 3 to 6 residences with one structure designed to resemble a large Single-Family house in a typical residential neighborhood setting.

**Mixed-Use Building.** More than one type of use in a building or set of buildings. This may be a combination of residential, commercial, industrial, office, institutional, or other land uses.

### The suggested amendment:

#### Nor Am's Proposed Amendments to LUDR

#### **Page 2-3, Section 2.C.1 Land Use Table Notes, #30**

~~conditions imposed by other applicable footnotes.~~  
30. ~~Block Parks,~~ Local Parks and Greenbelts are allowed to be constructed in the BMS-NG District.

#### **Page 14-2, Glossary**

~~**Block Park.** See Block Open Space.~~

~~**Block Open Space.** A type of shared community space that provides small-scale gathering and play space for residents in the nearby vicinity. Block Open Spaces to range in size from 5,000 square feet to less than 1 acre and are required to be distributed throughout each of the neighborhoods; also called Block Parks.~~

We agree with those suggested amendments, but also request the following changes:

### LUDR

#### **Page 2-3, Section 2.C.1 Land Use Table Notes, #30**

##### Change from:

30. Block parks, Local Parks and Greenbelts are allowed to be constructed in the BMS-NG District.

##### Change To:

30. Mini parks, Local Parks and Greenbelts are allowed to be constructed in the BMS-NG District.

#### **Page 14-2, Glossary**

##### Add between definitions for Mansion Apartments and Mixed-Use Building:

**Mini Park.** A type of shared community space that provides small-scale gathering and play space for residents in the nearby vicinity. Mini parks range in size from 5,000 square feet to less than 1 acre.



## Section 5

Add:

### 5.I MINI PARKS



Illustrative Photo: Mini Park

#### 1. DESCRIPTION - Mini PARKS

- a. **Definition** - A small open space intended to provide both structured and passive play areas. The landscaping may include lawn areas with formal or informal tree and shrub plantings. Hardscape areas with seating and a pedestrian path system shall also be included.
- b. **Location** - Mini Parks can be distributed throughout all of the Neighborhood Sectors. They can be located such that no dwelling shall be more than 3 blocks away from any type of open space.
- c. **Size**
  - (1) Minimum: 5,000 square feet
  - (2) Maximum: 1 Acre
- d. **Standards**
  - (1) Landscaping and irrigation will be based on Landscape Guiding Principles, Section 11.B.
  - (2) Landscape materials to be selected from 11.F Drought Tolerant and Native/Naturalized Plant List and/or 11.G Refined Plant List.
  - (3) Lawn areas, ornamental tree(s) and shrub planting beds.
  - (4) One tree for each 2,500 square feet of Mini Park.
  - (5) See Section 13.C for Site Improvement standards for:
    - i. Pedestrian-scale lighting
    - ii. Minimum (1) Benches and/or removable seating
    - iii. Tables
    - iv. Trash/recycling receptacles
- e. **Additional Required Amenities:**

Each Mini Park will contain at least (2) two of the following additional amenities:

  - (1) Specialty paved surfaces
  - (2) Soft surface playground with (one) play structure
  - (3) Picnic table and chairs.
  - (4) Open play field (1-acre parks only)
  - (5) Basketball court
  - (6) Pea-patch gardens
  - (7) Pickleball Court
  - (8) Dog park

**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

- a. Promotes the public health, safety and welfare;**
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**

**A. (Promotes the public health, safety and welfare)**

When the original LUDR was first agreed upon, developers were required to put a certain number of block parks into each neighborhood. Block parks were intended to be less than an acre in size and act as community hubs with picnic benches, smaller playground sets, lighting, etc. Each neighborhood was required to have a minimum of 6 block parks. Unfortunately, the cost of constructing the required block parks was off-putting to many developers. As a result, in 2015 Nor Am and the City agreed to eliminate the requirement for block parks in our community. Most of the language was removed from the record, though some of it remains. For consistency, we agree that any reference to block parks should be removed from the LUDR.

It's important to note that even though block parks were eliminated in Badger Mountain South, a standard still exists which states (emphasis added): "No house in the BMS-NG District is intended to be farther than three blocks away from any park, **mini park** or other type of open space." (LUDR, Page 1-3, Section 1.F.C) The City Hearing Examiner recently ruled (S2021-107 Notice of Decision, Section 16, Page 9 of 33) that the 3-block rule is still a requirement that must be met. Unfortunately, mini parks are not defined in the LUDR. As a result, the need exists to include mini parks in the LUDR in a way that explicitly states their intent and standards.

Using the original text for a block park is the simplest solution to create a foundation for defining mini parks. That definition and the accompanying standards had the approval of both the City and Nor Am at one point in time. Additionally, this text allows us to incorporate standards that already align with the original intent of the LUDR.

How does it benefit the health and welfare of people living in BMS? The Badger Mountain South community was promised parks and a sustainable community. So far, there is one park in all of BMS and the 3-block rule is being misused. Mini parks offer a cost effective option for developers in order to meet the 3-block requirement. Additionally, including this text in the LUDR gives residents peace of mind knowing that standards for a mini park are clearly laid out. Mini parks promote the public welfare by allowing a healthy place for our community to connect and improve overall fitness and happiness.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

It is consistent with the comprehensive plan. It helps define what a mini park is to provide clarification for community members and to provide clear guidance to developers.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A



## Argument Against Proposed Nor Am Amendment: Open Space Acreage at 187 Acres

Citation of the specific text, map or other illustration suggested to be amended:

LUDR

**Page 5-2, Section 5.A Civic Space Introduction**

It will be sited at time of platting. For city-owned facilities or properties developed as part of a public school system or by any other public entity, those public bodies will identify the planning, programming and timing of development of those spaces.

All of the plazas and other common areas to be constructed within the commercial Districts are not shown here. These areas will be further defined at the time of site plan review.

**The suggested amendment:**

Nor Am's Proposed Amendments to the LUDR

**Page 5-2, Section 5.A Civic Space Introduction**

properties developed as part of a public school system or by any other public entity, those public bodies will identify the planning, programming and timing of development of those spaces.

All of the plazas and other common areas to be constructed within the commercial Districts are not shown here. These areas will be further defined at the time of site plan review.

At its completion, Badger Mountain South will have 187 acres of open space, including open space in city parks or at school sites\*.

**Their amended text should not be accepted as-is. We propose this text be amended as follows:**

LUDR

**Page 5-2, Section 5.A Civic Space Introduction**

Change from:

At its completion, Badger Mountain South will have 187 acres of open space, including open space in city parks or at school sites.

Change to:

At its completion, Badger Mountain South will have 439 acres of open space, including open space in city parks or at school sites.

**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

- a. Promotes the public health, safety and welfare;**
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**

**A. (Promotes the public health, safety and welfare)**

*When Nor Am refers to Open Space, they are including trails, parks, and civic spaces in their definition of Open Space. The LUDR refers to trails, parks, open space and civic space as the Civic District. It's our understanding that the land referred to in the LUDR as the Civic District and the land Nor Am refers to as Open Space are one and the same. For ease of following this discussion we will be using the LUDR's definition of Civic District.*

The Badger Mountain South Subarea Plan clearly shows that BMS was slated to have more than 464 acres of open space, parks, trails, and schools; this combination of land is referred to in the LUDR as the Civic District (Page 3-8). The Subarea Plan breakdown of the Civic District acreage is as follows:

| Quantity                                                                         | Type                                                   | Site Size<br>Total Acres  |
|----------------------------------------------------------------------------------|--------------------------------------------------------|---------------------------|
| <i>Active Parks</i>                                                              |                                                        |                           |
| 1                                                                                | City Community Park                                    | 30 acres/<br>30 acres     |
| 1                                                                                | City Neighborhood Park                                 | 6 acres/<br>6 acres       |
| 5                                                                                | Badger Mountain South Neighborhood Parks               | 3 to 4 acres/<br>14 acres |
| +/-10                                                                            | Badger Mountain South Mini Park                        | +/-1 acre/<br>10 acres    |
| 10                                                                               | Badger Mountain South Special Use Park                 | 1-5 acres/<br>20 acres    |
| <b>Total</b>                                                                     |                                                        | <b>84 Acres</b>           |
| <i>Passive Open Space and Trails</i>                                             |                                                        |                           |
| Several                                                                          | Passive Open Space<br>Class 1 trail<br>Secondary trail | 320 acres                 |
| <b>Total</b>                                                                     |                                                        | <b>320 acres</b>          |
| <i>Community Building Area Open Space</i>                                        |                                                        |                           |
| 1                                                                                | Middle School                                          | 10 acres/<br>10 acres     |
| 4                                                                                | Elementary School                                      | 8.5 acres/<br>34 acres    |
| 8                                                                                | Community Centers                                      | 2 to 3 acres/<br>16 acres |
| <b>Total</b>                                                                     |                                                        | <b>60 acres</b>           |
| <b>Total Parks, Trails and Open Space Acreage<br/>in Badger Mountain Subarea</b> |                                                        | <b>464 acres</b>          |

*The total acreage for BMS is 1,480 acres.*

Regarding the importance of maintaining the Civic District, Page 3-8, Section 3.F.1 of the LUDR reads: "The District encompasses 30% of the Badger Mountain South overall site and is one of the most significant features supporting the vision of a walkable and sustainable community." Amending the

acreage down would result in Badger Mountain South having just 12.6% of land dedicated to the Civic District. This is well below the City of Richland's average of having 16% of land dedicated to Open Space (2019-2025 City of Richland Parks and Recreation Master Plan, pg 17).

Further exploration of the developer's proposed amendment shows that its acceptance would result in a total loss of 277 Open Space acres to the BMS community. We talked to the developer about why they are amending the acreage down so much. They gave two explanations:

1. A 13-acre parcel was annexed in the Reata Area.
2. In 2015 the Open Space acreage was reduced when the LUDR was amended because they sought to lower construction costs.

In regards to the 2015 amendments, those were directed primarily at the elimination of block parks, the Village Green Park, as well as making the Greenway Park trails shorter and requiring fewer amenities. It's extremely important to note that neither the 2014 City of Richland Staff Report nor AHBL's 2014 Project Memo Regarding Summary of Proposed Modifications make mention of eliminating or reducing the Greenway parks acreage. See appendix A4BMS-2: AHBL 2015 LUDR Summary of Proposed Changes to see the specifics from that Staff Report and AHBL's Summary of Proposed Modifications.

Knowing that the 2015 amendments were accepted, we can add up the Open Space acreage that **was** eliminated at that time:

| Name/Location              | Acreage         | Quantity | Total Acreage   |
|----------------------------|-----------------|----------|-----------------|
| Village Green Park         | 2 Acres Minimum | 1        | 2               |
| Block Park-West Vineyard   | .5-1 Acre       | 7        | 1.8 acres       |
| Block Park- West Village   | .5-1 Acre       | 14       | 2.7 Acres       |
| Block Park- East Garden    | .5-1 Acre       | 8        | 1.8 Acres       |
| Block Park- East Market    | .5-1 Acre       | 9        | 2.3 Acres       |
| Block Parks- South Orchard | .5-1 Acre       | 6        | 1.4 Acres       |
| <b>Total Acres:</b>        |                 |          | <b>12 Acres</b> |

*(Source: Exhibit D to Master Agreement Green Infrastructure)*

The original 464 acres minus the 13-acre annexation and the 12-acre reduction from 2015 leaves us with a current sum of 439 acres of Civic Space in Badger Mountain South. The developer's proposed acreage leaves 252 acres unaccounted for (439-187=252).

This brings us to the subject of how Open Space acreage can be eliminated from the Badger Mountain South Community. According to the Master Agreement between the City of Richland and Nor Am Page 16, Section 22.2 (emphasis added):

*22.2. In considering an application to be processed in accordance with the LUDR provisions, the responsible city official may agree to minor changes to the concept plan, site plan, or subdivision approval consistent with the LUDR and provisions of this agreement, but **all changes to the Master Agreement must be approved by the City Council**. A minor change is a change that does not involve a change of use, a major change to vehicular circulation system, an increase in density or relocation of density patterns, **a reduction in open space**, a change in the exterior boundaries,*



*an increase in building height, or a change that would be inconsistent with the Master Agreement or LUDR.*

If the developers would like to reduce the total acreage of Open Space in BMS, then it must first be approved by City Council. Moreover, they are also held to the same requirements as everybody else: they would need to demonstrate how their proposed reduction in Open Space would promote public health, safety and welfare. The paperwork they submitted states that their proposed changes have no impact on public health. However, we find it difficult to believe that a loss of 252 acres of Open Space would have no impact on the health of Badger Mountain South residents. As the City and Nor Am stated in the LUDR, the Open Space found in BMS is one of the key features that supports our goal to become a walkable and sustainable community.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

By ensuring this proposed amendment uses the accurate 439-acre number (instead of the proposed 187 amount), the Planning Commission allows the LUDR to remain consistent with the Subarea Plan, current land changes, and past amendments to the LUDR. In addition, it directs the developers to go to City Council to properly ask for the massive reduction in Open Space if that is what they are seeking. We would like to note that the developer's paperwork doesn't even mention this substantial reduction in acreage in their summary of requested amendments.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A

## Argument Against Proposed Nor Am Amendment: Elimination of Minimum Required Acreage

Citation of the specific text, map or other illustration suggested to be amended:

### LUDR

#### Page 5-2, Section 5.B Greenway Parks (in the proposed LUDR it's 5.C)

##### 2. THE RAVINE

a. **Location** - Western edge of the West Village Neighborhood.  
See Illustrative Plan for Civic Space Layout, 5.B.

b. **Size**

- (1) Minimum: 40 acres
- (2) Maximum: 50 acres

##### 3. THE RESERVE

a. **Location** - Primary open space in East Market Neighborhood, running west into the West Vineyard Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.

b. **Size**

- (1) Minimum: 80 acres
- (2) Maximum: 90 acres

##### 4. THE ORCHARD GREEN

a. **Location** - Primary open space in South Orchard Neighborhood, running northeast into the East Market Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.

b. **Size**

- (1) Minimum: 80 acres
- (2) Maximum: 90 acres

#### The suggested amendment:

\*Nor Am would like to remove the minimum and maximum required acreage as follows:

##### 2. THE RAVINE

a. **Location** - Western edge of the West Village Neighborhood.  
See Illustrative Plan for Civic Space Layout, 5.B.

~~b. **Size**~~

- ~~(1) Minimum: 40 acres~~
- ~~(2) Maximum: 50 acres~~

##### 3. THE RESERVE

~~a. **Location** - Primary open space in East Market Neighborhood, running west into the West Vineyard Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.~~

~~b. **Size**~~

- ~~(1) Minimum: 80 acres~~
- ~~(2) Maximum: 90 acres~~

##### 4. THE ORCHARD GREEN

a. **Location** - Primary open space in South Orchard Neighborhood, running northeast into the East Market Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.

b. **Size**

- ~~(1) Minimum: 80 acres~~
- ~~(2) Maximum: 90 acres~~

Their suggested amendment should not be accepted and the corresponding section of the LUDR should be maintained as-is.

If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:

- a. Promotes the public health, safety and welfare;
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;

**A. (Promotes the public health, safety and welfare)**

Nor Am fails to provide any reasoning as to why the reduction in acreage is necessary, or any reasoning as to how the reduction promotes public health, safety and welfare. We asked them in person why they were eliminating the acreage and their answer was so they could pick and choose where the remaining acreage goes. Analysis shows there's deeper reasoning.

Current data suggests these amendments are being proposed because the developer is taking the approach of "do it first, ask permission later". The Ravine was completed in 2021 as part of the West Village Phase 1-4 development. The LUDR states the minimum acreage for the Ravine is 40 acres. Nor Am states on page 5-2 of the proposed amended LUDR that the total of Open Space in all of the communities developed so far amounts to 34.6 acres (which includes the acreage for the Ravine):

*\* As of the most recent revision of this document, approximately 34.6 acres of open space has been dedicated in West Vineyard Phase 1, West Village Phases 1-4, Goose Ridge Phase 1, and in BSP 4732 Lot 20. All phases of the Goose Ridge development will total 40 acres.*

Figure 1

This 34.6 total includes a ~7-acre vineyard and a 2-acre community park. Clearly the Ravine falls remarkably short of its 40-acre requirement.

The negative impacts of these proposed amendments to the Orchard Green and the Reserve are even more pronounced. These Greenway Parks each have a required minimum of 80 acres. On page 5-2 of the proposed amendments, Nor Am is asking to reduce Badger Mountain South's total Civic Space acreage (open space, schools, and city parks) from 464 acres to 187.

*At its completion, Badger Mountain South will have 187 acres of open space, including open space in city parks or at school sites\*.*

Figure 2

The following table shows where Civic Space has already been built or allocated in BMS:

| Acreage Type   | Acreage Amount | Comment                                  |
|----------------|----------------|------------------------------------------|
| Open Space     | 34.6<br>40     | - From Figure 1 above                    |
| City Parks (2) | 30<br>6        |                                          |
| Schools (3)    | 8.5<br>8.5     | - Estimates from page 43 of Subarea Plan |



|               |             |  |
|---------------|-------------|--|
|               | 10          |  |
| <b>Total:</b> | 137.6 acres |  |

This means the difference between the proposed Civic Space acreage (187) and already built/allocated acreage (137.6) is only 49.4 acres. Divided between the Ravine and Orchard Green, that provides just 24.7 acres to each park. This is an astonishing reduction from the current requirement of 80 acres each.

The LUDR says these parks are intended to provide biking, walking, playgrounds, skating, play areas, and more. Taking away 70% of the land for these amenities is clearly **not** promoting the public health, safety and welfare of the community. The developer has made no argument to show how it would promote these ideals. Therefore, their proposed reductions should be rejected.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

Yes, it's keeping the information that is already contained within the LUDR.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A

## Proposed Amendment: Specialty Districts

Citation of the specific text, map or other illustration suggested to be amended:

LUDR

**Page 2-3, 2.C Land Use Table**

*See Appendix A4BMS-3: Land Use Tables for visual representation.*

**The suggested amendment:**

LUDR

**Page 2-3, 2.C Land Use Table**

*See Appendix A4BMS-3: Land Use Tables for visual representation of proposed amendment.*

**Add:**

Asterisk (\*) next to all Residential Land Use Types in the following Specialty Districts:

- Specialty Retail (BMS SD-SR)
- Commercial Mixed-Use (BMS SD-CMU)
- Destination Retail (BMS SD-DR)

**Add Beside Table:**

*\*In an effort to protect the intent of the Specialty Districts, land use shall be restricted to the permissible Retail, Services, Office, Civic and Other land use types until 90% of full build out is complete as defined in the FSEIS. Residential Land Use Types that allow for live/work; Commercial; Commercial/Mixed-use-Liner over commercial shall be allowed so long as they are physically attached to a business. Standalone residential units such as: duplexes, townhomes, single-family, multifamily homes shall not be developed during this period. Once 90% of full build out is complete, restrictions on Residential Land Use Types will be removed. At that time, all the land uses that are permitted in the Residential Land use shall be permitted.*

**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

- a. Promotes the public health, safety and welfare;**
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**

**A. (Promotes the public health, safety and welfare)**

The opportunity to build and create a business district which realizes the goals of Badger Mountain South rests primarily in the Specialty Districts. These districts are unique to the BMS subarea; they are supposed to drive tourism, hospitality and tax revenue for the city. They were envisioned as entrepreneurial hubs, community gathering spaces and unique wine experiences unlike any other in the area. Below is the image used in the Master Agreement to illustrate the vision the City and Nor Am had for the Specialty Retail District. This image is intended to help guide the development of the Specialty Retail District.

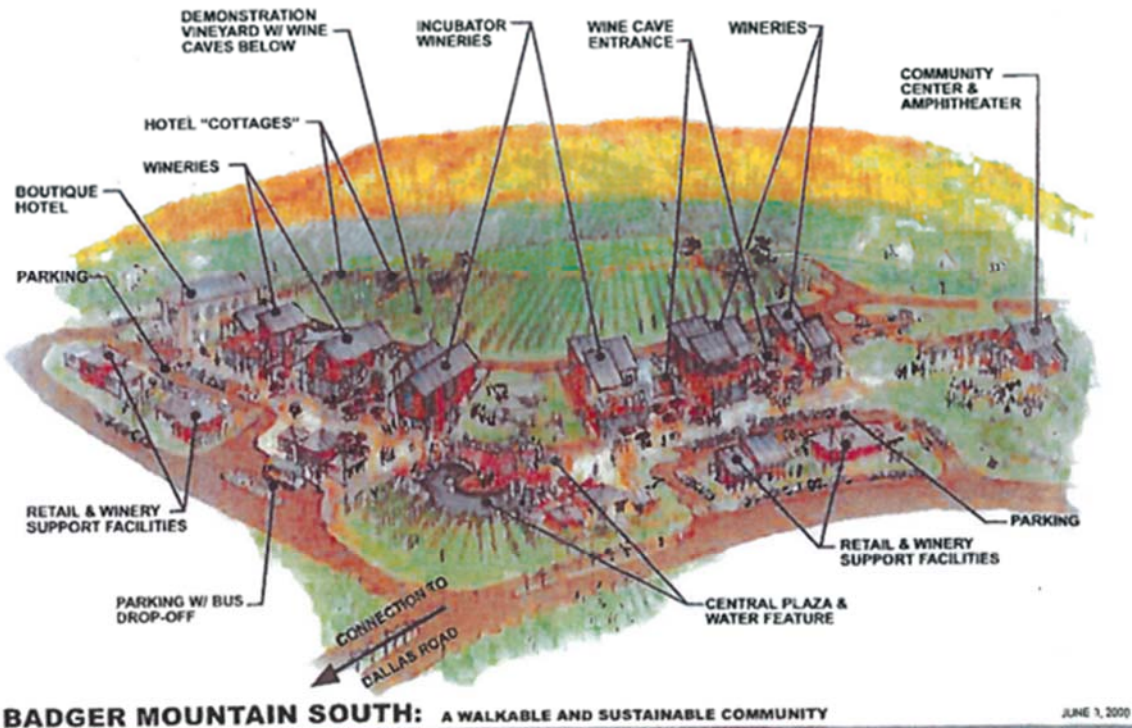


Exhibit E to Master Agreement  
Page E-1 of 1

These areas are also unique as they are regulated solely by intent. LUDR page 4-2, section 4.A states that the Specialty Districts “play an important role in establishing the vision of the Badger Mountain South Community.” To gain a deeper understanding of the Specialty Retail District, we have included appendix A4BMS-4: Specialty Districts, which is a compilation of the relevant portions of BMS’s other Governing Documents. To keep this proposal from getting too lengthy, the text below depicts only the language found in the LUDR.



From the LUDR page 4-2 section 4.B:

**1. SPECIAL DISTRICT - SPECIALTY RETAIL INTENT**

The Special District - Specialty Retail (BMS-SD-SR) is intended to support and provide development opportunities for the growing interest in local and regional agricultural products, in particular the local wine industry. As such it serves both the City of Richland as well as the region.

It is also intended to:

- a. Provide a gathering place for group events, festivals and other community-wide activities;
- b. Provide sites for: vineyards, wine caves, wineries, tasting rooms, wine making, other specialty brewing and craft distilling, the sale of other agricultural-related products, education, retail and hospitality that support this focus; and
- c. Showcase innovative sustainable design features in both building and site design.

From the LUDR page 4-2 section 4.C:

**1. SPECIAL DISTRICT - COMMERCIAL MIXED-USE INTENT**

The Special District - Commercial Mixed-Use (BMS-SD-CMU) comprises approximately 45 acres between Dallas Road and the Special District - Specialty Retail. The District can accommodate a wide variety of uses as it is intended to be a major employment center for the City of Richland and a destination for shopping, higher-level education, dining, office uses and other employment centers, Multi-family/Mixed-Use housing, entertainment and recreation. Public facilities, including transit centers, may also be accommodated in this District.

To further the walkable and sustainable goals of Badger Mountain South, the design of the Special District - Commercial Mixed-Use will ensure that pedestrian are accommodated between buildings or groups of buildings, that public plazas and other community features will be developed as part of the overall development plan, and that connectivity will be maintained to adjoining Districts.

When the Final Supplemental Environmental Impact Study (FSEIS) for Badger Mountain Subarea Plan was released, the study was reliant on BMS becoming a sustainable community. This means it relied on residents of BMS being able to walk to stores for goods and, for some of us, our areas of employment. FSEIS page 15 section 4.2.2:

*Implementation of the Preferred Alternate will encourage future development having a compact urban form and a mix of uses, and improve bicycle and pedestrian facilities. The Preferred Alternative encourages sustainable practices and supports smart growth which entail promoting non-motorized transportation alternatives.*

The development of businesses in BMS is a determining factor in our community's ability to become sustainable. Badger Mountain Subarea Plan page 22 reads:

*"The proposed development pattern will also help reduce traffic congestion and long commutes by having locations for employment both within and close by residential neighborhoods."*

From the onset, the City of Richland recognized the importance of creating Specialty Districts for business development because they understood the importance of capturing significant tax revenue. Here is a selection of goals for BMS from the Master Agreement page 1 of 24, section 4.1:

- (4) create a tourist destination and freeway-oriented development to capture additional tax revenue for the city...*
- (6) Stimulate economic development within the city by creating areas for business development and expansion*
- (7) Create a viable walkable community with standards designed to meet sustainability goals.*

The BMS Subarea plan lists the following Badger Mountain Economic Development (BMED) Policies (emphasis added) (Page 14):

- 6.1 Provide areas for new commercial activity that can accommodate the needs of businesses, residents and visitors.*
- 6.2 Accommodate employment growth with a balance of retail, business, commercial, office park and tourism-related uses.*
- 6.3 Encourage the development of Neighborhood Activity Centers where local shopping needs can be accommodated while supporting the reduction of travel trips.*
- 6.6 Encourage the siting of commercial uses and business areas to serve adjacent neighborhoods.*
- 6.8 Ensure the availability of sufficient quantities of land suitable for new employment centers.***

Overall, the ideal balance of life in Badger Mountain South is reflected in this quote from the FSEIS (Pg 18 section 4.4.1.2):

*“Development in the Badger Mountain Subarea is intended to provide a healthy balance of market driven, private sector uses with a wide range of public uses. The Land Use portion of the Plan is fundamental to creating a platform for a vibrant, economically strong, environmentally responsible, and attractive area that captures future growth. Its main focus is establishing areas where people will live, where they will work and where public spaces, parks and natural areas will be located...The Subarea contain a variety of opportunities to develop housing and commercial uses as well as locations for educational uses, parks, civic spaces and other uses that complement Richland’s urban character and strengthens and diversifies its economic base.”*

This vision of life in Badger Mountain South is what drove homeowners to build or buy property in the area. We all believe in the strength of a sustainable community. If this sustainability is not protected, we will all be materially impacted.

As things currently stand, the developers are trying to take the land designated for the Specialty Districts and make them primarily residential, if not all residential. A recent quote from the City Hearing Examiner regarding the remaining 13+ acres of the Specialty Retail District reads (S2021-102 Preliminary Plat of Villa Vista Townhomes, Hearing Examiner’s Decision, Pages 7-8):

- 17. With respect to this application, the intent language for the Specialty Retail District is elevated in its significance based on facts in this record, that establish how the 13 +*

*acres covered by the proposed plat are likely to be the last truly vacant portions of land in the BMS-SD-SR “Specialty Retail” District of the greater BMS master planned community. To date, the property owner and primary developer of properties in the Specialty Retail District has yet to present an application for any proposal that would directly achieve the intent for such district, as set forth in Sec 4.B.1 of the LUDR. (Emphasis added)*

This quote illustrates our current problem well: the developers are repeatedly and completely ignoring the intent of the Specialty Districts. Had the Hearing Examiner allowed Villa Vista Townhomes to proceed, **there would be no room left for any retail activity at all in the Specialty Retail District, as shown in the figure below:**



Figure 1

We have asked the developer why they are putting only residential units into the Specialty Districts. They say it's because there currently aren't enough homes in BMS to support a bustling business district. We understand this concern, but the issue stands: if you allow residential units to be built in the business districts there will be no land left for the businesses once the population is big enough. Furthermore, every time a residential unit is developed in a business district, it threatens Badger Mountain South's ability to create a sustainable future.

We have met with the City Planning Office regarding this issue. They say their hands are tied when it comes to stopping the proposed residential developments. This situation exists because the LUDR currently allows for Residential Land Use in the Specialty Districts without exception.



We propose this amendment to help the City so they have the power to stop the purely residential development of the Specialty Districts. Badger Mountain South has plenty of land to the East that is slated for residential use. These restrictions will allow the developers to focus their attention on land that is already set aside for residential units, and preserve the Specialty Districts so land is available for businesses. If businesses are still not interested in building out here once we are at 90% build out, then the developer can repurpose the land for residential use at that time.

This amendment promotes public health, safety and welfare by directly protecting our sustainability. Many homeowners bought here because of the Specialty Districts. Many of us are eager to have stores and restaurants we can walk to. Badger Mountain South has so much potential because of its Specialty Districts, and that must be protected.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

It is consistent with the LUDR and comprehensive plan. It allows the City Planning Office to direct development to meet the intent in the Specialty Districts.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A

## Argument Against Proposed Nor Am Amendment: Minimum Required Multi Family Housing

Citation of the specific text, map or other illustration suggested to be amended:

LUDR

**Page 7-3, Section 7.C (bottom of page), Notes**

a. A minimum of 10 percent of the NC zone shall be designated for use as multifamily or commercial space.

**Page 3-4, Section 3.C.A Neighborhood Collector District**

**1. NEIGHBORHOOD COLLECTOR DISTRICT INTENT**

The Neighborhood Collector (BMC-NC) District is found within each of the five residential neighborhoods that comprise Badger Mountain South. These Districts add diversity to the housing found in Badger Mountain South, complement future transit expansion and provide opportunities to establish intergenerational neighborhoods. They are located primarily along Collector Streets and at the primary entrances to the neighborhoods as shown on the Regulating Plan in Section 2.B.

The Neighborhood Collector District is primarily residential that provides a variety of housing. Mixed-Use and Live/Work Buildings in this District provide the flexibility for these areas to accommodate neighborhood-scale commercial uses that respond to the evolving needs of the community as it grows. Stand-alone, smaller-scale Neighborhood Goods and Services Buildings that serve the needs of the residents, such as churches and day cares, are encouraged in this District.

Section 3.C.A provides Urban Form Standards for Commercial and Multi-family uses in the BMS-NC District. Section 3.C.B provides Urban Form Standards for Single Family Residential uses in the BMS-NC District.

**The suggested amendment:**

*\*Nor Am would like to remove this entirely:*

~~a. A minimum of 10 percent of the NC zone shall be designated for use as multifamily or commercial space.~~

Their suggested amendment should not be accepted. However, the text should be moved in the LUDR to **Page 3-4, Section 3.C.A, 1. Neighborhood Collector District Intent (as shown in red below):**

## 1. NEIGHBORHOOD COLLECTOR DISTRICT INTENT

The Neighborhood Collector (BMC-NC) District is found within each of the five residential neighborhoods that comprise Badger Mountain South. These Districts add diversity to the housing found in Badger Mountain South, complement future transit expansion and provide opportunities to establish intergenerational neighborhoods. They are located primarily along Collector Streets and at the primary entrances to the neighborhoods as shown on the Regulating Plan in Section 2.B.

The Neighborhood Collector District is primarily residential that provides a variety of housing. Mixed-Use and Live/Work Buildings in this District provide the flexibility for these areas to accommodate neighborhood-scale commercial uses that respond to the evolving needs of the community as it grows. Stand-alone, smaller-scale Neighborhood Goods and Services Buildings that serve the needs of the residents, such as churches and day cares, are encouraged in this District.

Section 3.C.A provides Urban Form Standards for Commercial and Multi-family uses in the BMS-NC District. Section 3.C.B provides Urban Form Standards for Single Family Residential uses in the BMS-NC District.

A minimum of 10 percent of the NC zone shall be designated for use as multifamily or commercial space.

**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

- a. Promotes the public health, safety and welfare;**
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**

### **A. (Promotes the public health, safety and welfare)**

One of the primary goals of Badger Mountain South is to provide:

*“a range of housing types to accommodate a population of diverse ages and incomes”*

*LUDR Page 1-2, Section 1.B, 1.a.*

Maintaining this multifamily space is important to the city of Richland as a whole. Affordability here is quickly disappearing as housing and rent costs soar. If our community is built according to the LUDR and Subarea Plan, then we can help Richland avoid a housing crisis by offering a range of affordable housing options. This minimum requirement should not be removed from the LUDR, especially without a strong reason showing how it promotes the public health, safety and welfare.

Additionally, commercial space is key to making our community both sustainable and walkable. Again, the purpose of the LUDR is to:

*“b. Promote health benefits of a walkable, pedestrian environment; c. Establish mixed-use neighborhoods where daily activities can occur within walking distance of most homes.”*

*LUDR Page 1-2, Section 1.B.*

Having businesses intermingled throughout the community is essential to realizing the goals of the LUDR and Master Agreement. These businesses give residents the opportunity to walk to their jobs and sources of food. They also provide much more revenue to the city than annual property tax. If



construction follows the intent of the LUDR, when BMS reaches full completion, most families should be able to live here without being dependent on a car.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

It is consistent with the LUDR and comprehensive plan. It's keeping language that is already in the LUDR and is critical to attaining the goals of the BMS community. The text should be moved to the appropriate section so it's easier to assess the requirements of a Neighborhood Collector District.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A

## Proposed Amendment: Advance Notice of Amendment Changes

Citation of the specific text, map or other illustration suggested to be amended:

### LUDR

#### **Page 1-2, 1.C Applicability of the LUDR**

*Adding text to this section*

may be appealed in the same manner as provided in RMC Section 23.70.1. Responsibility for Administration.

#### **10. Document Intent**

The LUDR is intended to be a living document that will evolve to meet market and site conditions as well as ensure the project is constructed in the desired sustainable, walkable, and green manner. The intent is that the most current LUDR be used to evaluate permit applications and projects are not vested to a current version of this document.

### **1.D ADMINISTRATION**

The LUDR shall be administered by the Richland City Manager or his/her designee. The Richland City Council "Council", Planning Commission "Commission" and

The suggested amendment:

### LUDR

#### **Page 1-2, 1.C Applicability of the LUDR**

*Add text in red:*

may be appealed in the same manner as provided in RMC Section 23.70.1. Responsibility for Administration.

#### **10. Document Intent**

The LUDR is intended to be a living document that will evolve to meet market and site conditions as well as ensure the project is constructed in the desired sustainable, walkable, and green manner. The intent is that the most current LUDR be used to evaluate permit applications and projects are not vested to a current version of this document.

### **1.D ADMINISTRATION**

The LUDR shall be administered by the Richland City Manager or his/her designee. The Richland City Council "Council", Planning Commission "Commission" and

#### **11. Amendments**

When amendments to the LUDR are proposed in alignment with Richland Municipal Code, all residents of Badger Mountain South shall be notified a minimum of 60 days in advance of the corresponding Planning Commission meeting. This notice shall be posted publicly and mailed to Badger Mountain South Residents. The proposed amendments shall be made available online for residents to review at the time this notice is provided

If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:

- a. Promotes the public health, safety and welfare;
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;

**A. (Promotes the public health, safety and welfare)**

The City of Richland currently has no standard for how many days' notice the public must be given in advance of a public hearing. As the LUDR is a complex document whose content supersedes city municipal code, it's imperative that residents are given notice well in advance of hearings. A 60-day window provides residents of Badger Mountain South with adequate time to review the proposed amendments. If the amendments are complex and change the veracity of the BMS community it gives residents enough time to formulate thoughtful responses. In addition, it provides the opportunity to the community to create proposed amendments of their own; a vital part of the public hearing process.

In the case of the current proposed amendments, we were made aware of them when they were attached to a staff report for a proposed development. As a result, we had over 3 months to request relevant documents from the City, hold meetings with the developer and the City, and compose a thoughtful community-based response. The extra time was critical as some of the document requests took over 30 days to complete. The answers found in those document requests necessitated further requests and another waiting period. Those documents were vital in allowing us to understand the history of previous amendments and how they relate to the proposed amendments.

Finally, we request the notice be mailed to everyone in the Badger Mountain South Community. The City of Richland already mails notices to homeowners who are within 300' of any property change. As the LUDR controls everything within Badger Mountain South, it only makes sense that changes should be reported to us in a similar fashion. After all, we are all living in the affected area.

Recently a notice was sent to homeowners in BMS who were within 300' of a home setback change. This exact change is in the developer's proposed amendments to the LUDR (3-2). Surely if one change on one property warrants a letter in the mail, then changes in street classifications, walking path widths, park allotments, storm pond facilities, Open Space, and business districts do as well. We are all within 300 feet of those changes in one fashion or another.

This proposal helps safeguard the health, welfare, and safety of our community. It offers us ample time to understand proposed changes and thoughtfully curate our responses. Additionally, mailing the notice takes the burden off the community to spread awareness.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

This is consistent with the LUDR in that public input is both encouraged and sought after. The LUDR is intended to be a living document that evolves to meet market demand (1-2). The proposed amendments are a necessary part of this process. Placing language for this unique situation in the LUDR creates a collaborative path forward.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A



## Appendix A4BMS-1: Washington Department of Ecology Flyer

### Flyer Page 1:

**WHEN YOUR DOG  
GOES ON THE LAWN,  
REMEMBER  
IT DOESN'T JUST GO ON THE LAWN.**



**WASHINGTON  
waters  
OURS TO PROTECT**  
[www.ecy.wa.gov/washington\\_waters](http://www.ecy.wa.gov/washington_waters)

Rain, snow melt and lawn sprinklers wash dog poop and its bacteria into storm drains. From there, it goes on to pollute our waterways. So what to do? Simple. Bag it and put it in the trash.

**Scoop the poop.  
Bag it. Trash it.**

A message from the Washington Departments of Ecology, Health, Washington Parks & Recreation Commission, Washington Conservation Commission, Puget Sound Partnership, WSU Extension, U.S. Environmental Protection Agency and Thurston County Stream Team.



**When your dog goes  
on the lawn,  
remember it  
doesn't just go  
on the lawn.**

Dog poop is more than just an icky nuisance. It's a health risk to dogs and people, especially children. It's full of bacteria that can make people sick. And it's a source of water pollution.

Water - from rain, snow melt or lawn sprinklers - melts dog poop. Then runoff carries it to storm drains, ditches and streams that feed our rivers, lakes and marine waters.

Bacteria from dog poop threatens drinking water for both people and livestock and can end up in shellfish. People can get very sick if they fish or swim in these waters or eat the polluted shellfish. Nutrients from dog poop can also feed the growth of aquatic plants and algae. As these decay, they use up oxygen in the water that fish and other aquatic life need.

Dog poop left on the ground is no small problem - based on a study by the American Veterinary Medical Association, it's estimated that there are 1.6 million dogs in Washington State. That means hundreds of tons of new dog poop every day!

**Dog poop doesn't have to be a problem.**



**What will you do to help?**

- ◆ Carry plastic bags when taking your pet for a walk or a romp in the park.
- ◆ Pick up your dog's waste. Use a plastic bag, scoop or disposable gloves. Remember to wash your hands afterward.
- ◆ Seal the waste inside a plastic bag (or two) and throw it in the garbage.

◆ Keep dog poop out of septic systems and sewer systems. These systems are designed for human waste only.

◆ Pick up after your dog in your yard every few days—more often if you have small children who play there.

**Scoop the poop.  
Bag it. Trash it.**

**We all need clean water.**

We drink it, fish in it, play in it. We enjoy all it adds to our lives. In fact, we need it to survive. Fish and wildlife do, too.

More than 60 percent of water pollution comes from things like cars leaking oil, fertilizers and pesticides from farms and gardens, failing septic tanks, pet waste, and fuel spills from recreational boaters.

All these small, dispersed sources add up to a big pollution problem. But each of us can do small things to help clean up our waters too—and that adds up to a pollution solution!

**Bonus points!**

Properly disposing of dog poop also helps you

- ◆ Keep pets healthy.
- ◆ Make yards and parks safer and more pleasant places to play.
- ◆ Keep your and your family's shoes clean.
- ◆ Keep out of trouble with local ordinances.
- ◆ Support a healthy watershed.

**WASHINGTON**  
*waters*  
**OURS TO PROTECT**  
[www.ecy.wa.gov/washington\\_waters](http://www.ecy.wa.gov/washington_waters)

## Appendix A4BMS-2: AHBL 2015 LUDR Summary of Proposed Changes

### Z2015-100, Planning Commission Staff Report, Summary of LUDR Changes, Pages 5-7:

PLANNING COMMISSION STAFF REPORT  
Z2015-100  
PAGE 5

- e) Improve the character and quality of the built environment;
- f) Promote building and landscape design that conserve energy, water and other resources;
- g) Promote lot and block orientation that accommodates passive solar capture; and
- h) Conserve areas for parks, trails and open spaces by established a connected open space network.

#### SUMMARY OF LUDR CHANGES

The following is a summary of the changes proposed within the LUDR. Many, but not all of these can be classified as clarifications or minor adjustments to existing standards:

- Changes to use tables to allow a wider range of uses in the Neighborhood Collector district, specifically providing for single family residential uses;
- Provisions to allow the administrative approval of sidewalk use licenses within the commercial areas of Badger Mountain South;
- Provisions to allow a maximum of 20% of required off-street parking for commercial uses to be satisfied through the use of compact stalls (8' by 16', rather than the standard 9' by 20');
- Amendments to building height requirements to specify height measured in feet, rather than stories. Example: commercial buildings within the mixed use village must be between 24 and 50 feet in height instead of between 2 and 4 stories);
- Reduction in the number of required off-street parking spaces for commercial uses are to be granted when nearby on-street parking are available, similar to the provision in the City's standard zoning regulations for Central Business District properties;
- New provision to require a 5 foot wide landscape strip between the rear yards of a residential property abutting a collector street;
- In residential areas, side yard setbacks are reduced from 6 feet to 5 feet;
- In residential areas, driveway width is limited to 35 feet or 50% of the lot's street frontage;
- Three car garages would be permitted on residential lots;
- Restrictions limiting the location of off-street parking spaces on a residential lot are eliminated;
- Street cross sections are simplified, but lane widths and configurations are unchanged;
- Maximum length of blocks is increased from 650 feet to 1,000 feet;
- Cul-de-sac streets are permissible in limited circumstances;
- Dead-end alleys up to 150 feet in length are permitted;
- Lots that are directly accessed from the street (non-alley loaded) are permitted on both sides of the same street;
- The prohibition on placing a parking lot in front of a civic building is eliminated;
- Standards for arcades on commercial buildings are reduced from a minimum depth of 12 feet to a minimum depth of 8 feet;



- Standards for galleries on commercial buildings are reduced from a minimum depth of 10 feet to a minimum depth of 8 feet;
- Standards for porches on residential buildings are reduced from a minimum depth of 4.5 feet to a minimum depth of 4 feet;
- The standard specifying the minimum height of a stoop to be 2.5 feet is eliminated;
- The size of required trees are reduced from a caliper of 2 inches to a caliper of 1.5 inches;
- The height of landscape hedges or walls is increased from 3 feet to 4 feet;
- The requirement for landscaping the interior of a parking lot is reduced from 8% to 5%;
- The minimum size requirement for a landscape island within a parking lot is reduced from 100 square feet to 75 square feet;
- The minimum width of a landscape planter is reduced from 7 feet to 5 feet;
- The requirement for landscaping the rear yard of a residential lot is replaced with a requirement that a rear yard shall be at a minimum seeded or mulched;
- The requirement for 3<sup>rd</sup> party verification requirement for green building compliance is eliminated;
- The requirement for energy star certification on all new construction is eliminated, although compliance with energy star standards is still required;
- The requirement for sustainability plans to be filed for all binding site plan/commercial development is eliminated;
- The residential fencing standards are relaxed to allow for fences to be a maximum of 6' in height, rather than 5' feet;

Other changes would amend the standards of park development that are embedded in the LUDR. Less trail construction, fewer landscape plantings and fewer park amenities would be constructed as the development of Badger Mountain South community occurs.

| Park Area         | Original Standard              |                                  |                  | Proposed Revision              |                                  |                  |
|-------------------|--------------------------------|----------------------------------|------------------|--------------------------------|----------------------------------|------------------|
|                   | Primary Trail<br>(lineal feet) | Secondary Trail<br>(lineal feet) | Trees/<br>Shrubs | Primary Trail<br>(lineal feet) | Secondary Trail<br>(lineal feet) | Trees/<br>Shrubs |
| The Ravine        | 2,500                          | 6,800                            | 60/100           | 1,500                          | 5,000                            | 60/100           |
| The Reserve       | 14,000                         | 6,000                            | 350/500          | 8,000                          | 4,000                            | 120/200          |
| The Orchard Green | 10,000                         | 5,200                            | 350/500          | 5,000                          | 2,000                            | 150/200          |
| <b>Totals</b>     | <b>26,500</b>                  | <b>18,000</b>                    | <b>760/1100</b>  | <b>14,500</b>                  | <b>11,000</b>                    | <b>330/500</b>   |



Other proposed changes to park standards are as follows:

- Required park amenities in The Reserve open space area eliminate a paved activity court and 2 volleyball courts and a community garden. In the Orchard Green area a required water feature would be eliminated;
- Restroom facilities have been eliminated as a requirement from local parks;
- Parkour stations have been added to the menu of required park amenities that are to be provided in local parks;
- The village green park has been eliminated altogether;
- The requirement for block parks (small tracts ranging in size between 5,000 square feet and one acre and generally use for passive open spaces) are eliminated;

Finally, there are proposed changes to some of the maps within the LUDR. Specifically, the Regulating Plan for Land Use and Urban Form (Chapter 2) is revised. The primary change is that additional lands located along collector streets are designated as BMS Neighborhood Collector. Additionally, the Trail Layout and Trail Types Map (Chapter 5) and the Regulating Plan for Streets (Chapter 6) have been modified.

## ANALYSIS

The LUDR, adopted in 2010, is the City's first form based code. The LUDR places an emphasis on many smart growth planning principles. It encourages pedestrian activity through the integrated system of pedestrian and bicycle trails throughout the community; it will implement the plan to provide parks, shopping and schools within easy walking distance of every residence; it calls for narrow streets and small lots to slow vehicular traffic and make more efficient use of land; its' overall design encourages public transit; it includes provisions for mixed-use development and standards for building form, design and landscaping; and requires the use of energy conservation measures in the development of new buildings. Many of these standards are not even addressed at all in City Code, so the complexity of the LUDR far exceeds that of the City's standard development regulations.

Of all the changes proposed, the most significant ones allow residential lots that are accessed directly from the street and not from an alley. Combined with provisions that allow for three car garages, these amendments respond directly to the reasons listed by a variety of home builders as to why they have chosen to not build within the Badger Mountain South community. There is apparent resistance to alley loaded lots in our local market at this point. The amendments would still provide for alley loaded lots but they would no longer be mandated.

Elimination of alleys also reduces the costs of development. Cost reduction is another major reason for the proposed LUDR amendments. Required improvements to open space have been significantly reduced. The length of trails required to be constructed within the community is reduced by over 40%. Some required park amenities have

## AHBL's Summary of Proposed Modifications:

# PROJECT MEMO



**TO:** Rick Simon - City of Richland  
**FROM:** Todd Sawin, PE  
Tacoma Office - (253) 383-2422  
**DATE:** Nov. 9, 2014  
**PROJECT NO.:** 2133020.10  
**PROJECT NAME:** Badger Mountain South  
**SUBJECT:** LUDR Revisions

The following is a summary of the proposed modifications to the LUDR to allow greater flexibility in design and remove some impediments that were proving difficult to design and enforce. The modifications will also help potential developers/builders with the costs associated with design and construction. To view the detailed revisions, please refer to the most recent redline copy of the LUDR document.

### ***Section 1- Introduction – How to Use the LUDR***

- The administrative deviation process is added. The process is currently described in the BMS Master Agreement and needed to be inserted into the LUDR for consistency.

### ***Section 2 – Urban Form Districts, Land Uses and Building Types***

- The 'Regulating Plan for Land Use and Urban Form' illustration has been updated to reflect some revisions to the districts.
- Changes to the 'Land Uses Allowed By District' Table were made primarily to the BMS-NC District to allow for single family uses.

### ***Section 3 – Urban Form Standards for Districts Other than Special Districts***

- Changes include removing "minimum height" and "story height" requirements; instead most height requirements are limited by "maximum height". The maximum height requirement is proposed to be 4 stories in BMS-VMU district; 35 feet in BMS-NC, BMS-NG and BMS-NE districts; and 40 feet in BMS-Civic district.
- Parking changes allow for compact parking stalls and allowed for on-street parking to be used in parking calculations.
- The BMS-NC District standards are modified to include standards for single family residential uses.
- Side yards are reduced from six to five feet.
- New requirements are proposed to allow for front loaded products with rear yards facing a collector street.
- In these situations the block lengths are required to be a minimum of 300 feet and 5 feet of landscaping is required between the rear yard and the collector street.
- The parking placement requirements and diagram is removed and the garage for front loaded lots is increased from a maximum of 2- to 3-cars for both BMS-NC and BMS-NG districts.

### ***Section 5 – Civic Space Standards***

- The 'Illustrative Plan for Civic Space Layout' amended to illustrate revisions to the open space areas.
- The required number of shrubs and trees for trails have been reduced.
- Local parks amenities are reduced from 3 to 2.
- The Village Green and Block Park standards are removed.
- The minimum greenbelt width requirement has been modified.
- A new trail map has been prepared.

### ***Section 6 – Street Standards***

- A new 'Regulating Plan for Streets' will be prepared to reflect LUDR changes. The plan will not show local streets and alleys.





- Various standards for the proposed streets and frontage types have been revised such as curb radii and parking.

#### ***Section 7 – Block Standards and Project Targets***

- Section 7.B “Process for Subdividing Land” is removed – it is not necessary.
- Section 7.C Block Standards are revised:
  - Increased maximum block length,
  - Removed ‘required’ and replaced with ‘should be’ or encouraged where needed.
- Alley standard is revised to include dead-end alleys as long as they are no greater than 150-ft.
- Section 7.D Block Open Space Standards are removed.
- Minimized language in 7.E to be more concise.
- The “Illustrative Neighborhood Master Plan” illustration in Section 7.f will be replaced and retitled “Illustrative Neighborhood Development Plan”.
- Sections 7.G through 7.K are removed.

#### ***Section 8 – Building Type Standards***

- Revised ‘Building Types Summary’ Table to allow cottage court, single-family house – street access garage and accessory units in the BMS-NC zoning district.
- Where parking, garages and services are allowed on an alley, language was also added to allow the same things to occur on a local street.

#### ***Section 11 – Landscape Standards***

- Standards were added to require all landscaping conform with the requirements of RMC 23.54 Off-Street Parking and Landscaping.
- Minor text revisions allow smaller minimum caliper of trees, interior landscaping etc.
- Rear yard planting requirements are removed. At a minimum the rear yard shall be seeded or mulched for a stabilized surface.
- Replace Master Landscape Architect with BMS-MPA for approvals.

#### ***Section 12 – Sustainability Standards***

- Language was revised to include more statements such as ‘promote’, ‘encourage’, goal.
- Geothermal heating has been added as a recommended element in Section 12.c.
- The requirement for a Sustainability Plan in Section 12.D was removed.

#### ***Section 13 – Site Improvement Standards***

- Several revisions are made to fence standards including height, articulation and fence types.
- Increased flexibility is provided by allowing minor deviations when approved by BMS MPA.

LK/

Q:\2013\2133020\30\_PLN\Deliverables\_By\_Date\20140830\_LUDR\_Text\_Revisions\_DRAFT\_2133020.30.docx

## Appendix A4BMS-3: Land Use Tables

Visual representation of current LUDR Page 2-3, 2.C Land Use Table:

| Land Use Types | P= Permitted by right<br>P+Number = see Land Use Notes | LAND USES ALLOWED BY DISTRICT |           |      |        |        |           |      |           |            |           |
|----------------|--------------------------------------------------------|-------------------------------|-----------|------|--------|--------|-----------|------|-----------|------------|-----------|
|                |                                                        | BMS-VMU                       | BMS-NC    | -P   | BMS-NG | BMS-NE | BMS-CIVIC | -P   | BMS SD-SR | BMS SD-CMU | BMS SD-DR |
| Residential    | Single-family                                          | -                             | P         |      | P      | P      | -         | P-29 | P         | -          | -         |
|                | Multi-family                                           | P-1                           | P-2, 3    |      | P-3    | -      | -         | P-29 | P-4       | P-4        | P-4       |
|                | Senior Housing                                         | P-5                           | P         |      | -      | -      | -         | P-29 | -         | P-6        | P-6       |
|                | Assisted Living/Nursing Home                           | P-7                           | P         |      | -      | -      | -         | P-29 | -         | P          | -         |
|                | Accessory Unit                                         | -                             | P-8       |      | P-8    | P-8    | -         | P-29 | P         | -          | -         |
|                | Adult Family Home                                      | -                             | -         |      | P      | P      | -         | P-29 | -         | -          | -         |
| Retail         | Neighborhood Retail                                    | P                             | P         |      | -      | -      | -         | P-29 | P         | P          | P         |
|                | General Retail                                         | P                             | P         |      | -      | -      | -         | P-29 | P         | P          | P         |
|                | Large Scale Retail                                     | -                             | -         |      | -      | -      | -         | P-29 | P-11      | P-10       | P         |
|                | Parking Structures                                     | P-13                          | -         |      | -      | -      | -         | P-29 | P         | P          | P         |
| Services       | Neighborhood Personal Services                         | P                             | P/P-12    |      | P-12   | P-12   | -         | P-29 | P         | P          | P         |
|                | General Services                                       | P                             | P         |      | -      | -      | -         | P-29 | P-11      | P          | P         |
|                | Eating and Drinking Establishments                     | P                             | P-14      |      | -      | -      | -         | P-29 | P         | P          | P         |
|                | Child Care                                             | P-15                          | P-15/P-16 |      | P-16   | P-16   | -         | P-29 | -         | P-15       | P-15      |
|                | Vehicular Services                                     | P-17                          | -         |      | -      | -      | -         | P-29 | -         | P-18       | P-18      |
|                | Storage                                                | -                             | -         | P-19 | P-19   | -      | -         | P-29 | -         | P-13       | P-13      |
| Office         | Hospitality/Lodging                                    | P                             | -         |      | -      | P-20   | -         | P-29 | P         | P          | P         |
|                | Neighborhood Office                                    | P                             | P/P-12    |      | P-12   | P-12   | -         | P-29 | P         | P          | P         |
|                | General Office                                         | P                             | P         |      | -      | -      | -         | P-29 | P         | P          | P         |
| Civic          | Accessory Office                                       | P                             | -         |      | -      | -      | -         | P-29 | P         | P          | P         |
|                | Public Facilities                                      | P                             | -         |      | P-30   | -      | P         | P-29 | P         | P          | P         |
|                | Recreation and Cultural Facilities, Public and Private | P                             | -         |      | P      | -      | P         | P-29 | P         | P          | P         |
|                | Place of Worship                                       | P                             | P-21      |      | P      | -      | P-33      | P-29 | -         | -          | -         |
| Other          | Solar Panels or Arrays                                 | P                             | P         |      | P      | P      | P-22      | P-29 | P         | P          | P         |
|                | Vineyards and Other Agricultural Uses                  | -                             | -         |      | -      | P-23   | P         | P-29 | P-24      | -          | -         |
|                | Telecommunications Facilities                          | P-25                          | -         |      | -      | -      | P-32      | P-29 | -         | P-32       | P-32      |
|                | Parking lots                                           | P                             | P         |      | -      | -      | P-33      | P-29 | P         | P          | P         |
|                | Drive-through Window Service                           | P-26                          | P/P-26    |      | -      | -      | -         | P-29 | P-26      | P-26       | P-26      |
|                | Vending Carts                                          | P-27                          | -         |      | -      | -      | -         | P-29 | P-27      | P-27       | P-27      |
|                | Temporary Uses                                         | P-28                          | -         |      | -      | -      | -         | P-29 | P-28      | P-28       | P-28      |
|                | Special Events                                         | P                             | -         |      | -      | -      | P         | P-29 | P         | P          | P         |
|                | Gambling Premises                                      | -                             | -         |      | -      | -      | -         | P-29 | -         | -          | P         |

### 2.C LAND USE TABLE

The Land Use Table categorizes the range of uses or functions which may occupy a building in each of the Districts. The Districts are identified by name and by color-coded legend across the top bar of the table and the uses are identified in the column on the left of the table. These functional classifications are defined and examples are provided in Section 14, the Glossary.

The functional classifications or uses are identified for each District as "P", permitted by right, or "P-Number" which refers to the numbered Notes Table 2.C.1 below for additional information, restrictions or exclusions. If there is neither reference, the use is not permitted within that District.

The City's Administrative Official may allow a use that is unlisted in the Land Use Table if all conditions of LUDR 1.G.3 apply.



Indicates -P Overlay District - see 2.B, Regulating Plan for Land Use and Urban Form for specific locations.

Visual representation of proposed LUDR amendment Page 2-3, 2.C Land Use Table:

| LAND USES ALLOWED BY DISTRICT |                                                        |         |           |      |        |        |           |      |           |            |           |
|-------------------------------|--------------------------------------------------------|---------|-----------|------|--------|--------|-----------|------|-----------|------------|-----------|
| Land Use Types                | P= Permitted by right<br>P+Number = see Land Use Notes | BMS-VMU | BMS-NC    | -P   | BMS-NG | BMS-NE | BMS-CIVIC | -P   | BMS SD-SR | BMS SD-CMU | BMS SD-DR |
|                               |                                                        |         |           |      |        |        |           |      |           |            |           |
| Residential                   | Single-family                                          | -       | P         |      | P      | P      | -         | P-29 | P *       | - *        | - *       |
|                               | Multi-family                                           | P-1     | P-2, 3    |      | P-3    | -      | -         | P-29 | P-4 *     | P-4 *      | P-4 *     |
|                               | Senior Housing                                         | P-5     | P         |      | -      | -      | -         | P-29 | - *       | P-6 *      | P-6 *     |
|                               | Assisted Living/Nursing Home                           | P-7     | P         |      | -      | -      | -         | P-29 | - *       | P *        | - *       |
|                               | Accessory Unit                                         | -       | P-8       |      | P-8    | P-8    | -         | P-29 | P *       | - *        | - *       |
|                               | Adult Family Home                                      | -       | -         |      | P      | P      | -         | P-29 | - *       | - *        | - *       |
| Retail                        | Neighborhood Retail                                    | P       | P         |      | -      | -      | -         | P-29 | P         | P          | P         |
|                               | General Retail                                         | P       | P         |      | -      | -      | -         | P-29 | P         | P          | P         |
|                               | Large Scale Retail                                     | -       | -         |      | -      | -      | -         | P-29 | P-11      | P-10       | P         |
|                               | Parking Structures                                     | P-13    | -         |      | -      | -      | -         | P-29 | P         | P          | P         |
| Services                      | Neighborhood Personal Services                         | P       | P/P-12    |      | P-12   | P-12   | -         | P-29 | P         | P          | P         |
|                               | General Services                                       | P       | P         |      | -      | -      | -         | P-29 | P-11      | P          | P         |
|                               | Eating and Drinking Establishments                     | P       | P-14      |      | -      | -      | -         | P-29 | P         | P          | P         |
|                               | Child Care                                             | P-15    | P-15/P-16 |      | P-16   | P-16   | -         | P-29 | -         | P-15       | P-15      |
|                               | Vehicular Services                                     | P-17    | -         |      | -      | -      | -         | P-29 | -         | P-18       | P-18      |
|                               | Storage                                                | -       | -         | P-19 | P-19   | -      | -         | P-29 | -         | P-13       | P-13      |
| Office                        | Hospitality/Lodging                                    | P       | -         |      | -      | P-20   | -         | P-29 | P         | P          | P         |
|                               | Neighborhood Office                                    | P       | P/P-12    |      | P-12   | P-12   | -         | P-29 | P         | P          | P         |
|                               | General Office                                         | P       | P         |      | -      | -      | -         | P-29 | P         | P          | P         |
|                               | Accessory Office                                       | P       | -         |      | -      | -      | -         | P-29 | P         | P          | P         |
| Civic                         | Public Facilities                                      | P       | -         |      | P-30   | -      | P         | P-29 | P         | P          | P         |
|                               | Recreation and Cultural Facilities, Public and Private | P       | -         |      | P      | -      | P         | P-29 | P         | P          | P         |
|                               | Place of Worship                                       | P       | P-21      |      | P      | -      | P-33      | P-29 | -         | -          | -         |
|                               | Solar Panels or Arrays                                 | P       | P         |      | P      | P      | P-22      | P-29 | P         | P          | P         |
| Other                         | Vineyards and Other Agricultural Uses                  | -       | -         |      | -      | P-23   | P         | P-29 | P-24      | -          | -         |
|                               | Telecommunications Facilities                          | P-25    | -         |      | -      | -      | P-32      | P-29 | -         | P-32       | P-32      |
|                               | Parking lots                                           | P       | P         |      | -      | -      | P-33      | P-29 | P         | P          | P         |
|                               | Drive-through Window Service                           | P-26    | P/P-26    |      | -      | -      | -         | P-29 | P-26      | P-26       | P-26      |
|                               | Vending Carts                                          | P-27    | -         |      | -      | -      | -         | P-29 | P-27      | P-27       | P-27      |
|                               | Temporary Uses                                         | P-28    | -         |      | -      | -      | -         | P-29 | P-28      | P-28       | P-28      |
|                               | Special Events                                         | P       | -         |      | -      | -      | P         | P-29 | P         | P          | P         |
|                               | Gambling Premises                                      | -       | -         |      | -      | -      | -         | P-29 | -         | -          | P         |

(Continued on next page)



## 2.C LAND USE TABLE

The Land Use Table categorizes the range of uses or functions which may occupy a building in each of the Districts. The Districts are identified by name and by color-coded legend across the top bar of the table and the uses are identified in the column on the left of the table. These functional classifications are defined and examples are provided in Section 14, the Glossary.

The functional classifications or uses are identified for each District as "P", permitted by right, or "P-Number" which refers to the numbered Notes Table 2.C.1 below for additional information, restrictions or exclusions. If there is neither reference, the use is not permitted within that District.

The City's Administrative Official may allow a use that is unlisted in the Land Use Table if all conditions of LUDR 1.G.3 apply.



Indicates -P Overlay District - see 2.B, Regulating Plan for Land Use and Urban Form for specific locations.

*\*In an effort to protect the intent of the Specialty Districts, land use shall be restricted to the permissible Retail, Services, Office, Civic and Other land use types until 90% of full build out is complete as defined in the FSEIS. Residential Land Use Types that allow for live/work; Commercial; Commercial/Mixed-use-Liner over commercial shall be allowed so long as they are physically attached to a business. Standalone residential units such as: duplexes, townhomes, single-family, multifamily homes shall not be developed during this period. Once 90% of full build out is complete, restrictions on Residential Land Use Types will be removed. At that time, all the land uses that are permitted in the Residential Land use shall be permitted.*

## Appendix A4BMS-4: Specialty Districts

### Master Agreement Between the City of Richland and Nor Am Investment, LLC Regarding the Community Known as Badger Mountain South. (Page 11)

#### 16. CITY'S CONTRIBUTION TO SPECIAL DISTRICT-SPECIALTY RETAIL IMPROVEMENTS.

16.1 The Port of Kennewick is considering investing in the Specialty Retail District in Badger Mountain South in order to construct a world class pedestrian-oriented destination village, which will include numerous uses related to the agricultural products of the region, including wines and grapes (See LUDR, Exhibit C). It is also intended to include class rooms, meeting areas, hotel, restaurants, and other related uses, all centered around a common pedestrian corridor. The City is also desirous of investing funds to stimulate tourism and economic development. If the City invests lodging tax revenues in improvements to this district in order to stimulate tourism, then the amount of lodging taxes generated from Badger Mountain South shall not be used in the annual revenue calculation required by paragraph 15.2.

16.2 The parties intend to enter into further agreements regarding the preparation of a master site plan for the specialty retail area, and the design and construction of certain improvements within the specialty retail area, including a business incubator building, a public meeting area, and related public facilities. It is contemplated that that the agreement will be a three party agreement between the City, the Port of Kennewick, and Nor Am and will include an investment by all parties.

### Descriptions of Districts from City of Richland Badger Mountain Subarea Plan (Pages 28-29)

#### **Badger Mountain Specialty Retail:**

The Badger Mountain Specialty Retail (BMSR) commercial designation is identified for areas that will be developed to have a particular draw for tourists or other visitors, while also providing goods and services to the local population. This land use designation is only found within the Badger Mountain South area. It is intended that areas identified as BMSR be developed according to distinct design standards found in the related Badger Mountain South Development Agreement to ensure that a sense of cohesiveness is achieved through coordinated use of building materials, landscaping, signage and lighting. Its location near the freeway interchange will allow the creation of an attractive and inviting entry to South Richland and will concentrate the impact from more auto-oriented uses away from the primary residential neighborhoods.

The area identified as BMSR is being planned to develop as the Badger Mountain South Wine Village and would include a variety of uses and employers such as a wine business incubator, other wineries, demonstration vineyards, boutique hotel, other retail, and goods and services associated with wineries and hospitality in general. The concept plan also includes a public gathering plaza, outdoor amphitheater and sustainable design demonstration features. The build out of the Badger Mountain South Wine Village would occur in stages dependent upon market conditions.



**Badger Mountain Destination Retail:**

Badger Mountain Destination Retail (BMDR) is a land use designation applicable to properties in Badger Mountain South that lie west of Dallas Road at the I-82 interchange. The purpose of this designation is to capture retail and other commercial users that provide goods and services to both the nearby neighborhoods and to the traveling public. At full build out this area would contain a well-conceived and well-designed retail center with a variety and mix of uses, including anchor stores, multi-screen theater, restaurants, service stations, as well as a major, stand-alone retailer. This district is especially suitable for freeway-related uses, including high volume retail, food and specialty stores. Uses here would be sited using the design guidelines found in the Badger Mountain South Development Agreement in order to provide an attractive southern gateway to the City of Richland and to the neighborhoods within the Badger Mountain Subarea.

**Badger Mountain Commercial Mixed Use:**

The Badger Mountain Commercial Mixed Use (BMCMU) designation applies only to properties in Badger Mountain South. It is concentrated within two neighborhood centers as well as being applied to some of the land area adjacent to Dallas Road. The purpose of the BMCMU designation is to concentrate a greater variety of activities within key areas of the community that include public transit, retail, medical and office uses along with residential uses. In many instances, residential will be located within many of the same commercial structures; some residential units may be live-work units where the living quarters is above one's shop or office. Residents will benefit by having a short walk for groceries, or to other stores and service providers, and businesses benefit by having customers living above or around them. Other areas identified for BMCMU may be appropriate for general and corporate office or limited medical facilities and other professional activities. In all cases, in areas identified as BMCMU an important component will be the inclusion of gathering places, public areas that help to provide a sense of identity and an opportunity for community-building.

The type, configuration, and density of development here will also appeal to neighborhood shoppers and will encourage pedestrian traffic between businesses, facilitate efficient mass transit, and consequently require less reliance on motor vehicles. Low intensity uses are not desirable within this area. However, places of worship and public uses including a fire station, satellite police facility, or public library branch can be important additions to the mixed use districts.

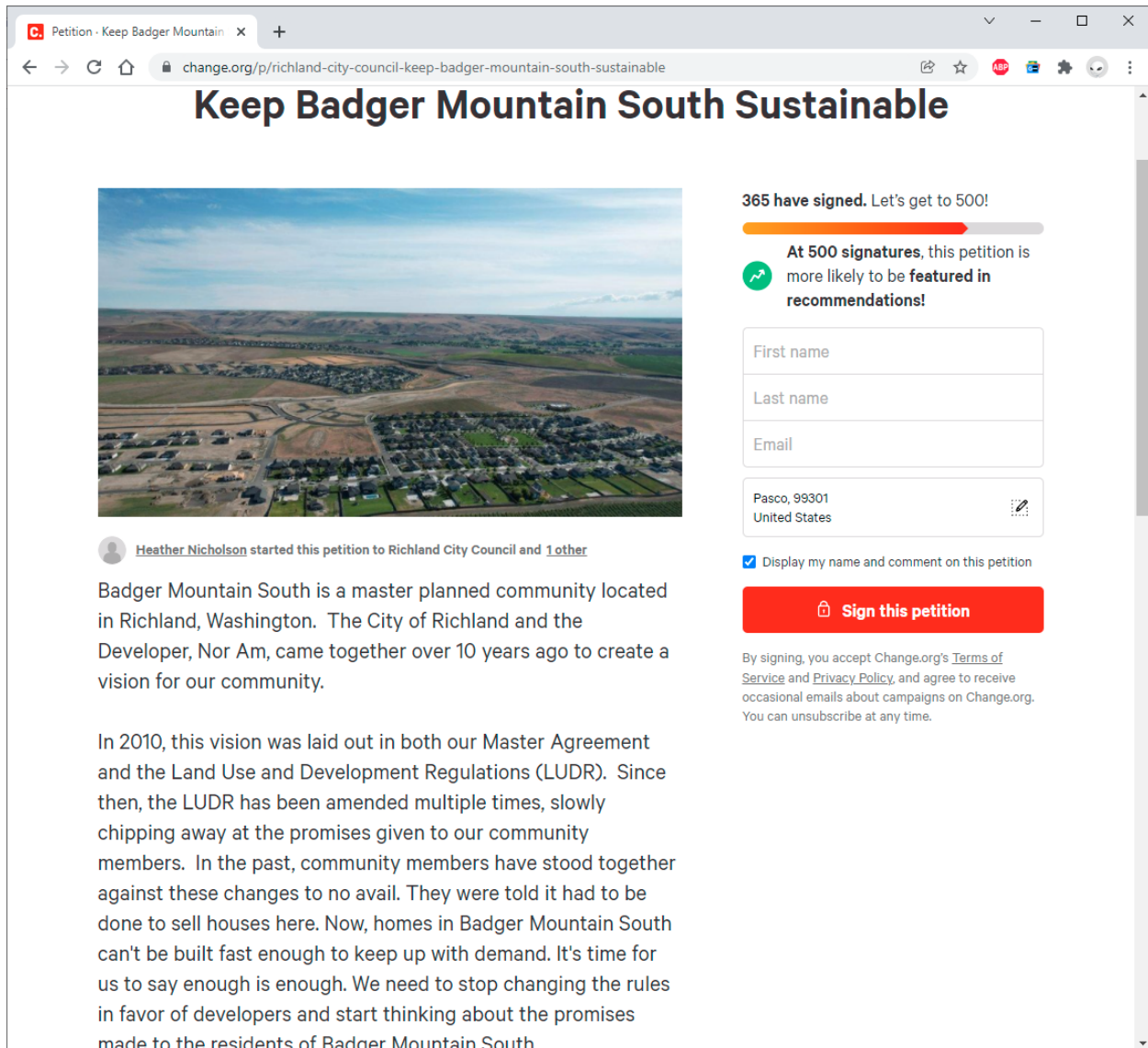


## Appendix A4BMS-5: Petition to Keep Badger Mountain South Sustainable

**URL:** <https://www.change.org/p/richland-city-council-keep-badger-mountain-south-sustainable>

**Captured:** 1/17/2022

### Screenshots of Petition:



The screenshot shows a web browser window displaying a petition on Change.org. The browser's address bar shows the URL: [change.org/p/richland-city-council-keep-badger-mountain-south-sustainable](https://www.change.org/p/richland-city-council-keep-badger-mountain-south-sustainable). The petition title is "Keep Badger Mountain South Sustainable". Below the title is a large aerial photograph of a suburban neighborhood with houses and green spaces. To the right of the photo, a progress bar indicates that 365 people have signed, with a goal of 500. A green checkmark icon and text state: "At 500 signatures, this petition is more likely to be featured in recommendations!". Below this is a sign-up form with fields for "First name", "Last name", and "Email". A dropdown menu shows "Pasco, 99301" and "United States". A checkbox labeled "Display my name and comment on this petition" is checked. A red button with a lock icon and the text "Sign this petition" is prominently displayed. Below the button, small text reads: "By signing, you accept Change.org's [Terms of Service](#) and [Privacy Policy](#), and agree to receive occasional emails about campaigns on Change.org. You can unsubscribe at any time." On the left side, below the photo, it says "Heather Nicholson started this petition to Richland City Council and 1 other". Below that is a paragraph of text about the community and its development.

**Keep Badger Mountain South Sustainable**

365 have signed. Let's get to 500!

At 500 signatures, this petition is more likely to be featured in recommendations!

First name

Last name

Email

Pasco, 99301  
United States

☒ Display my name and comment on this petition

**Sign this petition**

By signing, you accept Change.org's [Terms of Service](#) and [Privacy Policy](#), and agree to receive occasional emails about campaigns on Change.org. You can unsubscribe at any time.

Heather Nicholson started this petition to Richland City Council and 1 other

Badger Mountain South is a master planned community located in Richland, Washington. The City of Richland and the Developer, Nor Am, came together over 10 years ago to create a vision for our community.

In 2010, this vision was laid out in both our Master Agreement and the Land Use and Development Regulations (LUDR). Since then, the LUDR has been amended multiple times, slowly chipping away at the promises given to our community members. In the past, community members have stood together against these changes to no avail. They were told it had to be done to sell houses here. Now, homes in Badger Mountain South can't be built fast enough to keep up with demand. It's time for us to say enough is enough. We need to stop changing the rules in favor of developers and start thinking about the promises made to the residents of Badger Mountain South.

Petition - Keep Badger Mountain

change.org/p/richland-city-council-keep-badger-mountain-south-sustainable

Today, the City and Nor Am are working together again to amend the LUDR. This time, they are decreasing both our park and open space acreage by over 172 acres. They are also removing the minimum required acreage for our open space parks. In addition, they are eliminating block parks, adding more residential allowances in our business districts without limit, and allowing storm ponds (or any land the developer chooses) to count as open space. All of this threatens the sustainable community we were promised.

Our community is coming together once again to ask that these specific amendments be stopped. The people who already live here and the people who want to live here believe in the vision of a sustainable Badger Mountain South. Gutting those promises any further will completely change the heart of our community.

Once the acreage set aside for parks is bulldozed and has homes placed on it, once the business district is covered by residential lots, once the lots that were supposed to be used for children's play areas are gone, it will be too late to save the integrity of Badger Mountain South.



Start a petition of your own

This petition starter stood up and took action. Will you do the same?

Start a petition

Updates

Final Day to Send the City Written Comments on Proposed Changes

## Screenshots of Comments:

The screenshot shows a web browser window with the URL [change.org/p/richland-city-council-keep-badger-mountain-south-sustainable/c](https://change.org/p/richland-city-council-keep-badger-mountain-south-sustainable/c). The page title is "Supporter comments · Richland". The change.org logo is at the top left, and navigation links for "Dashboard", "Petition", "Edit", and "Comments" are at the top. The "Comments" link is highlighted in red. Below the navigation bar, the section "Reasons for signing" is displayed. A sub-header reads: "See why other supporters are signing, why this petition is important to them, and share your reason for signing (this will mean a lot to the starter of the petition)." Three comments are listed, each in a light gray box. Each comment includes a profile picture, the commenter's name, the date, the text of the comment, a heart icon with the number "1", and social sharing options for Facebook, Twitter, and a generic share icon.

**change.org**

Dashboard Petition Edit **Comments**

### Reasons for signing

See why other supporters are signing, why this petition is important to them, and share your reason for signing (this will mean a lot to the starter of the petition).

**Margaret Kasper**  
Dec 9, 2021

As an RN, I understand the value of parks and open spaces as benefitting the physical, mental, and spiritual health of a community.

♥ 1 [Share](#) [Tweet](#) [Share](#)

**Britni Watkins**  
Dec 8, 2021

We were one of the first couple houses in Badger Mountain South. We loved the vision and got to know the developer well. He is no longer a part of the picture and the vision has changed dramatically. Sad to see. I would love to see this area turn into what it could be...kids at the multiple parks... [Read more](#)

♥ 1 [Share](#) [Tweet](#) [Share](#)

**Lynn Ibatuan**  
Dec 7, 2021

Would like to see promises kept!

♥ 1 [Share](#) [Tweet](#) [Share](#)



Supporter comments - Richland

change.org/p/richland-city-council-keep-badger-mountain-south-sustainable/c


**Erin Story**  
 Dec 6, 2021

Small cities are finding out more homes per acre = more tax revenue. More tax revenue = more \$ in city managers' pockets. 5 Acre -> 1 Acre -> 10,000 SQFT -> 6000SQFT -> multi-family... How many people can we squeeze on top of each other to make more \$? Parks? We don't need parks. How many more parks can we turn into homes so we get more money in our pockets? Stop the Tri-Cities from bringing Seattle here. If we wanted to live in Seattle or Portland, we would. Look around at the increases in crime and neighbor conflicts. Part of the reason for this is people living on top of each other. Sign petitions, attend city meetings, vote.

3

Share Tweet


**Christa Jolley**  
 Dec 5, 2021

I care about what happens on the Tricities.

1

Share Tweet


**Kevin Nicholson**  
 Dec 5, 2021

When choosing a home, the vision of Badger Mountain South spoke to me. Live Here, Work Here, Play Here. Walk your kids to school. Let them play in the parks. Shop specialty retail. Enjoy a winery. Try horseback riding on an equestrian trail. That's a place to put down roots and call home. But all these rule changes are effectively changing the motto to "Live Here...There's Lots of Houses to Choose From!" Enough is enough...make the original vision a reality!

6

Share Tweet

## Stevens, Mike

---

**From:** Heather Nicholson <[hansen.hch@gmail.com](mailto:hansen.hch@gmail.com)>  
**Sent:** Monday, January 17, 2022 3:04 PM  
**To:** Stevens, Mike  
**Subject:** Re: Public Comment for CA2021-1018 LUDR Changes

Sorry for the additional email, I forgot to include my address: 4717 Barbera St, Richland, WA 99352.

Thanks again,  
Heather

On Mon, Jan 17, 2022 at 2:40 PM Heather Nicholson <[hansen.hch@gmail.com](mailto:hansen.hch@gmail.com)> wrote:  
Hi Mike,

I hope you're enjoying the long weekend!

Attached you will find our response to the proposed LUDR Changes. The first attachment is titled 'Action 4 Badger Mountain South Submittal Packet' and contains 66 pages.

The second is a two page proposed amendment submitted to me by another resident in Badger Mountain South.

Please confirm all the attachments work.

Thank you!  
Heather

Proposed Amendment: 7 Foot Fence Height

Citation of the specific text, map or other illustration suggested to be amended:

LUDR

**Section 13.A Fencing**

**Page 13-2, 1.b. Residential Standards**

(1) Side, rear yard, and Alley fences shall be a maximum of 6 ft. in height. All solid or 0% transparent fences shall consist of 60 inches height solid fencing, with an 12 inches height articulation on top of fence, for a maximum total fence height of 6 ft. Articulation shall be a minimum of 50% transparent, composed of the same material as the fence unless otherwise approved by the City. Height shall be measured from the Natural Grade. Articulation not required in neighborhood edge lots.

**The suggested amendment:**

LUDR

**Page 13-2, 1.b. Residential Standards**

**Change from:**

(1) Side, rear yard, and Alley fences shall be a maximum of 6 ft. in height.

**Change to:**

(1) Side, rear yard, and Alley fences shall be a maximum of 7 ft. in height.

**Change from:**

(1) All solid or 0% transparent fences shall consist of 60 inches height solid fencing, with an 12 inches height articulation on top of fence, for a maximum total fence height of 6 ft.

**Change to:**

(1) All solid or 0% transparent fences shall consist of 72 inches height solid fencing, with an 12 inches height articulation on top of fence, for a maximum total fence height of 7 ft.

**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

**a. Promotes the public health, safety and welfare;**

**b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**



**A. (Promotes the public health, safety and welfare)**

Badger Mountain South has a lot of homes on a major collector street known as Bella Coola Lane. The people who live on this street lack sufficient privacy from high area foot traffic. People frequently walk the street and look over the walls into homes and yards. This affects the privacy, safety, and security of the residents. The intent of limiting wall heights is usually to protect views, however these homes along Bella Coola are not obscuring any natural view. Increasing the height limit to 7 feet on neighborhood edge lots is a great idea due to high foot traffic volume and the need for extra privacy.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

In order for the entire neighborhood to match along Bella Coola Rd, the developer should increase the height of the original block wall. It is currently only 5ft and the new walls behind West Village Phase 5 are 6ft. Both should be increased to 7 ft to provide better safety and privacy for all.

Dear City Planning Commissioners,

This letter is in response to the City Staff Report for File No: CA2021-108 Badger Mountain South Land Use & Development Regulations (LUDR) Update.

We would like to respectfully draw attention to pages 7-10 of the staff report. Here, the City discusses one of our biggest concerns: the loss of Civic/Open Space acreage in the Badger Mountain South Community. We'd like to specifically address the suggestion that illustrative maps be used as a tool to estimate Civic/Open Space in BMS. We disagree with this suggestion, and provide a thorough analysis below.

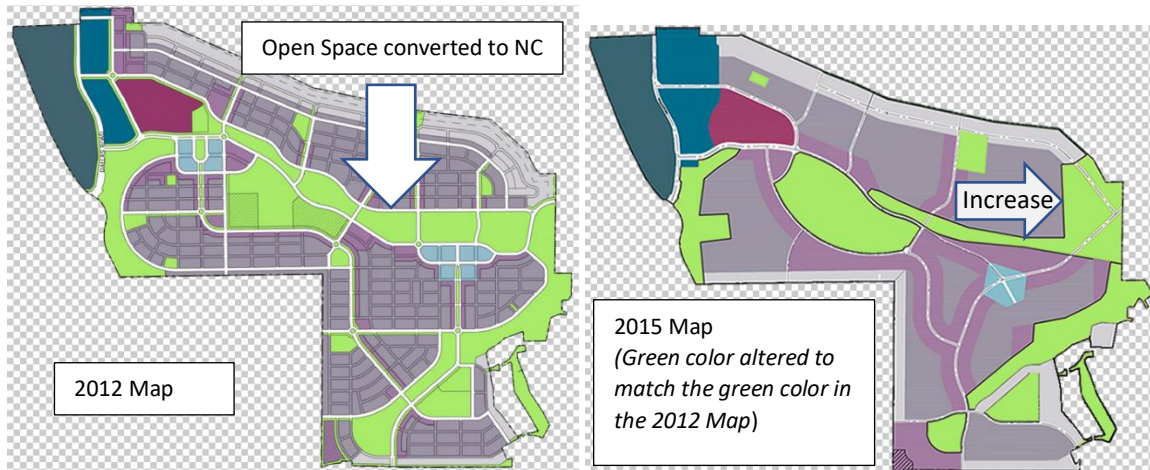
According to the City, there is a need to refer to the illustrative maps because the 2015 LUDR amendments did not explicitly state there would be a dramatic loss of Civic/Open Space in Badger Mountain South: "Nowhere was the removal of Civil [sic] Space acreage specifically identified within documents that had been reviewed by either party."

The City therefore suggests that the illustrative maps approved as part of the 2015 amendments reflect the contested loss of Civic/Open Space. Subsequently, the City provides both the 2012 illustrative map and the 2015 illustrative map in the Staff Report. They invite you to compare the difference in green space between them, stating "changes to that map removed a significant portion of Civic Space (Open Space) from the site." It's then reported that AHBL calculated the difference in the maps' respective green spaces and concluded that 221 acres of Civic/Open Space remain. **This would represent a loss of 52.4% of Civic/Open Space** ( $464 - 221 = 243$ ,  $243 / 464 = 52.4\%$ ).

The City also refers back to language from the 2015 amendment which reads (emphasis added):

*"Finally, there were also proposed changes to some of the maps within the LUDR. Specifically, the Regulating Plan for Land Use and Urban Form (Chapter 2) was revised. **The primary change was that additional lands located along collector streets are to be designated as BMS Neighborhood Collector.** Additionally, the Trail Layout and Trail Types Map (Chapter 5) and the Regulating Plan for Streets (Chapter 6) were modified."*

First, we would like to point out that this text excerpt does not indicate a loss of Civic/Open Space. What the text does say, is that the Civic/Open Space along the collector streets will be designated as residential areas. While this could be perceived as a loss in Civic/Open Space, there was also a substantial increase in Civic/Open Space along the Eastern edge of Badger Mountain South. One could easily conclude they were trying to balance out the removal of Open Space along collector streets by adding more Open Space to the Eastern Edge as illustrated below:



Additionally, we need to address the claim that there is a clear loss of green coloring between the 2012 map and the 2015 map. To our eyes, **it's not evident that 52% of green coloring was taken away**. So, we decided to run the calculations in a way that was as free of bias as possible. Please see the attachment for a detailed description of our process and methodology. To summarize our process, we pulled the maps into Photoshop and calculated the map's total pixels using the histogram feature. We then calculated the green pixels which represent the Civic/Open Space. We divided the green pixels by the overall map pixels to find what percentage of the map was dedicated to Civic/Open Space.

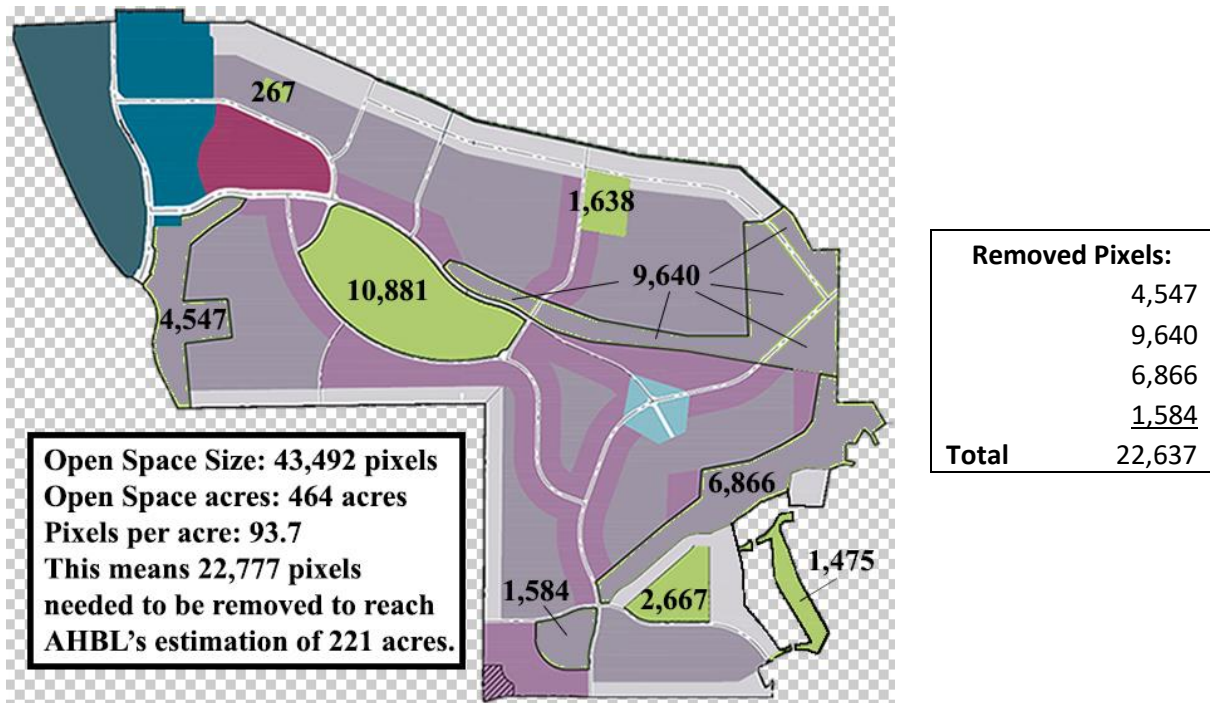
Our findings show that 24.4% of the 2012 map was classified as Civic/Open Space. After the 2015 amendments passed, the map had 21.1% of its land classified as Civic/Open Space. This indicates a 3.3% decrease in Civic/Open Space as a result of the 2015 changes to the illustrative map.

Using the original 464 acres for Badger Mountain South's Civic/Open Space, **this decrease would be equivalent to a loss of 15.3 acres**. This is roughly in line with the loss of 12 acres as a result of the 2015 amendments.

**A 3.3% loss is definitely not in line with the claim that the 2015 map amendments removed 252 acres of Civic/Open Space.**

To further demonstrate this point, we've included our own illustrative map which shows what the map would have looked like had 52% of Civic/Open Space been removed in 2015. We've added some labels to show pixel counts of the various Civic/Open Spaces.





In conclusion, it's unrealistic to suggest the 2015 Planning Commissioners and City Council members knowingly approved the reduction of Civic/Open space by 252 acres. We cannot stress enough that the loss of hundreds of acres of Civic/Open Space was not addressed in any filings or meetings in 2014-2015. No city official mentioned it and, perhaps more importantly, no Nor Am document addresses it. Moreover, the maps do not reflect this reduction. Think of the burden this kind of mentality would place on you; if every time a map was put in front of you, you had a personal duty to determine how much landmass was taken away just by looking at it.

Thank you for your time,

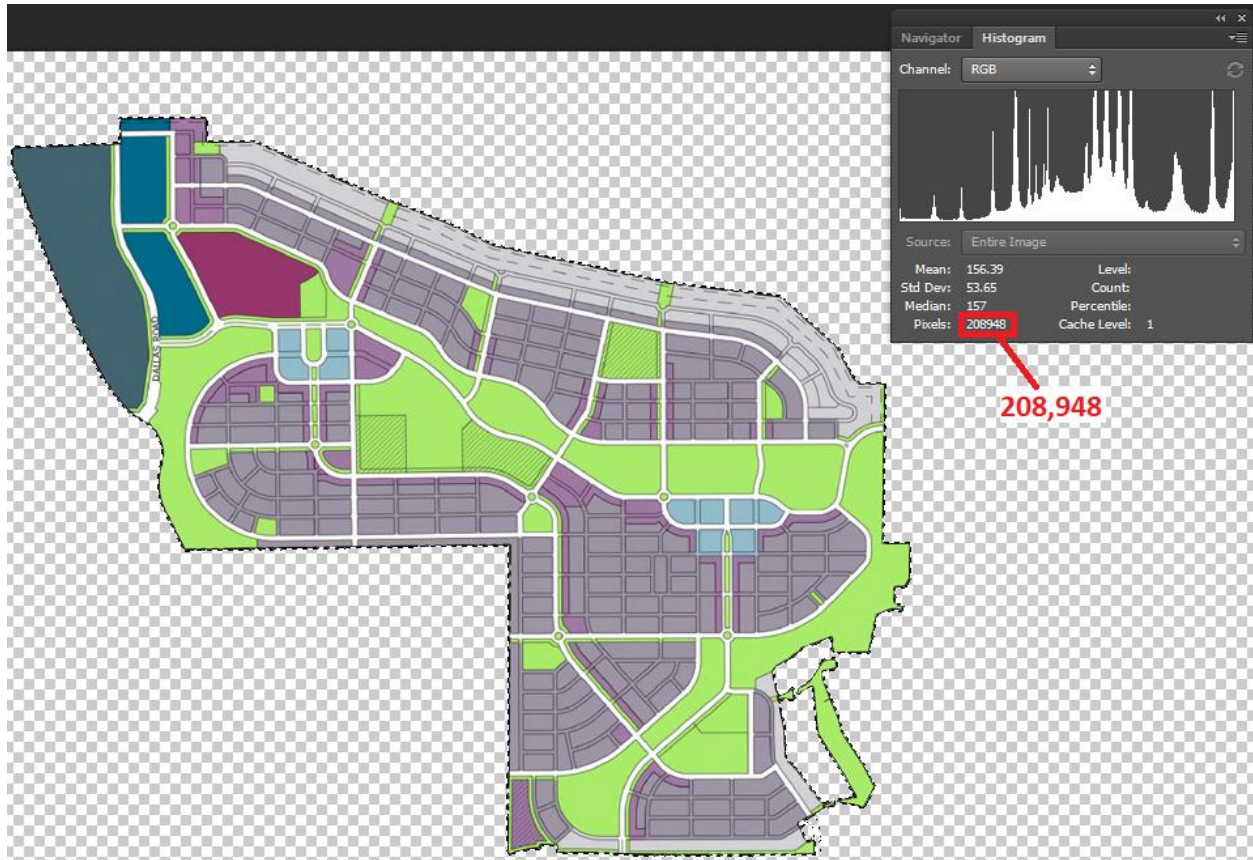
Heather Nicholson

Attachment: Method for Calculations in Illustrative Maps

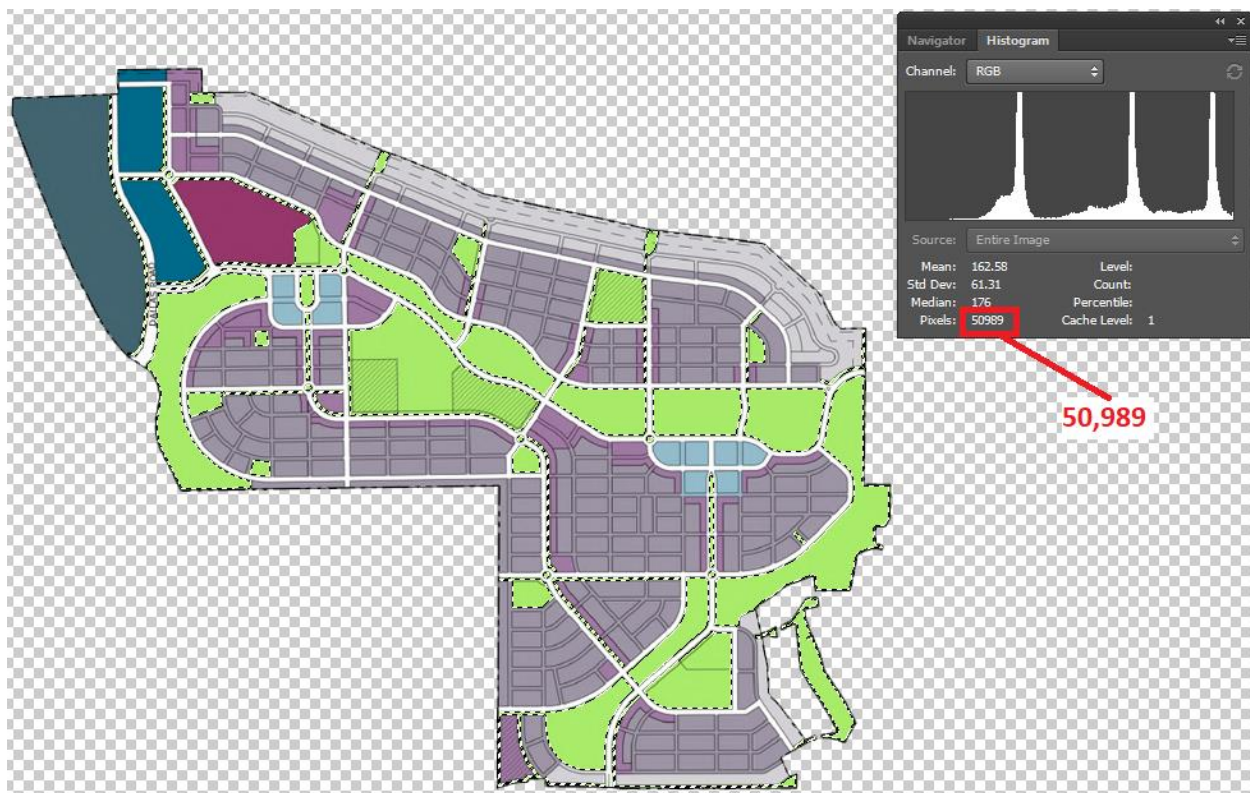
For an in-depth discussion on acreage allotment please refer to page 229 of the staff report.

### Attachment: Method for Calculations in Illustrative Maps

We took the 2012 LUDR land designation map and copied it into Adobe Photoshop. Using the histogram feature, we were able to ascertain the total number of pixels in the map (208,948). While the number of pixels is dependent on the size of the original image, we utilize this number so we can create a percentage of Civic/Open Space area against the total map area.



We then used Photoshop's "Select Color Range" function to select the bright green areas which are designated as Civic/Open Space. We then fine-tune selected pixels which the function didn't catch, such as the off-color in the overlays. In the screenshot below, these selected areas have the black dashed border around them. The total number of selected pixels is shown at 50,989:

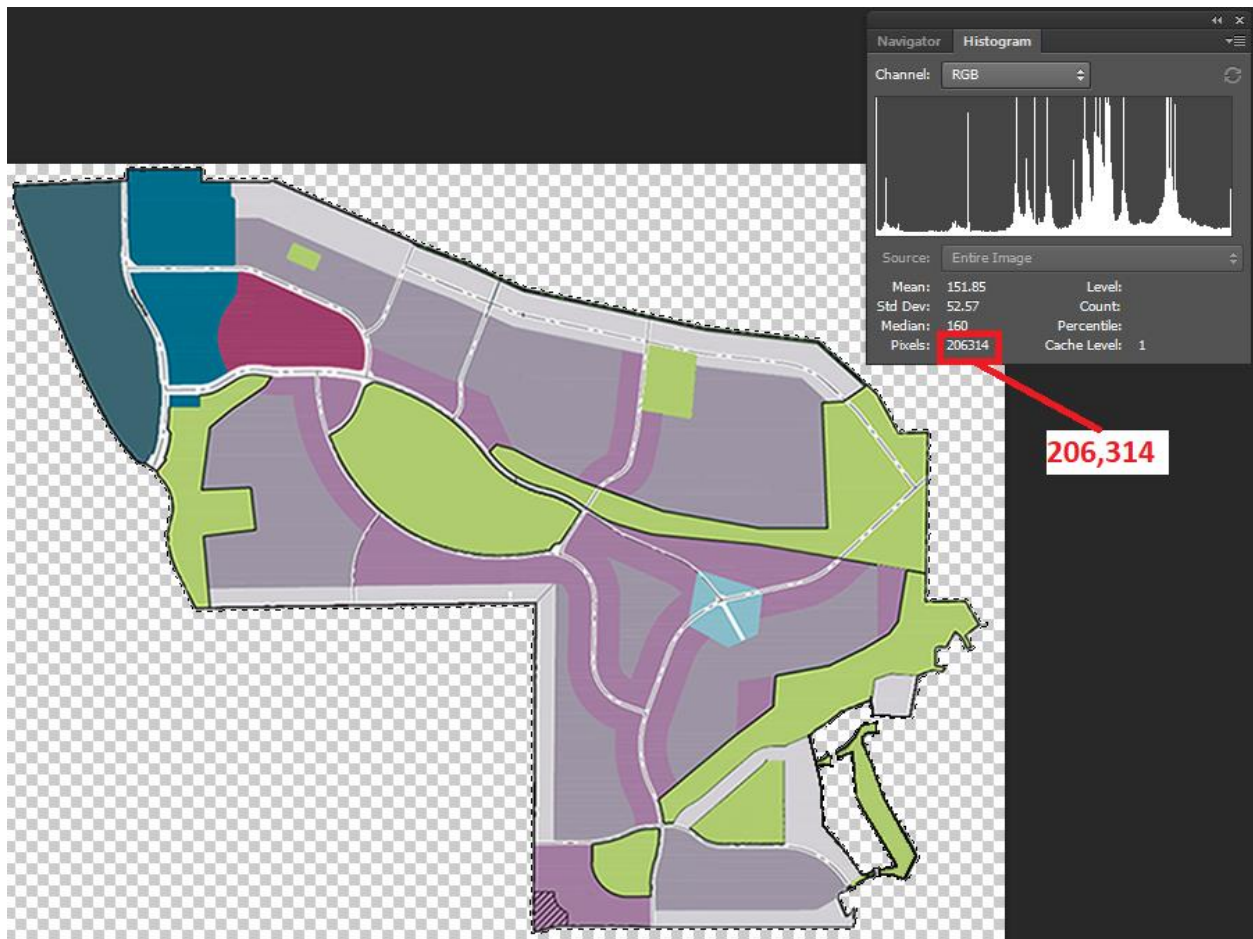


**To ascertain the percentage of Civic/Open Space shown on the map, we take the amount of green pixels and divide by the total map pixels:  $50,989 / 208,948 = 24.40\%$ . This means the map from 2012 depicts Badger Mountain South as having 24.4% of Civic Space.**

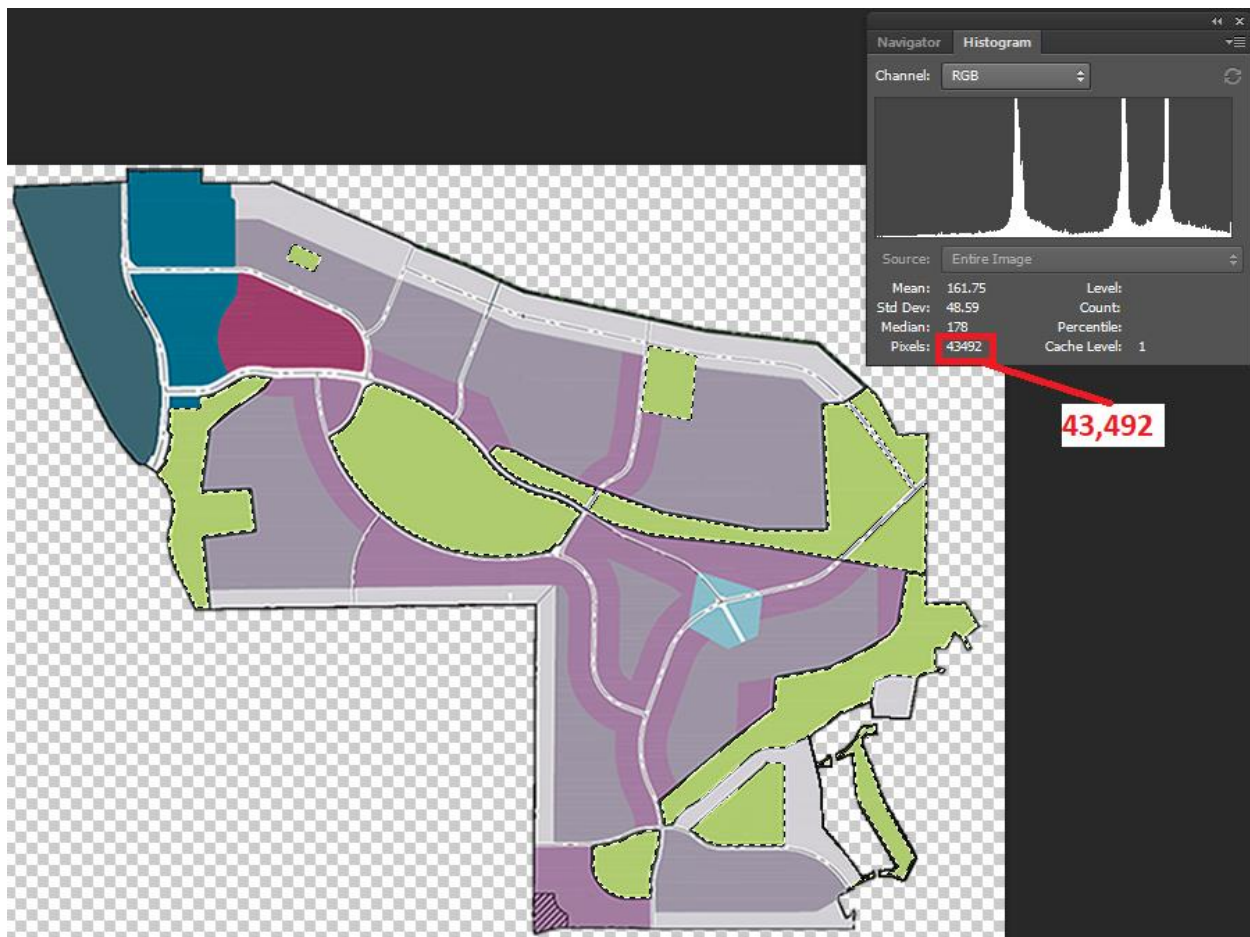
This is a great example of how this map is just for illustrative purposes only. When Nor Am and the City agreed on the specifics of Badger Mountain South, 464 acres were set aside for Civic/Open Space out of a total BMS Acreage of 1480 Acres.  $464/1480 = 31.4\%$ . This means that Badger Mountain South was meant to be 31.4% Civic/Open Space. This illustrative map was 7% short of the target.

We performed these exact same steps on the approved 2015 LUDR map. It's important to note that on the 2015 map we were able to remove the cross-hatch markings on the overlay districts. This allows us to more easily capture the exact size of each green area. In addition, a subdivision was added to the 2015 map that was not included in the 2010 map. As no new acreage was actually brought into BMS in 2015, we took this land mass out so we could compare apples to apples. No other changes were made. This resulted in a total pixel count of (206,314):





As before, we then used Photoshop's "Select Color Range" function to select the green areas which are designated as Civic/Open Space. In the screenshot below, these areas have the black dashed border around them. The total number of selected pixels is shown at 43,492:



To ascertain the percentage of Civic/Open Space shown on the map, we take the amount of green pixels and divide by the total map pixels:  $43,492 / 206,314 = 21.08\%$ . This means the map from 2015 depicts Badger Mountain South as having 21.1% of Civic/Open Space.

If the 2012 map showed 24.4% Civic/Open Space and the 2015 showed 21.1% Civic/Open Space, this indicates a decrease of 3.3% of Civic/Open Space as a result of the changes to the Illustrative map.

### Photoshop Settings Used

For purpose of data replication or validation, we have provided the Photoshop settings we used below.

- Magic Wand settings were 32 Tolerance and Contiguous checked.
- We used "Localized Color Clusters" with Fuzziness 200 and Range 100%.
- Photoshop version CS6

Richland Planning Commission  
C/O Mike Stevens  
Planning Manager  
City of Richland Wa.

Reference: CA 2021-108 – Proposed amendment to the Badger Mountain South Land Use and Development regulations (LUDAR)

And Also - Reents/Hofstad ET Al Comprehensive Plan amendment application for Tract C of the Plat of Reata Ridge

Planning commissioners,

As homeowners within the Reata Ridge Subdivision, we would like to show our support for the application submitted by NorAm Inc., which in part would remove existing open space within the Reata Ridge Subdivision, referred to as Tract C, from the Badger Mountain South LUDA. From review of the LUDAR, numerous documents, and discussions with involved parties it is a fact that the properties within the Reata Ridge subdivision are not part of the Badger Mountain South subdivision nor were they held to any of the LUDAR requirements of Badger Mountain South when developed. The Plat of Reata Ridge was actually approved and under development prior to BMS or the LUDAR. The section of land known as Tract C is completely surrounded by homes within the Reata Ridge subdivision and has no direct access to Badger Mountain South. The homes in Reata Ridge have no similarity to those in Badger Mountain South and are all on ½ acre lots or larger, we have no sidewalks and no Home Owners Association. Furthermore, Badger Mountain South development plans do not include any current or future efforts to develop or maintain Tract C as part of open space within the Badger Mountain South subdivision.

To date this land is in private ownership by Teresa Reents and Ken Hofstad who have sold off small sections of land to several neighbors in order to allow them to make their yards larger and have the room for pools, shops, etc. For the most part the land has been untouched other than the initial grading of the land when the development was started. For the homeowners within the Reata Ridge subdivision it is an eyesore, covered in sagebrush and weeds, contributes to an on-going dust control issue, and has been identified in the past as a potential fire hazard in the summer months. With the 2017 private purchase of the land by Reents/Hofstad followed by the sale of smaller sections of land to homeowners that boarder tract C, there is a potential for this land to be vastly improved. Individuals who have purchased sections of tract C have numerus plans to improve this land by integrating into their existing properties. Mrs Reents and Mr. Hofstad also have plans to maintain a portion of Tract C as common space for Reata Ridge subdivision homeowners to enjoy. This is an idea that historically has had strong support from 90% or more of the homeowners in Reata Ridge.

Removing this land from the LUDAR is the first step in the right direction and will afford homeowners within Reata Ridge, along with allowing Mrs. Reents and Mr. Hofstad to make improvements to this land that will benefit all members of the Reata Ridge subdivision. If this is approved it will have no bearing or negative effect on homeowners in the Badger Mountain South Development.

Mrs. Reents and Mr. Hofstad along with those that have purchased a section of Tract C have applied for a comprehensive plan amendment and we would like it noted that we also support this amendment.

Respectfully,

Homeowners within the Reata Ridge Subdivision

- 1 Teresa Reents 2853 Sunshine Ridge Rd
- 2 Ken D Hofstad 2853 Sunshine Ridge Rd.
- 3 D. Moody 2878 Sunshine Ridge Rd.



4 ~~Reene P. H. Jr~~ 2926 Sunshine Ridge Rd  
5 ~~Candis Clark~~ 2938 Sunshine Ridge Rd.  
6 ~~W. E. Bit~~ 2931 Sunshine Ridge Rd.  
7 Wes Arney 2919 Sunshine Ridge Rd  
8 2837 Sunshine Ridge Rd.  
9 ~~Jeffrey~~ 2837 Sunshine Ridge Rd.  
10 ~~22~~ 2829 Sunshine Ridge Rd.  
11 ~~John~~ 2894 Karlee Dr.  
12 ~~John~~ 2894 Karlee Dr.  
13 ~~Colin~~ 2986 Karlee Dr.  
14 Kayla McCole 2986 Karlee Dr.  
15 ~~B. A. H. A.~~ 2877 Sunshine Ridge Rd  
16 Britney H. A. 2877 Sunshine Ridge  
17 Jeff H. A. 2831 Sunshine Ridge  
18 ~~Renee~~ 2831 Sunshine Ridge  
19 Susie Wells 2974 Karlee Dr.  
20 Lee Welch 2974 Karlee Dr.

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Richland Planning Commission  
C/O Mike Stevens  
Planning Manager  
City of Richland Wa.

Reference: CA 2021-108 – Proposed amendment to the Badger Mountain South Land Use and Development regulations (LUDAR)

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Planning commissioners,

As homeowners within the Reata Ridge Subdivision, we would like to show our support for the application submitted by NorAm Inc., which in part would remove existing open space within the Reata Ridge Subdivision, referred to as Tract C, from the Badger Mountain South LUDA. From review of the LUDAR, numerous documents, and discussions with involved parties it is a fact that the properties within the Reata Ridge subdivision are not part of the Badger Mountain South subdivision nor were they held to any of the LUDAR requirements of Badger Mountain South when developed. The Plat of Reata Ridge was actually approved and under development prior to BMS or the LUDAR. The section of land known as Tract C is completely surrounded by homes within the Reata Ridge subdivision and has no direct access to Badger Mountain South. The homes in Reata Ridge have no similarity to those in Badger Mountain South and are all on ½ acre lots or larger, we have no sidewalks and no Home Owners Association. Furthermore, Badger Mountain South development plans do not include any current or future efforts to develop or maintain Tract C as part of open space within the Badger Mountain South subdivision.

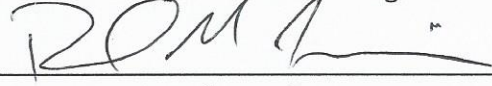
To date this land is in private ownership by Teresa Reents and Ken Hofstad who have sold off small sections of land to several neighbors in order to allow them to make their yards larger and have the room for pools, shops, etc. For the most part the land has been untouched other than the initial grading of the land when the development was started. For the homeowners within the Reata Ridge subdivision it is an eyesore, covered in sagebrush and weeds, contributes to an on-going dust control issue, and has been identified in the past as a potential fire hazard in the summer months. With the 2017 private purchase of the land by Reents/Hofstad followed by the sale of smaller sections of land to homeowners that boarder tract C, there is a potential for this land to be vastly improved. Individuals who have purchased sections of tract C have numerus plans to improve this land by integrating into their existing properties. Mrs Reents and Mr. Hofstad also have plans to maintain a portion of Tract C as common space for Reata Ridge subdivision homeowners to enjoy. This is an idea that historically has had strong support from 90% or more of the homeowners in Reata Ridge.

Removing this land from the LUDAR is the first step in the right direction and will afford homeowners within Reata Ridge, along with allowing Mrs. Reents and Mr. Hofstad to make improvements to this land that will benefit all members of the Reata Ridge subdivision. If this is approved it will have no bearing or negative effect on homeowners in the Badger Mountain South Development.

Mrs. Reents and Mr. Hofstad along with those that have purchased a section of Tract C have applied for a comprehensive plan amendment and we would like it noted that we also support this amendment.

Respectfully,

Homeowners within the Reata Ridge Subdivision

1  David H. Francis  
2  Amy Francis  
3 \_\_\_\_\_

Richland Planning Commission  
c/o Mike Stevens  
Planning Manager  
City of Richland

Reference: CA 2021-108 - Proposed amendment to the Badger Mountain South land use & development regulations (LUDR)

Planning Commissioners,

As homeowners within the Reata Ridge subdivision, we would like to offer our support for the application submitted by Nor Am, Inc., which in part would remove existing open space within the Reata Ridge subdivision, referred to as tract C, from the Badger Mountain South LUDR. It is our understanding, from review of the LUDR along with numerous discussions with involved parties, that the properties within the Reata Ridge subdivision are not part of Badger Mountain South nor were they held to any of the LUDR requirements of Badger Mountain South when developed. Tract C is completely surrounded by homes within the Reata Ridge subdivision and has no direct access to Badger Mountain South. Furthermore, Badger Mountain South development plans do not include any current or future efforts to develop tract C as part of the open space within the Badger Mountain South subdivision.

To date, this land is for the most part untouched. For homeowners within the Reata Ridge subdivision it is an eyesore, covered in sagebrush and weeds, contributes to an on-going dust control issue, and has been identified in the past as a potential fire threat in the summer months. With the recent private purchase of the land within tract C (by Teresa Reents and Ken Hofstad) followed by the sale of smaller sections of the land to homeowners that border tract C, there is a potential for this land to be vastly improved. Individual homeowners who have purchased sections of tract C have numerous plans to improve this land by integrating into their existing properties. Mrs. Reents and Mr. Hofstad also have plans to maintain a portion of tract C as common space for the Reata Ridge subdivision, an idea that historically has had strong support from the homeowners.

Removing this land from the LUDR is the first step in the right direction and will afford homeowners within Reata Ridge, along with Mrs. Reents and Mr. Hofstad to make improvements to this land that will benefit all members of the Reata Ridge subdivision. We appreciate your attention to this matter and look forward to your consideration to approve the application.

Respectfully,

Homeowners within the Reata Ridge subdivision

Wes Arme, Bob Linebacker, Kayla McCabe, Tony Henson, Kelli Corkill-Henson, Jeff and Renee Leumont, Blake and Brittney Kluse, Andrew and Jessica Knigge, Nate Gray



## Clarification of Traditional (Non-Greenway) Park Issue:

During the first Planning Commissioner's BMS meeting, the topic of traditional community parks came up and became rather heated. To date, one 2-acre local park exists in our community. As a result, we are alarmed that the parks promised in the governing documents are not being developed; parks with benches, lighting, play structures etc. The developer contends that the City's plans to build a 30-acre park and a 6-acre park should satisfy our community's desire to see more parks in the area.

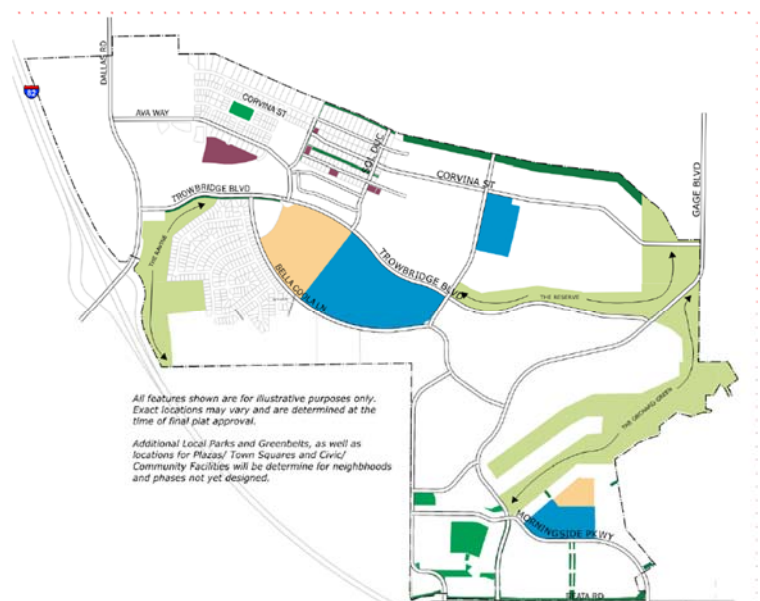
To really understand our concern, the table below shows the number of parks initially planned for BMS. We've then removed the ones which were eliminated with the 2015 amendments:

| Type of Park                                 | Quantity  |
|----------------------------------------------|-----------|
| Greenway Parks                               | 3         |
| Local Parks                                  | 12        |
| City Parks                                   | 2         |
| Village Green Park <i>(Removed in 2015)</i>  | 1         |
| Block Parks <i>(Removed in 2015)</i>         | 44        |
| <b>Total</b>                                 | <b>62</b> |
|                                              |           |
| <b>Parks Remaining after 2015 Amendments</b> | <b>17</b> |

As you can see, the 2015 amendments removed a significant amount of parks in BMS; however, 17 still remained. Rules still exist in the LUDR to ensure these parks are built. However, these rules aren't being followed and workaround amendments are currently on the table for discussion.

In this vein, the first Planning Commissioner's meeting highlighted another protentional issue that needs to be addressed. In response to a question by Chair Maier, NorAm stated they were ready to finish BMS's buildout as it's reflected on their illustrative maps. If this is the case, it means they intend to build just 2 more traditional parks in our area. This would leave 3 neighborhoods without any local parks of their own, **which is clearly misaligned with the LUDR**. It's also worth noting that both the current park map and their proposed park maps are very different from what they publicly display on their website (2014 maps). The Developer knows these parks are a big draw and markets them while simultaneously working towards their elimination.

badgermountainsouth.com  
ntain Home Find a Home What's next Map/Direction  
starting 6/23/2021. Check out the newly available lot and homes in this rapidly grow



We ask the Planning Commission to have AHBL redo their maps so they properly reflect the amount of parks that still need to be built in BMS.

## Argument Against Proposed Nor Am Amendment: Minimum Required Multi Family Housing

Citation of the specific text, map or other illustration suggested to be amended:

LUDR

**Page 7-3, Section 7.C (bottom of page), Notes**

- a. A minimum of 10 percent of the NC zone shall be designated for use as multifamily or commercial space.

**Page 3-4, Section 3.C.A Neighborhood Collector District**

**1. NEIGHBORHOOD COLLECTOR DISTRICT INTENT**

The Neighborhood Collector (BMC-NC) District is found within each of the five residential neighborhoods that comprise Badger Mountain South. These Districts add diversity to the housing found in Badger Mountain South, complement future transit expansion and provide opportunities to establish intergenerational neighborhoods. They are located primarily along Collector Streets and at the primary entrances to the neighborhoods as shown on the Regulating Plan in Section 2.B.

The Neighborhood Collector District is primarily residential that provides a variety of housing. Mixed-Use and Live/Work Buildings in this District provide the flexibility for these areas to accommodate neighborhood-scale commercial uses that respond to the evolving needs of the community as it grows. Stand-alone, smaller-scale Neighborhood Goods and Services Buildings that serve the needs of the residents, such as churches and day cares, are encouraged in this District.

Section 3.C.A provides Urban Form Standards for Commercial and Multi-family uses in the BMS-NC District. Section 3.C.B provides Urban Form Standards for Single Family Residential uses in the BMS-NC District.

**The suggested amendment:**

*\*Nor Am would like to remove this entirely:*

- ~~a. A minimum of 10 percent of the NC zone shall be designated for use as multifamily or commercial space.~~

Their suggested amendment should not be accepted. However, the text should be moved in the LUDR to **Page 3-4, Section 3.C.A, 1. Neighborhood Collector District Intent (as shown in red below):**

## 1. NEIGHBORHOOD COLLECTOR DISTRICT INTENT

The Neighborhood Collector (BMC-NC) District is found within each of the five residential neighborhoods that comprise Badger Mountain South. These Districts add diversity to the housing found in Badger Mountain South, complement future transit expansion and provide opportunities to establish intergenerational neighborhoods. They are located primarily along Collector Streets and at the primary entrances to the neighborhoods as shown on the Regulating Plan in Section 2.B.

The Neighborhood Collector District is primarily residential that provides a variety of housing. Mixed-Use and Live/Work Buildings in this District provide the flexibility for these areas to accommodate neighborhood-scale commercial uses that respond to the evolving needs of the community as it grows. Stand-alone, smaller-scale Neighborhood Goods and Services Buildings that serve the needs of the residents, such as churches and day cares, are encouraged in this District.

Section 3.C.A provides Urban Form Standards for Commercial and Multi-family uses in the BMS-NC District. Section 3.C.B provides Urban Form Standards for Single Family Residential uses in the BMS-NC District.

A minimum of 10 percent of the NC zone shall be designated for use as multifamily or commercial space.

**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

- a. Promotes the public health, safety and welfare;**
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**

### **A. (Promotes the public health, safety and welfare)**

One of the primary goals of Badger Mountain South is to provide:

*“a range of housing types to accommodate a population of diverse ages and incomes”*

*LUDR Page 1-2, Section 1.B, 1.a.*

Maintaining this multifamily space is important to the city of Richland as a whole. Affordability here is quickly disappearing as housing and rent costs soar. If our community is built according to the LUDR and Subarea Plan, then we can help Richland avoid a housing crisis by offering a range of affordable housing options. This minimum requirement should not be removed from the LUDR, especially without a strong reason showing how it promotes the public health, safety and welfare.

Additionally, commercial space is key to making our community both sustainable and walkable. Again, the purpose of the LUDR is to:

*“b. Promote health benefits of a walkable, pedestrian environment; c. Establish mixed-use neighborhoods where daily activities can occur within walking distance of most homes.”*

*LUDR Page 1-2, Section 1.B.*

Having businesses intermingled throughout the community is essential to realizing the goals of the LUDR and Master Agreement. These businesses give residents the opportunity to walk to their jobs and sources of food. They also provide much more revenue to the city than annual property tax. If



construction follows the intent of the LUDR, when BMS reaches full completion, most families should be able to live here without being dependent on a car.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

It is consistent with the LUDR and comprehensive plan. It's keeping language that is already in the LUDR and is critical to attaining the goals of the BMS community. The text should be moved to the appropriate section so it's easier to assess the requirements of a Neighborhood Collector District.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A

## Proposed Amendment: Addition of Open Space Definition and Standards

Citation of the specific text, map or other illustration suggested to be amended:

LUDR

**Page 5-2, Section 5 Civic Space Standards, 5.A**

### **5.A CIVIC SPACE INTRODUCTION**

The Illustrative Plan for Civic Space Layout includes most of the types of open space, parks, trails and community facilities that will be constructed in Badger Mountain South. It is intended to illustrate that these places and spaces are interwoven into each neighborhood although the exact locations are not yet identified. Final locations will be based upon the blocks, Building Types and final street grid that are established. This extensive network of common spaces is an important component of creating a walkable and sustainable community.

Most of the areas illustrated here and described in this Section 5 will be sited at time of platting. For city-owned facilities or properties developed as part of a public school system or by any other public entity, those public bodies will identify the planning, programming and timing of development of those spaces.

All of the plazas and other common areas to be constructed within the commercial Districts are not shown here. These areas will be further defined at the time of site plan review.

**Page 14-3, Section 14 Glossary**

**Office.** Business, Service and Professional, Administrative.

**Paired House.** See Duplex.

The suggested amendment:

LUDR

**Page 5-2, Section 5 Civic Space Standards, 5.A**

*Add Text Shown in Red:*

### **5.A CIVIC SPACE INTRODUCTION**

The Illustrative Plan for Civic Space Layout includes most of the types of open space, parks, trails and community facilities that will be constructed in Badger Mountain South. It is intended to illustrate that these places and spaces are interwoven into each neighborhood although the exact locations are not yet identified. Final locations will be based upon the blocks, Building Types and final street grid that are established. This extensive network of common spaces is an important component of creating a walkable and sustainable community.

Most of the areas illustrated here and described in this Section 5 will be sited at time of platting. For city-owned facilities or properties developed as part of a public school system or by any other public entity, those public bodies will identify the planning, programming and timing of development of those spaces.

All of the plazas and other common areas to be constructed within the commercial Districts are not shown here. These areas will be further defined at the time of site plan review.

For the purpose of determining whether or not a house is within 3 blocks from any park, mini park or other type of Open Space, it is important to note that Open Space does not include storm water retention ponds or tracts/trails.

**Page 14-3, Glossary**

**Add between Office and Paired House definitions:**

**Open Space.** Open Space consists of enhanced or developed landscape set aside for the purpose of active or passive recreation. This classification requires improvements necessary to accommodate and promote high levels of use. For the purpose of the 3-block rule, storm water facilities and tracts/trails do not count as open space.

**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

- a. Promotes the public health, safety and welfare;**
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**

**A. (Promotes the public health, safety and welfare)**

It is imperative that all stakeholders have a clear and concise definition of what counts as Open Space and what does not. We are currently in a situation where Open Space is not defined in the LUDR. As the City Hearing Examiner recently pointed out, “there appears to be a need for clarification on the meaning of the term ‘Open Space’” (S2021-107 Notice of Decision, Section 17, page 10 of 33).

The LUDR states any “terms not defined in Section 14 [of the Glossary] shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of the RMC, those of the LUDR shall take precedence” (LUDR, Page 1-2, Section 1.C.7 Terms). Because the LUDR lacks a proper definition of Open Space, its meaning should be based off of Richland Municipal Code.

The definition of Open Space we have provided above is from the City of Richland’s Parks & Recreation Master Plan 2019-2025, Chapter 3, page 22. By including this in the LUDR, it will provide an easy and clear standard so everyone can understand what counts as Open Space and what does not. This clarity is critically needed for all parties involved.

The exclusion of storm water facilities and tracts/trails is an important note made by the City Hearing Examiner and is discussed in further detail earlier in this packet under the heading *Argument Against Nor Am Proposed Amendment: Other Open Space*. For the purpose of this amendment, the Hearing Examiner said: “Storm drainage facilities and tracts are not, standing alone, areas that should credibly be accepted as ‘Open Space’ for purposes of satisfying the 3-block standard. To find otherwise would render illustrative photos, intent and purpose language, and other language in the LUDR meaningless and insincere.” (S2021-107 Notice of Decision, Section 17, page 10 of 33)

Properly defining Open Space in the LUDR promotes public health and welfare because it helps ensure we get the sustainable community originally envisioned for Badger Mountain South. One where we have actual parks for our Open Spaces, not rocky storm water ponds, or vineyards which are pretty to see, but not accessible to the public. As it stands, community welfare and happiness are not derived from what developers have recently been putting forward as “Open Space”.



**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

Yes, it's clarifying the intent of Open Spaces in the LUDR and coincides with expectations set forth in Badger Mountain South's other governing documents. It's also using language that is directly from Richland Municipal Code and the City's Hearing Examiner.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A

## Argument Against Proposed Nor Am Amendment: Open Space Acreage at 187 Acres

Citation of the specific text, map or other illustration suggested to be amended:

### LUDR

#### **Page 5-2, Section 5.A Civic Space Introduction**

It will be sited at time of platting. For city-owned facilities or properties developed as part of a public school system or by any other public entity, those public bodies will identify the planning, programming and timing of development of those spaces.

All of the plazas and other common areas to be constructed within the commercial Districts are not shown here. These areas will be further defined at the time of site plan review.

### **The suggested amendment:**

#### Nor Am's Proposed Amendments to the LUDR

#### **Page 5-2, Section 5.A Civic Space Introduction**

properties developed as part of a public school system or by any other public entity, those public bodies will identify the planning, programming and timing of development of those spaces.

All of the plazas and other common areas to be constructed within the commercial Districts are not shown here. These areas will be further defined at the time of site plan review.

At its completion, Badger Mountain South will have 187 acres of open space, including open space in city parks or at school sites\*.

**Their amended text should not be accepted as-is. We propose this text be amended as follows:**

### LUDR

#### **Page 5-2, Section 5.A Civic Space Introduction**

##### **Change from:**

At its completion, Badger Mountain South will have 187 acres of open space, including open space in city parks or at school sites.

##### **Change to:**

At its completion, Badger Mountain South will have 439 acres of open space, including open space in city parks or at school sites.

**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

- a. Promotes the public health, safety and welfare;**
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**

**A. (Promotes the public health, safety and welfare)**

*When Nor Am refers to Open Space, they are including trails, parks, and civic spaces in their definition of Open Space. The LUDR refers to trails, parks, open space and civic space as the Civic District. It's our understanding that the land referred to in the LUDR as the Civic District and the land Nor Am refers to as Open Space are one and the same. For ease of following this discussion we will be using the LUDR's definition of Civic District.*

The Badger Mountain South Subarea Plan clearly shows that BMS was slated to have more than 464 acres of open space, parks, trails, and schools; this combination of land is referred to in the LUDR as the Civic District (Page 3-8). The Subarea Plan breakdown of the Civic District acreage is as follows:

| Quantity                                                                         | Type                                                   | Site Size<br>Total Acres  |
|----------------------------------------------------------------------------------|--------------------------------------------------------|---------------------------|
| <i>Active Parks</i>                                                              |                                                        |                           |
| 1                                                                                | City Community Park                                    | 30 acres/<br>30 acres     |
| 1                                                                                | City Neighborhood Park                                 | 6 acres/<br>6 acres       |
| 5                                                                                | Badger Mountain South Neighborhood Parks               | 3 to 4 acres/<br>14 acres |
| +/-10                                                                            | Badger Mountain South Mini Park                        | +/-1 acre/<br>10 acres    |
| 10                                                                               | Badger Mountain South Special Use Park                 | 1-5 acres/<br>20 acres    |
| <b>Total</b>                                                                     |                                                        | <b>84 Acres</b>           |
| <i>Passive Open Space and Trails</i>                                             |                                                        |                           |
| Several                                                                          | Passive Open Space<br>Class 1 trail<br>Secondary trail | 320 acres                 |
| <b>Total</b>                                                                     |                                                        | <b>320 acres</b>          |
| <i>Community Building Area Open Space</i>                                        |                                                        |                           |
| 1                                                                                | Middle School                                          | 10 acres/<br>10 acres     |
| 4                                                                                | Elementary School                                      | 8.5 acres/<br>34 acres    |
| 8                                                                                | Community Centers                                      | 2 to 3 acres/<br>16 acres |
| <b>Total</b>                                                                     |                                                        | <b>60 acres</b>           |
| <b>Total Parks, Trails and Open Space Acreage<br/>in Badger Mountain Subarea</b> |                                                        | <b>464 acres</b>          |

*The total acreage for BMS is 1,480 acres.*

Regarding the importance of maintaining the Civic District, Page 3-8, Section 3.F.1 of the LUDR reads: "The District encompasses 30% of the Badger Mountain South overall site and is one of the most significant features supporting the vision of a walkable and sustainable community." Amending the



acreage down would result in Badger Mountain South having just 12.6% of land dedicated to the Civic District. This is well below the City of Richland's average of having 16% of land dedicated to Open Space (2019-2025 City of Richland Parks and Recreation Master Plan, pg 17).

Further exploration of the developer's proposed amendment shows that its acceptance would result in a total loss of 277 Open Space acres to the BMS community. We talked to the developer about why they are amending the acreage down so much. They gave two explanations:

1. A 13-acre parcel was annexed in the Reata Area.
2. In 2015 the Open Space acreage was reduced when the LUDR was amended because they sought to lower construction costs.

In regards to the 2015 amendments, those were directed primarily at the elimination of block parks, the Village Green Park, as well as making the Greenway Park trails shorter and requiring fewer amenities. It's extremely important to note that neither the 2014 City of Richland Staff Report nor AHBL's 2014 Project Memo Regarding Summary of Proposed Modifications make mention of eliminating or reducing the Greenway parks acreage. See appendix A4BMS-2: AHBL 2015 LUDR Summary of Proposed Changes to see the specifics from that Staff Report and AHBL's Summary of Proposed Modifications.

Knowing that the 2015 amendments were accepted, we can add up the Open Space acreage that **was** eliminated at that time:

| Name/Location              | Acreage         | Quantity | Total Acreage   |
|----------------------------|-----------------|----------|-----------------|
| Village Green Park         | 2 Acres Minimum | 1        | 2               |
| Block Park-West Vineyard   | .5-1 Acre       | 7        | 1.8 acres       |
| Block Park- West Village   | .5-1 Acre       | 14       | 2.7 Acres       |
| Block Park- East Garden    | .5-1 Acre       | 8        | 1.8 Acres       |
| Block Park- East Market    | .5-1 Acre       | 9        | 2.3 Acres       |
| Block Parks- South Orchard | .5-1 Acre       | 6        | 1.4 Acres       |
| <b>Total Acres:</b>        |                 |          | <b>12 Acres</b> |

*(Source: Exhibit D to Master Agreement Green Infrastructure)*

The original 464 acres minus the 13-acre annexation and the 12-acre reduction from 2015 leaves us with a current sum of 439 acres of Civic Space in Badger Mountain South. The developer's proposed acreage leaves 252 acres unaccounted for (439-187=252).

This brings us to the subject of how Open Space acreage can be eliminated from the Badger Mountain South Community. According to the Master Agreement between the City of Richland and Nor Am Page 16, Section 22.2 (emphasis added):

*22.2. In considering an application to be processed in accordance with the LUDR provisions, the responsible city official may agree to minor changes to the concept plan, site plan, or subdivision approval consistent with the LUDR and provisions of this agreement, but **all changes to the Master Agreement must be approved by the City Council**. A minor change is a change that does not involve a change of use, a major change to vehicular circulation system, an increase in density or relocation of density patterns, **a reduction in open space**, a change in the exterior boundaries,*

*an increase in building height, or a change that would be inconsistent with the Master Agreement or LUDR.*

If the developers would like to reduce the total acreage of Open Space in BMS, then it must first be approved by City Council. Moreover, they are also held to the same requirements as everybody else: they would need to demonstrate how their proposed reduction in Open Space would promote public health, safety and welfare. The paperwork they submitted states that their proposed changes have no impact on public health. However, we find it difficult to believe that a loss of 252 acres of Open Space would have no impact on the health of Badger Mountain South residents. As the City and Nor Am stated in the LUDR, the Open Space found in BMS is one of the key features that supports our goal to become a walkable and sustainable community.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

By ensuring this proposed amendment uses the accurate 439-acre number (instead of the proposed 187 amount), the Planning Commission allows the LUDR to remain consistent with the Subarea Plan, current land changes, and past amendments to the LUDR. In addition, it directs the developers to go to City Council to properly ask for the massive reduction in Open Space if that is what they are seeking. We would like to note that the developer's paperwork doesn't even mention this substantial reduction in acreage in their summary of requested amendments.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A

Dear City Planning Commissioners,

This letter is in response to the City Staff Report for File No: CA2021-108 Badger Mountain South Land Use & Development Regulations (LUDR) Update.

We would like to respectfully draw attention to pages 7-10 of the staff report. Here, the City discusses one of our biggest concerns: the loss of Civic/Open Space acreage in the Badger Mountain South Community. We'd like to specifically address the suggestion that illustrative maps be used as a tool to estimate Civic/Open Space in BMS. We disagree with this suggestion, and provide a thorough analysis below.

According to the City, there is a need to refer to the illustrative maps because the 2015 LUDR amendments did not explicitly state there would be a dramatic loss of Civic/Open Space in Badger Mountain South: "Nowhere was the removal of Civil [sic] Space acreage specifically identified within documents that had been reviewed by either party."

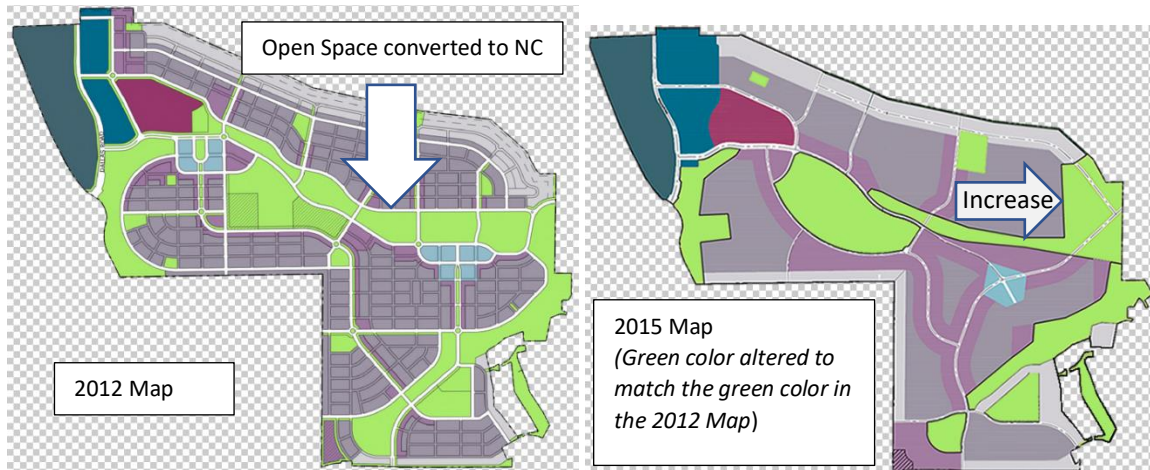
The City therefore suggests that the illustrative maps approved as part of the 2015 amendments reflect the contested loss of Civic/Open Space. Subsequently, the City provides both the 2012 illustrative map and the 2015 illustrative map in the Staff Report. They invite you to compare the difference in green space between them, stating "changes to that map removed a significant portion of Civic Space (Open Space) from the site." It's then reported that AHBL calculated the difference in the maps' respective green spaces and concluded that 221 acres of Civic/Open Space remain. **This would represent a loss of 52.4% of Civic/Open Space** ( $464 - 221 = 243$ ,  $243 / 464 = 52.4\%$ ).

The City also refers back to language from the 2015 amendment which reads (emphasis added):

*"Finally, there were also proposed changes to some of the maps within the LUDR. Specifically, the Regulating Plan for Land Use and Urban Form (Chapter 2) was revised. **The primary change was that additional lands located along collector streets are to be designated as BMS Neighborhood Collector.** Additionally, the Trail Layout and Trail Types Map (Chapter 5) and the Regulating Plan for Streets (Chapter 6) were modified."*

First, we would like to point out that this text excerpt does not indicate a loss of Civic/Open Space. What the text does say, is that the Civic/Open Space along the collector streets will be designated as residential areas. While this could be perceived as a loss in Civic/Open Space, there was also a substantial increase in Civic/Open Space along the Eastern edge of Badger Mountain South. One could easily conclude they were trying to balance out the removal of Open Space along collector streets by adding more Open Space to the Eastern Edge as illustrated below:





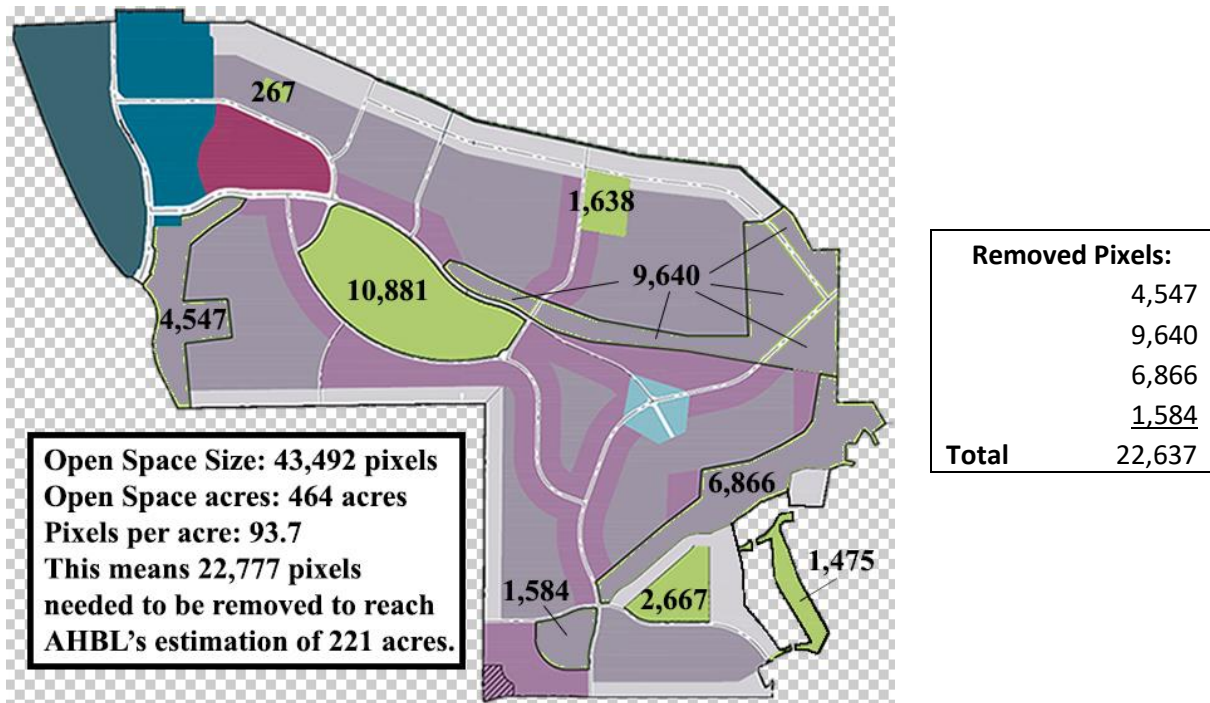
Additionally, we need to address the claim that there is a clear loss of green coloring between the 2012 map and the 2015 map. To our eyes, **it's not evident that 52% of green coloring was taken away**. So, we decided to run the calculations in a way that was as free of bias as possible. Please see the attachment for a detailed description of our process and methodology. To summarize our process, we pulled the maps into Photoshop and calculated the map's total pixels using the histogram feature. We then calculated the green pixels which represent the Civic/Open Space. We divided the green pixels by the overall map pixels to find what percentage of the map was dedicated to Civic/Open Space.

Our findings show that 24.4% of the 2012 map was classified as Civic/Open Space. After the 2015 amendments passed, the map had 21.1% of its land classified as Civic/Open Space. This indicates a 3.3% decrease in Civic/Open Space as a result of the 2015 changes to the illustrative map.

Using the original 464 acres for Badger Mountain South's Civic/Open Space, **this decrease would be equivalent to a loss of 15.3 acres**. This is roughly in line with the loss of 12 acres as a result of the 2015 amendments.

**A 3.3% loss is definitely not in line with the claim that the 2015 map amendments removed 252 acres of Civic/Open Space.**

To further demonstrate this point, we've included our own illustrative map which shows what the map would have looked like had 52% of Civic/Open Space been removed in 2015. We've added some labels to show pixel counts of the various Civic/Open Spaces.



In conclusion, it's unrealistic to suggest the 2015 Planning Commissioners and City Council members knowingly approved the reduction of Civic/Open space by 252 acres. We cannot stress enough that the loss of hundreds of acres of Civic/Open Space was not addressed in any filings or meetings in 2014-2015. No city official mentioned it and, perhaps more importantly, no Nor Am document addresses it. Moreover, the maps do not reflect this reduction. Think of the burden this kind of mentality would place on you; if every time a map was put in front of you, you had a personal duty to determine how much landmass was taken away just by looking at it.

Thank you for your time,

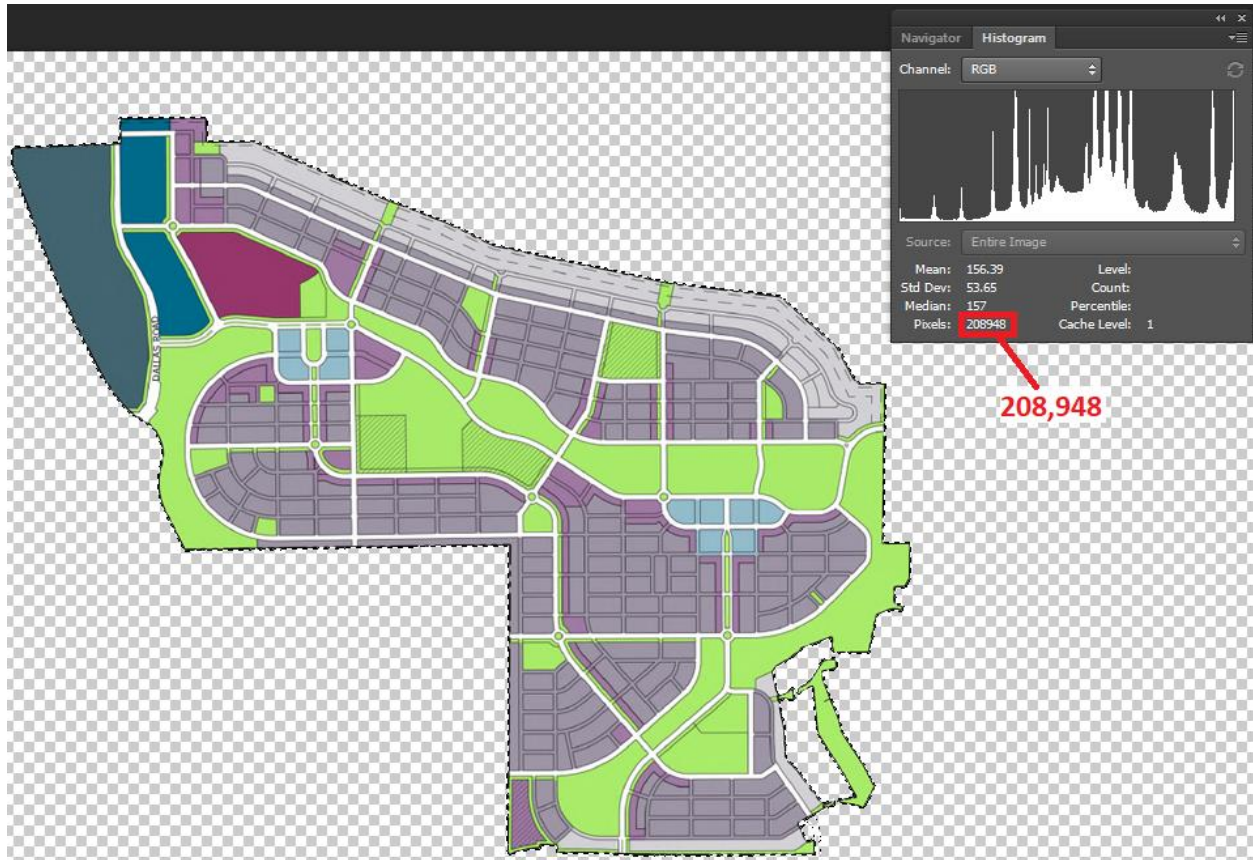
Heather Nicholson

Attachment: Method for Calculations in Illustrative Maps

For an in-depth discussion on acreage allotment please refer to page 229 of the staff report.

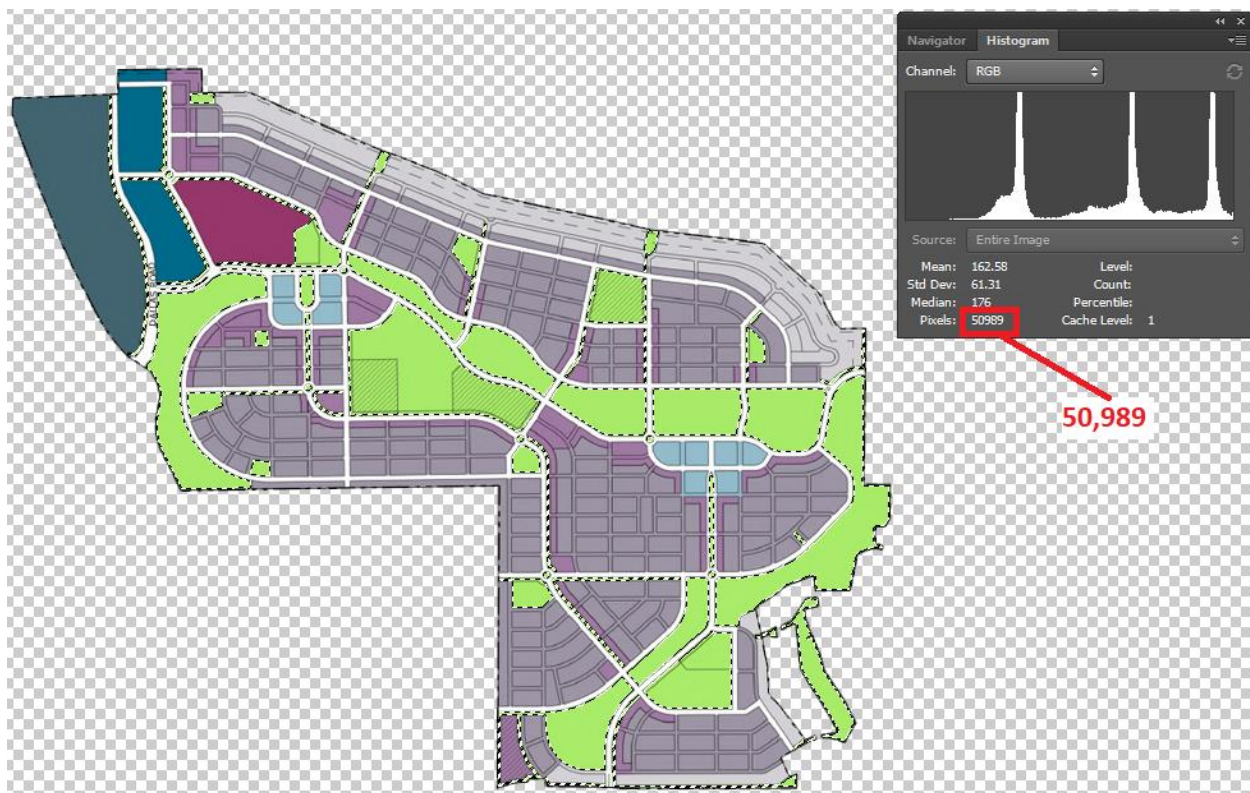
### Attachment: Method for Calculations in Illustrative Maps

We took the 2012 LUDR land designation map and copied it into Adobe Photoshop. Using the histogram feature, we were able to ascertain the total number of pixels in the map (208,948). While the number of pixels is dependent on the size of the original image, we utilize this number so we can create a percentage of Civic/Open Space area against the total map area.



We then used Photoshop's "Select Color Range" function to select the bright green areas which are designated as Civic/Open Space. We then fine-tune selected pixels which the function didn't catch, such as the off-color in the overlays. In the screenshot below, these selected areas have the black dashed border around them. The total number of selected pixels is shown at 50,989:

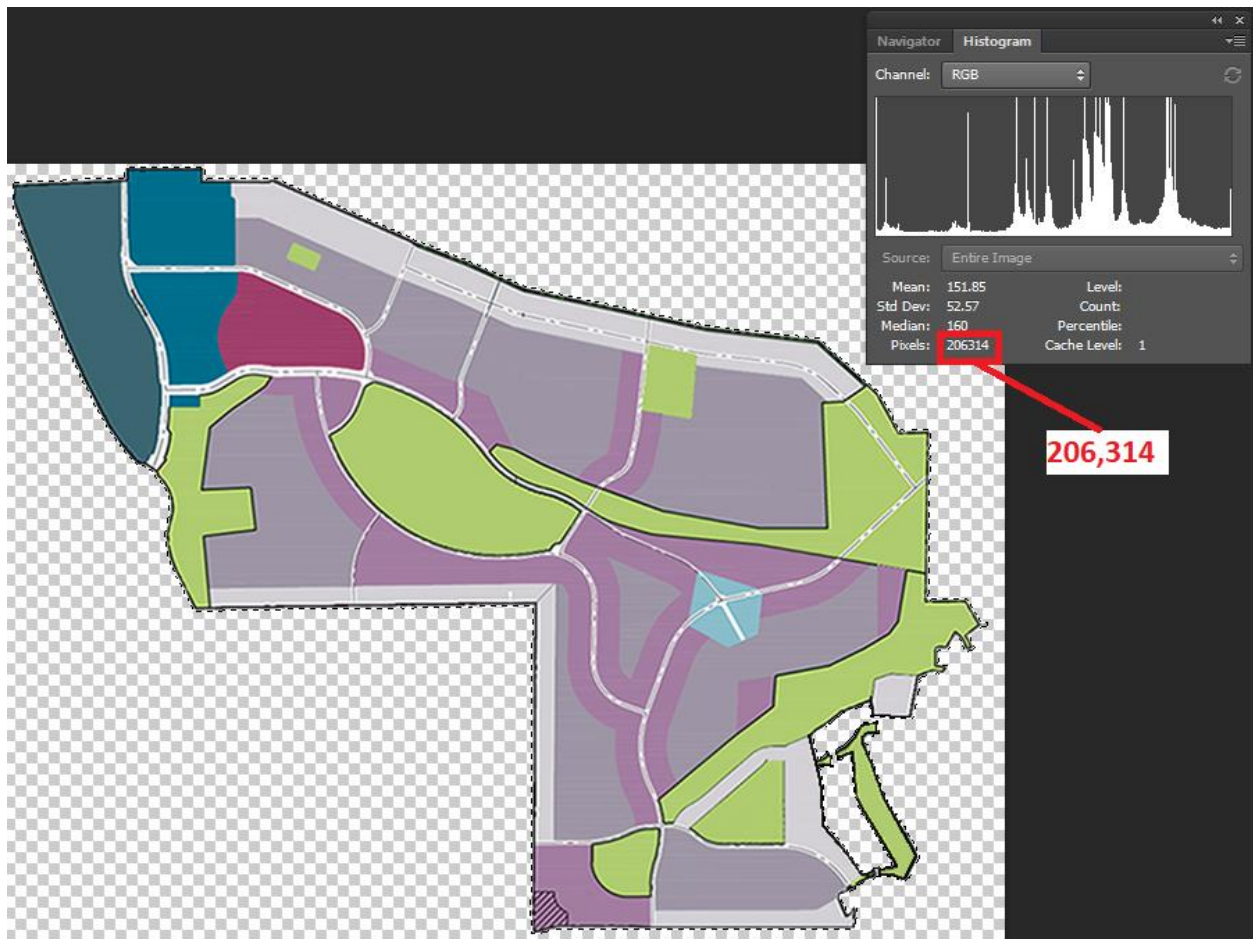




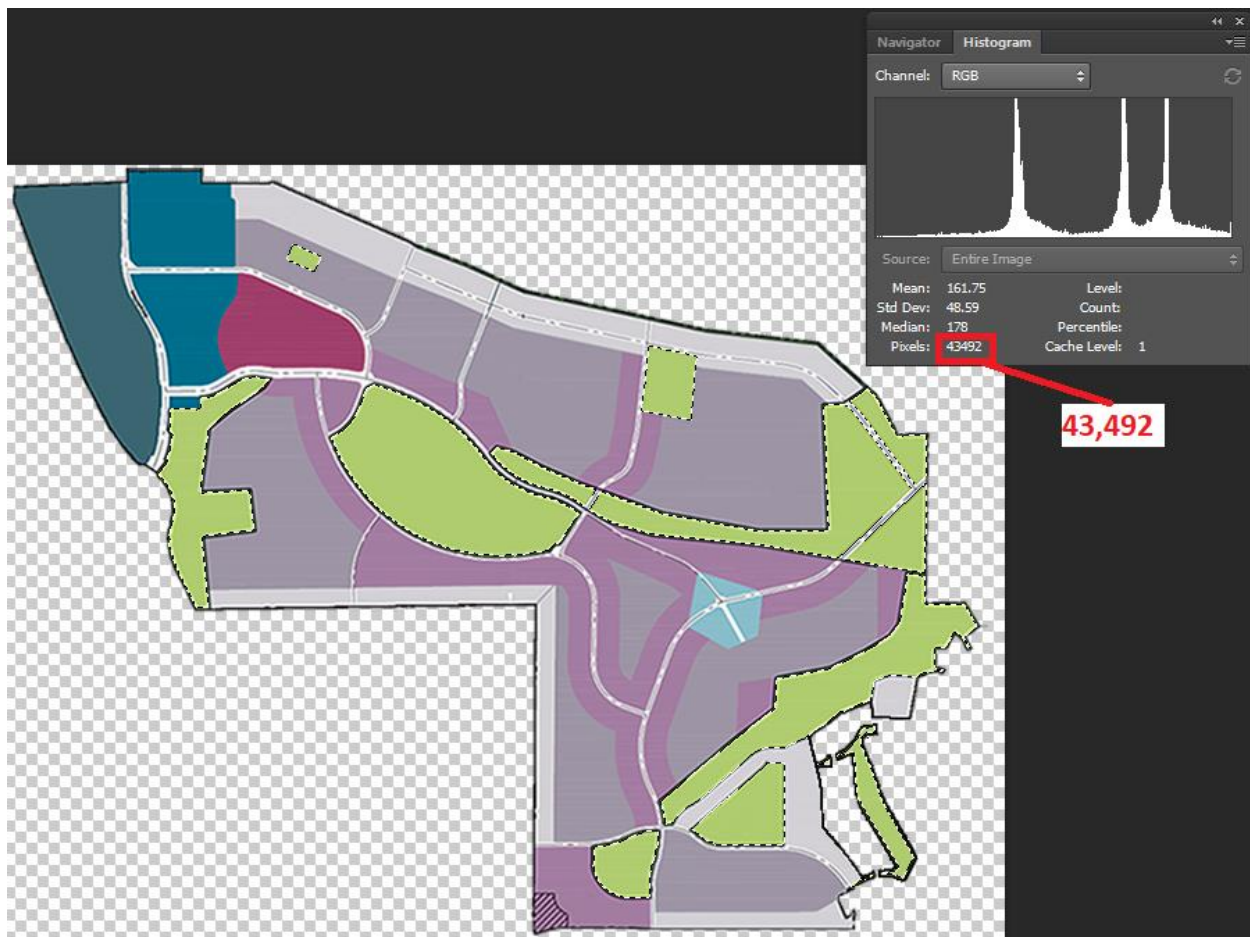
To ascertain the percentage of Civic/Open Space shown on the map, we take the amount of green pixels and divide by the total map pixels:  $50,989 / 208,948 = 24.40\%$ . This means the map from 2012 depicts Badger Mountain South as having 24.4% of Civic Space.

This is a great example of how this map is just for illustrative purposes only. When Nor Am and the City agreed on the specifics of Badger Mountain South, 464 acres were set aside for Civic/Open Space out of a total BMS Acreage of 1480 Acres.  $464/1480 = 31.4\%$ . This means that Badger Mountain South was meant to be 31.4% Civic/Open Space. This illustrative map was 7% short of the target.

We performed these exact same steps on the approved 2015 LUDR map. It's important to note that on the 2015 map we were able to remove the cross-hatch markings on the overlay districts. This allows us to more easily capture the exact size of each green area. In addition, a subdivision was added to the 2015 map that was not included in the 2010 map. As no new acreage was actually brought into BMS in 2015, we took this land mass out so we could compare apples to apples. No other changes were made. This resulted in a total pixel count of (206,314):



As before, we then used Photoshop's "Select Color Range" function to select the green areas which are designated as Civic/Open Space. In the screenshot below, these areas have the black dashed border around them. The total number of selected pixels is shown at 43,492:



To ascertain the percentage of Civic/Open Space shown on the map, we take the amount of green pixels and divide by the total map pixels:  $43,492 / 206,314 = 21.08\%$ . This means the map from 2015 depicts Badger Mountain South as having 21.1% of Civic/Open Space.

If the 2012 map showed 24.4% Civic/Open Space and the 2015 showed 21.1% Civic/Open Space, this indicates a decrease of 3.3% of Civic/Open Space as a result of the changes to the Illustrative map.

### Photoshop Settings Used

For purpose of data replication or validation, we have provided the Photoshop settings we used below.

- Magic Wand settings were 32 Tolerance and Contiguous checked.
- We used “Localized Color Clusters” with Fuzziness 200 and Range 100%.
- Photoshop version CS6



## Argument Against Proposed Nor Am Amendment: Elimination of Minimum Required Acreage

Citation of the specific text, map or other illustration suggested to be amended:

### LUDR

#### Page 5-2, Section 5.B Greenway Parks (in the proposed LUDR it's 5.C)

##### 2. THE RAVINE

a. **Location** - Western edge of the West Village Neighborhood.  
See Illustrative Plan for Civic Space Layout, 5.B.

b. **Size**

- (1) Minimum: 40 acres
- (2) Maximum: 50 acres

##### 3. THE RESERVE

a. **Location** - Primary open space in East Market Neighborhood, running west into the West Vineyard Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.

b. **Size**

- (1) Minimum: 80 acres
- (2) Maximum: 90 acres

##### 4. THE ORCHARD GREEN

a. **Location** - Primary open space in South Orchard Neighborhood, running northeast into the East Market Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.

b. **Size**

- (1) Minimum: 80 acres
- (2) Maximum: 90 acres

#### The suggested amendment:

\*Nor Am would like to remove the minimum and maximum required acreage as follows:

##### 2. THE RAVINE

a. **Location** - Western edge of the West Village Neighborhood.  
See Illustrative Plan for Civic Space Layout, 5.B.

~~b. **Size**~~

- ~~(1) Minimum: 40 acres~~
- ~~(2) Maximum: 50 acres~~

##### 3. THE RESERVE

~~a. **Location** - Primary open space in East Market Neighborhood, running west into the West Vineyard Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.~~

~~b. **Size**~~

- ~~(1) Minimum: 80 acres~~
- ~~(2) Maximum: 90 acres~~

##### 4. THE ORCHARD GREEN

a. **Location** - Primary open space in South Orchard Neighborhood, running northeast into the East Market Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.

b. **Size**

- ~~(1) Minimum: 80 acres~~
- ~~(2) Maximum: 90 acres~~

Their suggested amendment should not be accepted and the corresponding section of the LUDR should be maintained as-is.

If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:

- a. Promotes the public health, safety and welfare;
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;

**A. (Promotes the public health, safety and welfare)**

Nor Am fails to provide any reasoning as to why the reduction in acreage is necessary, or any reasoning as to how the reduction promotes public health, safety and welfare. We asked them in person why they were eliminating the acreage and their answer was so they could pick and choose where the remaining acreage goes. Analysis shows there's deeper reasoning.

Current data suggests these amendments are being proposed because the developer is taking the approach of "do it first, ask permission later". The Ravine was completed in 2021 as part of the West Village Phase 1-4 development. The LUDR states the minimum acreage for the Ravine is 40 acres. Nor Am states on page 5-2 of the proposed amended LUDR that the total of Open Space in all of the communities developed so far amounts to 34.6 acres (which includes the acreage for the Ravine):

*\* As of the most recent revision of this document, approximately 34.6 acres of open space has been dedicated in West Vineyard Phase 1, West Village Phases 1-4, Goose Ridge Phase 1, and in BSP 4732 Lot 20. All phases of the Goose Ridge development will total 40 acres.*

Figure 1

This 34.6 total includes a ~7-acre vineyard and a 2-acre community park. Clearly the Ravine falls remarkably short of its 40-acre requirement.

The negative impacts of these proposed amendments to the Orchard Green and the Reserve are even more pronounced. These Greenway Parks each have a required minimum of 80 acres. On page 5-2 of the proposed amendments, Nor Am is asking to reduce Badger Mountain South's total Civic Space acreage (open space, schools, and city parks) from 464 acres to 187.

*At its completion, Badger Mountain South will have 187 acres of open space, including open space in city parks or at school sites\*.*

Figure 2

The following table shows where Civic Space has already been built or allocated in BMS:

| Acreage Type   | Acreage Amount | Comment                                  |
|----------------|----------------|------------------------------------------|
| Open Space     | 34.6<br>40     | - From Figure 1 above                    |
| City Parks (2) | 30<br>6        |                                          |
| Schools (3)    | 8.5<br>8.5     | - Estimates from page 43 of Subarea Plan |

|               |             |  |
|---------------|-------------|--|
|               | 10          |  |
| <b>Total:</b> | 137.6 acres |  |

This means the difference between the proposed Civic Space acreage (187) and already built/allocated acreage (137.6) is only 49.4 acres. Divided between the Ravine and Orchard Green, that provides just 24.7 acres to each park. This is an astonishing reduction from the current requirement of 80 acres each.

The LUDR says these parks are intended to provide biking, walking, playgrounds, skating, play areas, and more. Taking away 70% of the land for these amenities is clearly **not** promoting the public health, safety and welfare of the community. The developer has made no argument to show how it would promote these ideals. Therefore, their proposed reductions should be rejected.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

Yes, it's keeping the information that is already contained within the LUDR.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A



## Proposed Amendment: Trash Cans Along Trails and Tracts, Dog Waste Bags

Citation of the specific text, map or other illustration suggested to be amended:

### LUDR

#### Page 5-4, Section 5 Civic Space Standards, 5.F Greenbelts, D.

##### **1. DESCRIPTION - GREENBELTS**

**a. Definition** - A wide, landscape buffer or linear green space intended to soften street impacts, provide connectivity to neighborhoods, provide entry monument opportunity, and screening. Often Greenbelts will include segments of the Primary or Secondary Trail system.

**b. Location** - See 5.B, Illustrative Plan for Civic Space Layout.

##### **c. Size**

- |                                          |                      |
|------------------------------------------|----------------------|
| (1) Building Frontage Greenbelt:         | 28 ft. minimum width |
| (2) Greenbelt:                           | 20 ft. minimum width |
| (3) Along rear yards and BM-NC district: | 5 ft. minimum width  |

##### **d. Standards**

- (1) Landscaping and irrigation will be based on Landscape Guiding Principles, Section 11.B.
- (2) Landscape materials to be selected from 11.F and 11.G
- (3) Hydro-seeded lawn and meadow areas, evergreen and deciduous tree(s) and shrub planting beds.
- (4) Provide permanent, drip irrigation system.
- (5) Provide 1-1/2" cal. shade trees
- (6) Vehicular access shall not be allowed across a Greenbelt more frequently than every 200 ft. or as required for fire and emergency access.
- (7) Primary/Secondary Trails (most locations) - See 5.K, Illustrative Plan for Trail Layout and Trail Types.
- (8) Where buildings front onto a Greenbelt, a 8 ft. min. sidewalk located along the property line will be provided per Greenbelt Frontage Type 9.F.
- (9) All Greenbelts, except where the Greenbelt abuts residential use properties, may also contain the following elements which conform to Section 13.C for Site Improvement standards for:
  - i. Pedestrian-scale lighting, unless adequate lighting is provided by street lighting from the adjacent Right of Way (Primary Trails only)
  - ii. Benches - (1) one minimum every 1/2 mile
  - iii. One trash and one recycling receptable (may be a single unit with segregated elements) every mile, or located as required to facilitate servicing.

##### **e. Additional Required Amenities:**

Each Greenbelt will contain at least (2) two of the following additional amenities every 1 mile:

- (1) Mile marker indication element
- (2) Public art, per Section 13.C.10

## Page 5-6, Section 5 Civic Space Standards, 5.I Trails

### 1. DESCRIPTION - URBAN TRAILS

- a. Definition** - Urban Trails will be located in the commercial, retail and mixed-use community Districts or adjacent to School Open Space and Public Parks. These trails may be integrated into the wide, paved plazas and sidewalk areas that serve these uses. The 12' Urban Trails will serve as a continuation of the community-wide bicycle and pedestrian trail system.
- b. Location** - Commercial, retail, and mixed-use areas in BMS-SD-SR, BMS-SD-CMU, and BMS-SD-DR Districts and limited location in BMS-CIVIC Districts; See 5.K, Illustrative Plan for Trail Layout and Trail Types.
- c. Size**
  - (1) Minimum width: 12 ft. specialty paved surface.
- d. Standards**
  - (1) Principally concrete but other paved surfaces permitted based on overall site design.
  - (2) Integrated into the commercial/retail plaza spaces.
  - (3) Will serve as a multi-use bicycle and pedestrian trail.
  - (4) Provide appropriate lighting for after-dark use which may be provided by street lighting located in the adjacent Right of Way.

### 3. DESCRIPTION - SECONDARY TRAILS

- a. Definition** - Secondary Trails will be a informal, crushed gravel recreation trails for running, biking and walking. This trail system will link the Primary Trails to the major Greenway Parks and open spaces located throughout the community.
- b. Location** - See 5.K, Illustrative Plan for Trail Layout and Trail Types.
- c. Size**
  - (1) Minimum width: 5 ft. stabilized engineered wood fiber (SEWF), wood chips, or gravel.
- d. Standards**
  - (1) Provide compacted sub-grade.
  - (2) Will serve as a pedestrian trail.

### 2. DESCRIPTION - PRIMARY TRAILS

2'-0" Soft Surface

- a. Definition** - Primary Trails will serve as a multi-modal system throughout the community. They are intended to foster connectivity, encourage healthy activities, and provide transportation options. When found adjacent to residential or other structures, the Primary Trail will be concrete and will also function as sidewalk in these areas.
- b. Location** - See 5.K, Illustr. Plan for Trail Layout and Trail Types.
- c. Size**
  - (1) Minimum width: 12 ft.; 10 ft. concrete or asphalt surface with 2 ft. stabilized engineered wood fiber (SEWF), wood chips, or gravel shoulder on one side.
  - (2) City Primary Trails width: 12 ft. asphalt with 1 ft. gravel shoulder on both sides.
- d. Standards**
  - (1) Provide sub-grade materials and preparation appropriate to the surfacing material.
  - (2) Provide appropriate lighting for after-dark use which may be provided by street lighting located in the adjacent Right of Way.
  - (3) Provide (1) 5-ft. recycled materials bench min. every 1/2 mile, per Section 13.C.4, except where the Greenbelt abuts single-family residential properties.

\*City Trail Only

### 4. DESCRIPTION - EQUESTRIAN TRAILS

- a. Definition** - The Equestrian Trail will be a soft-surface recreation trail designed for horseback riding. This trail will traverse along the eastern boundary and provide linkage from the existing trail at the southeast corner to the northeast corner of the property.
- b. Location** - Eastern Boundary; See 5.K, Illustrative Plan for Trail Layout and Trail Types.
- c. Size**
  - (1) Minimum width: 12 ft. engineered wood fiber (EWF), wood chips, or gravel.
- d. Standards**
  - (1) Provide compacted sub-grade.

## Page 5-2, Section 5 Civic Space Standards, 5.B Greenway Parks

### 1. GREENWAY PARKS

- a. Intent** - There are three large Greenway Parks in Badger Mountain South as identified on the Illustrative Plan for Civic Space Layout, 5.B. The Greenway Parks are intended to be generally non-irrigated areas naturalized with drought tolerant grasses and other plantings. However, they may also contain irrigated areas of gardens, orchards and vineyards, as well as trails and other amenities as described below. These parks provide the opportunity for biking or walking the entire community without having to use the city streets. Each of the three Greenway Parks contains some unique feature or amenity in addition to features common to all.
- b. Common Standards**
  - (1) Primary and Secondary Trails as indicated on the Illustrative Plan for Trail Layout and Trail Types (5.K), and Standards for Trails (5.L).
  - (2) Recycled, composite-plastic trash and recycling containers located at the main entrances to the Greenway Parks.
  - (3) Graded areas hydro-seeded with drought tolerant meadow seed mix with temporary irrigation until established.
  - (4) Shade trees and drought-tolerant shrubs, as listed in Section 11 - Landscape Standards, will be planted in identified pockets of the Greenway Parks and provided with temporary irrigation.
  - (5) Identifying signage will be provided at each major entrance to the Greenway Parks.
  - (6) On-site parking may be provided as determined by proposed use and anticipated demand. Parking requirements per BMS-Civic District, see Section 3.F.

**The suggested amendment:**

LUDR

**Page 5-4, Section 5 Civic Space Standards, 5.F Greenbelts, D.**

**Change from:**

(9) All Greenbelts, except where the Greenbelt abuts residential uses properties, may also contain the following elements which conform to Section 13. C for Site Improvements standards for:

- i. Pedestrian-scale lighting, unless adequate lighting is provided by street lighting from the adjacent right of way (Primary trails only).
- ii. Benches- (1) one minimum every ½ miles
- iii. One trash and one recycling receptacle (may be a single unit with segregated elements) every mile, or located as required to facilitate servicing.

**Change to:**

(9) All Greenbelts shall also contain the following elements which conform to Section 13. C for Site Improvements standards for:

- i. Pedestrian-scale lighting, unless adequate lighting is provided by street lighting from the adjacent right of way (Primary trails only).
- ii. Benches- (1) one minimum every ½ miles
- iii. One trash can and one recycling receptacle (may be a single unit with segregated elements) every 1/2 mile, or located as required to facilitate servicing.

**Page 5-6, Section 5 Civic Space Standards, 5.I Trails**

**Add text in red:**

**1. DESCRIPTION- URBAN TRAILS**

d. Standards

(5) One trash can and one recycling receptacle (may be a single unit with segregated elements) every ½ mile, or located as required to facilitate servicing.

**Add text in red:**

**2. Description- PRIMARY TRAILS**

d. Standards

(4) One trash can and one recycling receptacle (may be a single unit with segregated elements) every ½ mile, or located as required to facilitate servicing.

**Add text in red:**

**3. Description- SECONDARY TRAILS**

d. Standards

(3) One trash can and one recycling receptacle (may be a single unit with segregated elements) shall be located at the main entrances and main exits to secondary trails.

Exception: if a trash can is already within 20 meters of a secondary trail main entrance or within 20 meters of an exit due to other requirements, neither a trash can nor a recycling can shall be required at said entrance or exit of the secondary trail.

(4) Dog waste bag stations shall be located at the main entrances and main exits to secondary trails. Exception: if a dog waste bag station is already within 20 meters of a secondary trail main entrance or within 20 meters of an exit due to other requirements, a dog waste station shall not be required at said entrance or exit of the secondary trail.

**Page 5-2, Section 5 Civic Space Standards, 5.B Greenway Parks**

Add text in red:

**1. Greenway Parks**

**b. Common Standards**

**(7) Dog waste bag stations shall be located at the main entrances and the main exits to Greenway Parks.**

**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

**a. Promotes the public health, safety and welfare;**

**b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**

**A. (Promotes the public health, safety and welfare)**

The proper placement of trash cans throughout Badger Mountain South improves public health, safety, and welfare for everyone. Our community was designed to encourage walking as it plays a key role in creating a sustainable community. This means people drawn to this neighborhood love to walk and be outside. Most people take their dogs on these walks.

This creates an environmental health problem: dog waste is full of all sorts of bacterial contaminants which threaten the health of our natural water tables (see Appendix A4BMS-1: *Washington Department of Ecology Flyer* for more information). This not only pollutes our drinking water, but it also pollutes our waterways, making it unsafe for animals and humans alike. Exacerbating this is the fact that Badger Mountain South incorporates the use of Low Impact Development (LID) as a solution for storm water management. This means we are trying to capture as much runoff water as possible via storm ponds. The runoff then seeps naturally into aquifers beneath the Badger Mountain South development without any sort of treatment.

It is critical to encourage pet owners to pick up after their animals in our community because we want to reduce ground water contamination as much as possible. Currently, Badger Mountain South has 4 trash cans and they are all located in the West Vineyard Park. Outside of these trash cans there are no options for homeowners to throw away their dog's waste. As a result, many owners either leave their dog's waste along the walking trails, or bag it up and leave their bags along the walking trail. By providing trash cans and dog waste bag stations at the appropriate locations we can help keep our waterways cleaner.

Additionally, outside of the dog waste issue, an increase in trash can access is desirable as it increases the likelihood that trash finds its way into an appropriate receptacle. As our community grows and welcomes more families and visitors, we need to have appropriate resources available. If we fail to preemptively put in trash cans our whole community will suffer. Residents have already noticed a problem with litter, and it will only get worse if accommodations aren't made.

Finally, it is important to remove the language which says trash cans shouldn't be placed along pathways that abut homes. We are a high-density community, meaning every trail and walking



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>path abuts residential units. Proximity to residential units does not in any way eliminate the need for trash cans and recycling bins.</p> <p><b>B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)</b></p> <p>Yes, it is consistent with the comprehensive plan and FEIS because it helps protect both the health of our waterways and our environment.</p> |
| <p><b>If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].</b></p>                                                                                                                                                                                                                                                                                                                                                            |
| <p>N/A</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

## Proposed Amendment: Addition of Standards for Mini Parks

Citation of the specific text, map or other illustration suggested to be amended:

### LUDR

#### **Page 2-3, Section 2.C.1 Land Use Table Notes, #30**

30. Block Parks, Local Parks and Greenbelts are allowed to be constructed in the BMS-NG District.

#### **Page 14-2, Glossary**

**Mansion Apartments.** A Building Type that combines 3 to 6 residences with one structure designed to resemble a large Single-Family house in a typical residential neighborhood setting.

**Mixed-Use Building.** More than one type of use in a building or set of buildings. This may be a combination of residential, commercial, industrial, office, institutional, or other land uses.

### The suggested amendment:

#### Nor Am's Proposed Amendments to LUDR

#### **Page 2-3, Section 2.C.1 Land Use Table Notes, #30**

conditions imposed by other applicable ordinances.  
30. ~~Block Parks~~, Local Parks and Greenbelts are allowed to be constructed in the BMS-NG District.

#### **Page 14-2, Glossary**

~~Block Park. See Block Open Space.~~

~~Block Open Space. A type of shared community space that provides small-scale gathering and play space for residents in the nearby vicinity. Block Open Spaces to range in size from 5,000 square feet to less than 1 acre and are required to be distributed throughout each of the neighborhoods; also called Block Parks.~~

We agree with those suggested amendments, but also request the following changes:

### LUDR

#### **Page 2-3, Section 2.C.1 Land Use Table Notes, #30**

##### Change from:

30. Block parks, Local Parks and Greenbelts are allowed to be constructed in the BMS-NG District.

##### Change To:

30. Mini parks, Local Parks and Greenbelts are allowed to be constructed in the BMS-NG District.

#### **Page 14-2, Glossary**

##### Add between definitions for Mansion Apartments and Mixed-Use Building:

**Mini Park.** A type of shared community space that provides small-scale gathering and play space for residents in the nearby vicinity. Mini parks range in size from 5,000 square feet to less than 1 acre.

## Section 5

Add:

### 5.I MINI PARKS



Illustrative Photo: Mini Park

#### 1. DESCRIPTION - Mini PARKS

- a. **Definition** - A small open space intended to provide both structured and passive play areas. The landscaping may include lawn areas with formal or informal tree and shrub plantings. Hardscape areas with seating and a pedestrian path system shall also be included.
- b. **Location** - Mini Parks can be distributed throughout all of the Neighborhood Sectors. They can be located such that no dwelling shall be more than 3 blocks away from any type of open space.
- c. **Size**
  - (1) Minimum: 5,000 square feet
  - (2) Maximum: 1 Acre
- d. **Standards**
  - (1) Landscaping and irrigation will be based on Landscape Guiding Principles, Section 11.B.
  - (2) Landscape materials to be selected from 11.F Drought Tolerant and Native/Naturalized Plant List and/or 11.G Refined Plant List.
  - (3) Lawn areas, ornamental tree(s) and shrub planting beds.
  - (4) One tree for each 2,500 square feet of Mini Park.
  - (5) See Section 13.C for Site Improvement standards for:
    - i. Pedestrian-scale lighting
    - ii. Minimum (1) Benches and/or removable seating
    - iii. Tables
    - iv. Trash/recycling receptacles
- e. **Additional Required Amenities:**

Each Mini Park will contain at least (2) two of the following additional amenities:

  - (1) Specialty paved surfaces
  - (2) Soft surface playground with (one) play structure
  - (3) Picnic table and chairs.
  - (4) Open play field (1-acre parks only)
  - (5) Basketball court
  - (6) Pea-patch gardens
  - (7) Pickleball Court
  - (8) Dog park

**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

- a. Promotes the public health, safety and welfare;**
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**

**A. (Promotes the public health, safety and welfare)**

When the original LUDR was first agreed upon, developers were required to put a certain number of block parks into each neighborhood. Block parks were intended to be less than an acre in size and act as community hubs with picnic benches, smaller playground sets, lighting, etc. Each neighborhood was required to have a minimum of 6 block parks. Unfortunately, the cost of constructing the required block parks was off-putting to many developers. As a result, in 2015 Nor Am and the City agreed to eliminate the requirement for block parks in our community. Most of the language was removed from the record, though some of it remains. For consistency, we agree that any reference to block parks should be removed from the LUDR.

It's important to note that even though block parks were eliminated in Badger Mountain South, a standard still exists which states (emphasis added): "No house in the BMS-NG District is intended to be farther than three blocks away from any park, **mini park** or other type of open space." (LUDR, Page 1-3, Section 1.F.C) The City Hearing Examiner recently ruled (S2021-107 Notice of Decision, Section 16, Page 9 of 33) that the 3-block rule is still a requirement that must be met. Unfortunately, mini parks are not defined in the LUDR. As a result, the need exists to include mini parks in the LUDR in a way that explicitly states their intent and standards.

Using the original text for a block park is the simplest solution to create a foundation for defining mini parks. That definition and the accompanying standards had the approval of both the City and Nor Am at one point in time. Additionally, this text allows us to incorporate standards that already align with the original intent of the LUDR.

How does it benefit the health and welfare of people living in BMS? The Badger Mountain South community was promised parks and a sustainable community. So far, there is one park in all of BMS and the 3-block rule is being misused. Mini parks offer a cost effective option for developers in order to meet the 3-block requirement. Additionally, including this text in the LUDR gives residents peace of mind knowing that standards for a mini park are clearly laid out. Mini parks promote the public welfare by allowing a healthy place for our community to connect and improve overall fitness and happiness.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

It is consistent with the comprehensive plan. It helps define what a mini park is to provide clarification for community members and to provide clear guidance to developers.



**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A

## Argument Against Nor Am Proposed Amendment: Other Open Space

Citation of the specific text, map or other illustration suggested to be amended:

LUDR

**Page 5-4, Section 5 Civic Space Standards**

*The developer's proposal is to add Section 5.H: Other Open Space*

*Our proposal is to add Section 5.H: Other Civic Space*

**The suggested amendment:**

\*Nor Am would like to add the following section:

**Page 5-4, Section 5 Civic Space Standards, 5.H: Other Open Space**

### **5.H OTHER OPEN SPACE**



#### **1. DESCRIPTION - OTHER OPEN SPACE**

- a. Definition** - Additional open space may be established or used for storm water facilities or for growing grapes, or for other purposes not listed in sections 5C through 5G.
- b. Location** - To be determined as platting occurs; location will be based on the type of facility and its unique design needs.
- c. Size** - To be determined as platting occurs; sizing will be based on the type of facility and its unique design requirements.

**Their suggested amendment should not be accepted. Instead, this should be added:**

## 5.H OTHER CIVIC SPACE



### 1. DESCRIPTION - OTHER CIVIC SPACE

- a. **Definition** - Additional civic space may be established or used for storm water facilities or for growing grapes, or for other purposes not listed in sections 5C through 5G.
- b. **Location** - To be determined as platting occurs; location will be based on the type of facility and its unique design needs.
- c. **Size** - To be determined as platting occurs; sizing will be based on the type of facility and its unique design requirements.

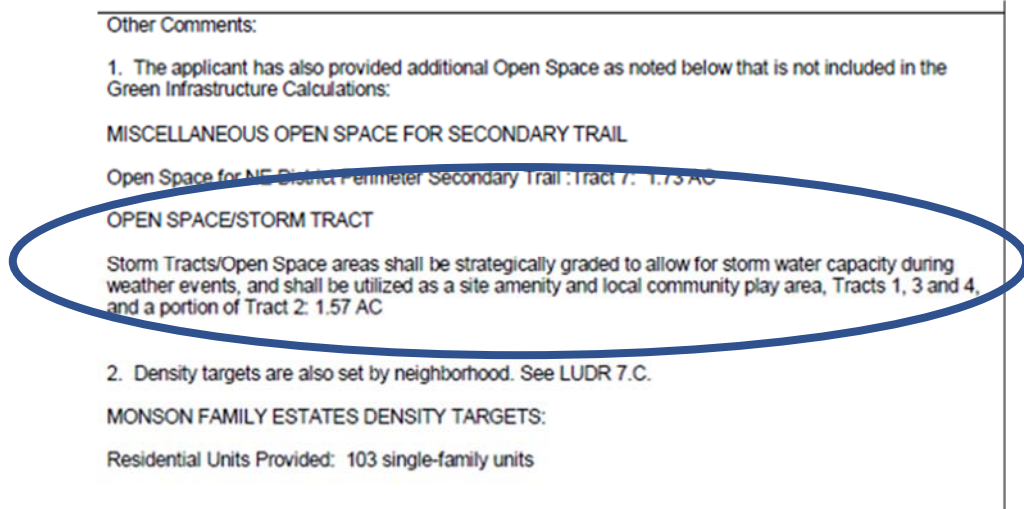
If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:

- a. Promotes the public health, safety and welfare;
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;

**A. (Promotes the public health, safety and welfare)**

Some background: LUDR page 1-3 Section 1.F.C states “No House in the BMS- NG District is intended to be farther than three blocks from any park, mini park or other type of open space.”

Developers are currently trying to classify storm water facilities as open space so they don’t have to put in parks to meet the 3-block rule. Here is a recent example of this behavior from the Goose Ridge Phase 1 Development MACR submission, which was obtained by request to the City Public Records office. Note the use of “local community play area” text:



Goose Ridge Phase 2 plans on having 5 storm water facilities. At the public hearing on 11/8/2021, the developer went on the record to say they don’t have to have parks to satisfy the 3-block park rule because these storm water facilities and walking tracts count as Open Space. Note the lack of parks in Goose Ridge Phase 2 Staff Report (S2021-107 Preliminary Plat of Goose Ridge Estates II, Staff Report, pg. 36 of 214):

**GOOSE RIDGE ESTATES II OPEN SPACE**

**TRAILS**

EQUIVALENT TRAIL LENGTHS SHALL BE APPLIED TO THE LENGTH OF TRAIL CONSTRUCTED MULTIPLIED BY THE APPROPRIATE TRAIL FACTOR BELOW:

|                    |                                      |
|--------------------|--------------------------------------|
| CITY PRIMARY TRAIL | 1.0                                  |
| PRIMARY TRAIL      | 1.0                                  |
| SECONDARY TRAIL    | 0.6                                  |
| EQUESTRIAN TRAIL   | 0.8 (WHERE SHOWN ON LUDR TRAIL PLAN) |
| URBAN TRAIL        | 1.0                                  |

| TRAIL LOCATION                                    | LENGTH     | LENGTH FACTOR      | EQUIVALENT LENGTH           | RU           |
|---------------------------------------------------|------------|--------------------|-----------------------------|--------------|
| GREEN BELT TRAIL – TRACT 207 (SECONDARY)          | 1,826 L.F. | 1,826 L.F. * 0.6 = | 1,095.6 L.F. @ 16 L.F. / RU | 68.5         |
| GREEN BELT TRAIL – TRACT 208 (SECONDARY)          | 567 L.F.   | 567 L.F. * 0.6 =   | 340.2 L.F. @ 16 L.F. / RU   | 21.3         |
| GREEN BELT TRAIL – TRACT 215 (SECONDARY)          | 523 L.F.   | 523 L.F. * 0.6 =   | 313.8 L.F. @ 16 L.F. / RU   | 19.6         |
| GREEN BELT TRAIL – TRACT 211 (SECONDARY)          | 102 L.F.   | 102 L.F. * 0.6 =   | 61.2 L.F. @ 16 L.F. / RU    | 3.8          |
| GREEN BELT TRAIL – TRACT 212 (SECONDARY)          | 124 L.F.   | 124 L.F. * 0.6 =   | 74.4 L.F. @ 16 L.F. / RU    | 4.6          |
| STORM POND TRAIL – TRACT 217 (SECONDARY)          | 438 L.F.   | 438 L.F. * 0.6 =   | 262.8 L.F. @ 16 L.F. / RU   | 16.4         |
| STORM POND TRAIL – TRACT 216 (SECONDARY)          | 123 L.F.   | 123 L.F. * 0.6 =   | 73.8 L.F. @ 16 L.F. / RU    | 4.6          |
| ROAD C TRAIL – TRACT 207, 209, 211, 213 (PRIMARY) | 1,164 L.F. | 1,164 L.F. * 1.0 = | 1,164.0 L.F. @ 16 L.F. / RU | 72.7         |
| <b>TOTAL</b>                                      |            |                    | <b>3,385.8 L.F.</b>         | <b>211.5</b> |

**TOTAL ALLOWABLE RU**

|              |                 |
|--------------|-----------------|
| TRAILS       | 211.5 RU        |
| PARKS        | 0 RU            |
| <b>TOTAL</b> | <b>211.5 RU</b> |



Here are some recent photographs of what the developers contend are acceptable Open Spaces / “local community play areas”:



*Goose Ridge Phase 1 – Tract 1*



*Goose Ridge Phase 1 – Tract 2*



*Goose Ridge Phase 1 – Tract 3*

Unfortunately, the LUDR does not contain specific language that defines Open Space. Because of this issue, the City Hearing Examiner recently weighed in on what counts as Open Space in Badger Mountain South (S2021-107, Notice of Decision, pg. 10 of 33):

*“There appears to be a need for clarification on the meaning of the term “Open Space.” Storm drainage facilities and tracts are not, standing alone, areas that should credibly be accepted as “Open Space” for purposes of satisfying the 3-block standard. To find otherwise would render illustrative photos, intent and purpose language, and other language in the LUDR meaningless and insincere.”*

The City Hearing Examiner’s opinion on this is very clear, classifying storm water facilities as Open Space is an affront to the Badger Mountain South community.

In addition to the classification of Storm Water Facilities as Open Space, the developer’s proposed amendment states “Additional open space may be established...for growing grapes, or other purposes not listed in sections 5C through 5G.” As we’ve clearly illustrated in this argument and others included in this packet, we are having significant problems with the developers ignoring the intent of the LUDR and the other binding community documents. We’re already losing out on parks, businesses, and potentially hundreds of acres of Open Space. All the evidence suggests that allowing the developers carte blanche in defining what counts as Open Space will result in a further loss of parks.

Therefore, in order to accommodate the need for storm water facilities and other similar land uses, we propose these land uses count not as Open Space, but as generic Civic Space. This allows the developers to count the acreage of storm water facilities, grape vineyards and other miscellaneous items towards our overall Civic Space Acreage, while also allowing for the development of community parks and Open Space as they were originally intended.

The proposal to count storm water facilities, grape vineyards and other random, unregulated places as Open Space is detrimental to public health, safety and welfare. First and foremost, the storm water facilities are hardly a place where children should be playing. Some are covered in jagged rocks while others boast steep slopes and stagnant pools of water. In the winter these storm ponds have frozen over with a layer of snow on top. Someone unfamiliar with the changing conditions could attempt to walk across the land, not realizing they're on a very thin layer of ice. The vineyards are pretty, but littered with signs that warn of toxic chemicals instructing people to keep away. Children and families can't play in these spaces either. These are definitively **not** "local community play areas".

If the developer were allowed to classify these locations as Open Space, it would give them further opportunity to sidestep their responsibility to put in community parks and legitimate Open Spaces.

Our proposed amendment promotes public health, safety and welfare by ensuring residents have access to a park or Open Space within the required 3 block radius. This provides residents an opportunity to exercise and/or connect with other members of the community. It also benefits the developer by allowing them to count these spaces towards the total acreage of the Civic District.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

The developer's proposed amendments are not. As the City Hearing Examiner wrote: "Storm drainage facilities and tracts are not, standing alone, areas that should credibly be accepted as "Open Space" for purposes of satisfying the 3-block standard. To find otherwise would render illustrative photos, intent and purpose language, and other language in the LUDR meaningless and insincere."

However, our proposed amendment to count the land as Civic Space is consistent and is critical to protecting the sustainable goals of the BMS community.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A

## Proposed Amendment: Edit to ‘Shall’ for 3-Block Rule

Citation of the specific text, map or other illustration suggested to be amended:

**LUDR**

**Page 1-3, 1.F Regulating Plan and Districts**

C. BMS-NG District: “No house in the BMS-NG District is intended to be farther than 3 blocks from any park, mini park or other type of open space.”

**The suggested amendment:**

**LUDR**

**Page 1-3, 1.F Regulating Plan and Districts**

**Change from:**

C. BMS- NG District: “No house in the BMS- NG District is intended to be farther than 3 blocks from any park, mini park or other type of open space.”

**Change to:**

C. BMS- NG District: “No house in the BMS- NG District shall be farther than 3 blocks from any park, mini park or other type of open space.”

**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

- a. Promotes the public health, safety and welfare;**
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**

**A. (Promotes the public health, safety and welfare)**

Section 1.A.5 of the LUDR reads: “This document contains a number of should and shall statements. The intent is that should statements are desired items that will be reviewed during the design and incorporated as possible. Shall statements are requirement[s] and revisions of these requirements require a deviation from the requirement be granted by the City.”

Because the development of parks within Badger Mountain South has been an issue, the City Hearing Examiner recently weighed in on the use of should and shall in regards to the BMS-NG District (S2021-107 Notice of Decision, Section 16, Page 9 of 33):

*“Unfortunately, the 3-block service radius for parks and open space found in Sec. 1.F referenced above includes neither word, should or shall. However, under either characterization, as a “should or shall” statement, and based on the totality of evidence in this record and the entire LUDR document and the City’s Comprehensive Plan, including without limitation its Badger Mountain South Subarea plan..., the Examiner expressly finds and concludes that the 3-block park*



*or open space proximity to houses located in the BMS-NG District is intended to apply as a “shall” requirement in portions of this project that are within such district.”*

Having parks and Open Space intertwined throughout the community was one of the original goals for BMS. It makes for healthier residents and provides chances for neighbors to get to know each other, which in turn makes for a tighter, richer community experience. So far, Badger Mountain South has just one park to its name. This wasn't the intent of the community. By replacing “is intended to” with “shall” we can help set the record straight on just how important these parks are going forward. It will also provide clearer guidance to Developers when they begin platting new neighborhoods. This will positively impact the public health, safety and welfare of the community.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

Yes, it's clarifying the information that is already contained within the LUDR and other governing documents. The City Hearing Examiner has already expressly concluded that the use of “shall” is appropriate and required in this situation.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A

**Stevens, Mike**

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**From:** Lindsay Fowler <lfowler0468@gmail.com>  
**Sent:** Thursday, November 9, 2023 7:02 AM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South parks

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

To whom it may concern,

I care for my community here at Badger Mountain South and am writing to let you know that I want NorAm held accountable for their promise of the parks intended for this community. Storm drainage areas are not places for children to play nor others to use as a “park space.” I want to see actual, useable green space people can enjoy.

Thank you,

Lindsay Adkins

## Stevens, Mike

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**From:** C Armstrong <chelsea.d.armstrong@gmail.com>  
**Sent:** Wednesday, January 3, 2024 9:45 AM  
**To:** Stevens, Mike  
**Subject:** Urgent: Mislabeling of Community Spaces in Badger Mountain South

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Dear Planning Commission,

I'm reaching out to you again as a proud early resident and a parent deeply invested in the West Village community of Badger Mountain South. When my family chose to make this neighborhood our home back in 2018, we were captivated by a dream detailed in the master plan of vibrant parks and welcoming spaces where our children could safely play and grow.

I've been following the recent discussions about the storm drainage ponds, and I must share my concerns. The idea of using rock-filled storm drainage ponds as open spaces is troubling. It's hard to imagine our kids playing in areas that, at their core, were never meant for play. These spaces, with their uneven and hard surfaces, are far from the safe, green havens we pictured. It's not just about the aesthetics; it's about the safety and well-being of our residents.

The gap between what we were promised and what's being proposed now is more than just disappointing; it feels like a breach of trust. We moved here with a vision sold to us – not just of houses, but of a community thriving with children at play in safe, green spaces.

I understand there are complexities and financial considerations at play, but I can't help but ask: Are we putting the interests of developers above the needs of the families who call this area home? Are we forgetting the very soul of what makes a community a place where people want to live, not just stay?

As we look ahead, I urge the Planning Commission to think about the kind of legacy we want to leave for the generations that will call Badger Mountain South their home. I can't help but think about the stories I've heard from other communities, where inadequate recreational areas led to tragic accidents and a sense of loss for what could have been. It's a situation I never imagined we'd have to consider here.

To the developer, our neighborhood may be just a collection of houses but it is bigger than that. It's a community of families, each with a story, each with dreams for their children. We're not just asking for parks; we're asking for you to uphold the commitments you have made to us.

Warm regards,

Chelsea Armstrong  
Sent from my iPhone

> On Nov 11, 2023, at 1:02 PM, C Armstrong <chelsea.d.armstrong@gmail.com> wrote:

>

> Dear Planning Commission,

>

> I hope this message finds you well. My name is Chelsea Armstrong, and I am a resident of the West Village community in Badger Mountain South, having settled here in 2018 as one of the first homeowners. I am writing to express my concerns regarding the ongoing mislabeling of drainage ponds as "parks" or "open spaces" within our community.

>

> As an early adopter and supporter of the Badger Mountain South Master Plan, my family and I invested in this community with the expectation that the vision and commitments laid out would be honored. The current issue not only impacts our quality of life and property values but also undermines the trust we placed in the initial promises made to us.

>

> It's particularly disconcerting to hear arguments suggesting a lack of interest or concern from the community members. I want to assure you that there is a strong contingent of residents who remain deeply invested in the future and integrity of our neighborhood. Our commitment to Badger Mountain South was based on a shared vision of community development, one that promised more than just homes, but a truly holistic living experience.

>

> Additionally, as a parent of a one-year-old, I am increasingly concerned about the lack of safe recreational spaces for children in our community. The drainage ponds, labeled as "parks" or "open spaces," are not suitable or safe for young children. We need real solutions that provide safe, accessible, and engaging recreational areas for our families and children, as it was promised in the master plan.

>

> We are seeking transparency, accountability, and adherence to the original plans of the development. The perception that the city's priorities might be influenced more by developers and investors than by the needs and expectations of residents is troubling. This issue is not just about immediate concerns; it's about the legacy we are creating for the generations that will follow us.

>

> We earnestly request that you take swift and decisive action to address this matter. It is crucial that any resolutions reinforce the integrity of our neighborhood and restore our confidence in the ongoing development and management of Badger Mountain South. We have only one opportunity to get this right, and the decisions made today will echo far into the future.

>

> Thank you for your attention to this matter. We look forward to your response and the steps that will be taken to uphold the commitments made to this community.

>

> Sincerely,

> Chelsea Armstrong



## Stevens, Mike

---

**From:** C Armstrong <chelsea.d.armstrong@gmail.com>  
**Sent:** Saturday, November 11, 2023 1:02 PM  
**To:** Stevens, Mike  
**Subject:** Urgent: Addressing Mislabeling of Community Spaces in Badger Mountain South

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Dear Planning Commission,

I hope this message finds you well. My name is Chelsea Armstrong, and I am a resident of the West Village community in Badger Mountain South, having settled here in 2018 as one of the first homeowners. I am writing to express my concerns regarding the ongoing mislabeling of drainage ponds as “parks” or “open spaces” within our community.

As an early adopter and supporter of the Badger Mountain South Master Plan, my family and I invested in this community with the expectation that the vision and commitments laid out would be honored. The current issue not only impacts our quality of life and property values but also undermines the trust we placed in the initial promises made to us.

It’s particularly disconcerting to hear arguments suggesting a lack of interest or concern from the community members. I want to assure you that there is a strong contingent of residents who remain deeply invested in the future and integrity of our neighborhood. Our commitment to Badger Mountain South was based on a shared vision of community development, one that promised more than just homes, but a truly holistic living experience.

Additionally, as a parent of a one-year-old, I am increasingly concerned about the lack of safe recreational spaces for children in our community. The drainage ponds, labeled as “parks” or “open spaces,” are not suitable or safe for young children. We need real solutions that provide safe, accessible, and engaging recreational areas for our families and children, as it was promised in the master plan.

We are seeking transparency, accountability, and adherence to the original plans of the development. The perception that the city’s priorities might be influenced more by developers and investors than by the needs and expectations of residents is troubling. This issue is not just about immediate concerns; it’s about the legacy we are creating for the generations that will follow us.

We earnestly request that you take swift and decisive action to address this matter. It is crucial that any resolutions reinforce the integrity of our neighborhood and restore our confidence in the ongoing development and management of Badger Mountain South. We have only one opportunity to get this right, and the decisions made today will echo far into the future.

Thank you for your attention to this matter. We look forward to your response and the steps that will be taken to uphold the commitments made to this community.

Sincerely,  
Chelsea Armstrong

## Stevens, Mike

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**From:** Alan Atkins <alan.b.atkins@gmail.com>  
**Sent:** Monday, November 13, 2023 5:15 PM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South LUDR Changes

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hi Mike,

I'm a resident of Badger Mountain South and I would like to voice my support for sticking with the original development plans. We need as much real green space as possible. By that I mean parks for kids, not drainage basins they want to take credit for as green space. There is a huge community of young parents (myself included) with small children that would benefit from having more options with playgrounds and space for kids activities. I appreciate your consideration in this issue.

Best Regards,

Alan Atkins  
(509) 308-2245  
4920 White Dr

## Stevens, Mike

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**From:** Michael Binder <mbinder1231@gmail.com>  
**Sent:** Thursday, November 9, 2023 2:42 PM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South///parks

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,

Michael Binder  
4785 White Dr  
Richland, WA 99352  
541-980-2608

**Stevens, Mike**

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**From:** Megan Bjornberg <meganbjornberg@yahoo.com>  
**Sent:** Thursday, November 9, 2023 4:01 PM  
**To:** Stevens, Mike  
**Subject:** BMS Parks

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Hello again Mike,

We still care about usable green space. There has already been enough taken away, please don't take this away too.

Megan Bjornberg  
Smitty Drive  
Richland, WA



## Stevens, Mike

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**From:** Angelica Bottineau <angelica.marie.bottineau@gmail.com>  
**Sent:** Thursday, November 9, 2023 9:46 AM  
**To:** Stevens, Mike  
**Subject:** West Village

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hello,

I'm a homeowner in West Village and care significantly about having accessible and safe parks for my children to play in. I want what was promised to us when we purchased our home.

Angelica Bottineau

## Stevens, Mike

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**From:** cbreitkreitz <cbreitkreitz@aol.com>  
**Sent:** Friday, November 10, 2023 8:26 PM  
**To:** Stevens, Mike  
**Cc:** cbreitkreitz; Allison Breitkreitz  
**Subject:** Badger Mountain South Community, drainage ponds issue

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Planning Commission:

**Please don't disregard us homeowners, all to the benefit special interest land developers.**

I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

**Again, please don't disregard us homeowners, all to the benefit special interest land developers.**

Sincerely,

Chris and Allison Breitkreitz  
4996 McEwan Drive  
Richland, WA 99352

## Stevens, Mike

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**From:** Trevor Buck <trevor.a.buck@gmail.com>  
**Sent:** Thursday, November 9, 2023 8:43 PM  
**To:** Stevens, Mike  
**Subject:** BMS Parks

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hello Mike,

As a resident of the Badger Mountain South community, I hope the city does not make any changes that could reduce the number of parks in our neighborhood. When choosing a neighborhood to build a home in we picked West Village largely because of the neighborhood amenities and requirements that were spelled out in the LUDR. Personally I don't feel that storm water ponds should be considered open space at the same level as a park. I hope the city agrees, and does not allow this change to be made.

Trevor Buck  
Resident on Villata Ave

## Stevens, Mike

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**From:** Breilynn Buck <brei97@gmail.com>  
**Sent:** Thursday, November 9, 2023 3:41 PM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South Community

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Planning Commission,

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,

Breilynn Buck  
2541 Villata Ave. Richland WA 99352  
[brei97@gmail.com](mailto:brei97@gmail.com)



## Stevens, Mike

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**From:** Stephanie Burrier <stephanie.burrier@gmail.com>  
**Sent:** Sunday, November 12, 2023 6:26 PM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South- Drainage Ponds ≠ Parks

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

ATTN Planning Commission:

I hope this message finds you well. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,

Stephanie Burrier  
4774 McEwan Dr.  
[stephanie.burrier@gmail.com](mailto:stephanie.burrier@gmail.com)  
580.301.4672

**Stevens, Mike**

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**From:** starla calapp <scalapp@me.com>  
**Sent:** Thursday, November 9, 2023 7:12 AM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South Community

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Hello Mike

I was unable to make the last Planning Meeting but you need to know our community needs/deserves to have parks. The storm drainage ponds are not suitable for children to run around in and play. To say that they are is irresponsible.

With kids at home, attending the meetings in person is impossible for most of us. If we could attend over zoom like in the past more of us would attend. Not sure if it was changed so less people could attend or not but our voices needs to be heard.

Starla Calapp  
Concerned resident of BMS

## Stevens, Mike

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**From:** Carney, Andrew M <Andrew.Carney@pnnl.gov>  
**Sent:** Thursday, November 9, 2023 3:46 PM  
**To:** Stevens, Mike  
**Subject:** Attention Planning Commission - Badger Mountain South

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

I chose to have a house built in the Badger Mountain South community largely because of the LUDR and its emphasis on green spaces within the community. I don't believe drainage ponds that are largely landscaped with gravel or rocks, or fenced off because of potential safety hazards, uphold the spirit of the LUDR or how the development was originally pitched when it comes to open green spaces. In fact, the web site ( <https://badgermountainsouth.com/> ) still talks of "a multigenerational community connected by 200 acres of parks, open spaces and trails" and to "play your favorite sport at the neighborhood park." It is clear the original spirit and intentions of the LUDR and the community was to have natural green spaces that were designed for and safe for residents and community members to enjoy.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,  
Andrew Carney  
2568 Villata Ave  
Richland, WA 99352

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### Andrew Carney

Technician  
Nuclear Chemistry & Engineering Group  
Pacific Northwest National Laboratory  
902 Battelle Boulevard  
P.O. Box 999, MSIN P7-25  
Richland, WA 99352 USA  
Tel: 509-375-6433  
[Andrew.Carney@pnnl.gov](mailto:Andrew.Carney@pnnl.gov)

**Collaboration** | **Creativity** | **Courage** | **Integrity** | **Impact**





**Stevens, Mike**

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**From:** Briant and Stacy Charboneau <briant.stacy@gmail.com>  
**Sent:** Thursday, November 9, 2023 8:06 AM  
**To:** Stevens, Mike  
**Subject:** Safe Parks needed in Badger Mountain South (BMS)

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Mr. Stevens,

We live in BMS and our community needs safe, accessible parks where kids and families can play....real parks, not storm drainage ponds. The current usage of the parks we have is very high and our community continues to grow. Many families in our community drive to the one large park we have, bringing more car traffic around playing kids and dogs, because they are not within walking distance to safe, accessible green space. Please consider the needs of the home owners when considering yet another amendment to the LUDR proposed by the developer to reduce our parks.

Thank you for your consideration,

Briant and Stacy Charboneau

## Stevens, Mike

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**From:** Ashley Coronado <ashleybcoronado@gmail.com>  
**Sent:** Thursday, November 9, 2023 8:12 AM  
**To:** Stevens, Mike  
**Subject:** BMS Parks

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hi Mr. Stevens,

I live in Badger Mountain South and care about having accessible, safe parks for my kids to play in. Please know this is important to so many in our community.

Thank you,  
Ashley Coronado

## Stevens, Mike

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**From:** Cunnina2 <cunningham.aaron238@gmail.com>  
**Sent:** Thursday, November 9, 2023 5:55 PM  
**To:** Stevens, Mike  
**Subject:** BMS Parks

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,

Aaron Cunningham  
—Smitty Drive  
Richland, WA 99352

(360)791-5830

Sent from my iPhone

## Stevens, Mike

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**From:** John Foltz <John22.Foltz@outlook.com>  
**Sent:** Friday, November 17, 2023 11:42 AM  
**To:** Stevens, Mike  
**Cc:** bfoltz1758  
**Subject:** Drainage Ponds

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Members of the Richland County Planning Commission:

I'm writing to express my significant concern about drainage ponds in the Badger Mountain South Community being incorrectly labeled as "parks" or "open space."

This is an issue that affects the quality of life and property values for the residents of Badger Mountain South Community but also concerns the original vision and promises made for our neighborhood. I would ask for transparency, accountability, and a commitment to the promises made to us as residents. This is the type of issue that makes me question whether the city is genuinely prioritizing the best interests of our community or if it's looking only at the interests of developers/investors. This issue will impact the future of our community, and it hinges on your understanding and swift action in addressing this critical issue. It would be great if you could reach a resolution that not only upholds the integrity of our neighborhood but also helps to re-establish our confidence in the development and management of the Badger Mountain South Community. **Please do not label these drainage ponds as parks - as the consequences will have lasting impacts on our future generations.**

Thank you very much for your consideration.

Sincerely,

John and Barbara Foltz

**John C. Foltz, PhD**

Professor Emeritus

College of Food, Agricultural, and Environmental Sciences

The Ohio State University

Professor and Dean Emeritus

**University of Idaho**

Cell 208-310-6830 | [john22.foltz@outlook.com](mailto:john22.foltz@outlook.com)

**Barbara Foltz**

Retired Staff Member

**University of Idaho**

Cell 208-310-6555 | [bfoltz1758@gmail.com](mailto:bfoltz1758@gmail.com)



## Stevens, Mike

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**From:** Jeff Hall <jeffhall1332@gmail.com>  
**Sent:** Thursday, January 4, 2024 3:41 PM  
**To:** Stevens, Mike  
**Subject:** LUDR Amendments-Storm Drainage Ponds

[You don't often get email from jeffhall1332@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Mr. Stevens:

Please note this email as supporting the amendments for the storm drainage ponds.

I agree with the new language proposal which does NOT allow storm drainage ponds to count as Open Space if:  
A) they are fenced off, and/or B) have a slope greater than 4:1.

Thank you

Jeff Hall  
2546 Morris Ave  
Richland, WA 99352  
360-609-0106

Jeff M Hall

## Stevens, Mike

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**From:** Jeff Hall <jeffhall1332@gmail.com>  
**Sent:** Thursday, November 9, 2023 6:55 AM  
**To:** Stevens, Mike  
**Subject:** BMS resident.

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Good morning...I live in Badger Mtn South development. We really need parks and open spaces in our neighborhood. Please consider this email as a plea to you and your team.

Thank you

Jeff M Hall  
2546 Morris Ave  
Richland WA  
360-609-0106

## Stevens, Mike

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**From:** e.hanson0914 <e.hanson0914@gmail.com>  
**Sent:** Thursday, November 9, 2023 6:25 AM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

I live in Badger Mountain South and care about having accessible, safe parks for my kids to play in.

Eric Hanson

## Stevens, Mike

---

**From:** Jamie Haren <jamie.haren@gmail.com>  
**Sent:** Thursday, November 9, 2023 3:07 PM  
**To:** Stevens, Mike  
**Subject:** Attention Planning Commission

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Mr. Stevens,

I live at the end of Reata Rd, across from Road A entrance. While I technically do not live in BMS community, I still feel as we are close enough to have an opinion in the continuous changing of plans by Nor AM. We currently take a daily walk or ride bicycles across the street to Road A, as Reata Rd is not a kid friendly road to walk or bike on. My family plans on regularly utilizing the parks that are closer to us in BMS once more are established. We have been to one of the current parks several times (not within walking/biking distance from us) within the BMS community.

I believe that storm water ponds do not sufficiently count as open and safe space that would eventually take the place of 7 parks, that were once intended to be there. It is important for Nor AM to keep the the original vision and plans of the area, they already have changed and taken away many promised plans, including the wine village and several parks within the community.

Intended parks should remain in the plans, by changing the LUDR less parks are going into the community, which greatly upsets the residents of the BMS community and those residing near or around the community. We care about the family atmosphere that BMS was supposedly intended to represent.

Thank you,

Jamie Haren

Sent from my iPhone



## Stevens, Mike

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**From:** Jim Hebert <jhebert1947@hotmail.com>  
**Sent:** Friday, November 17, 2023 3:54 PM  
**To:** Stevens, Mike  
**Subject:** Community Parks for BMS in Richland

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hi Mike,

My name is Jim Hebert I live at 4907 White Drive Richland in the West Village Development off Dalas Rd. At the time we purchased our home over a year ago, we were told that the developer in this area would be putting in local parks into each neighborhood. There would also be community areas for the homeowners with trails, sports parks, etc. To date none of these things have been added to the West Village development, and we are hearing that the developer is not planning on building any additional parks in our community.

Over the past year many families have bought homes in this community with the hopes of having local parks for their kids to play and have sports activities. Don't let this developer get away with not putting in the parks that he promised to build for our community. Please support the Badger Mountain South communities and require the developers to build the parks they said they would put in are areas.

Thank You,  
Jim Hebert

## Stevens, Mike

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**From:** Debbie Hebert <dhebert1949@gmail.com>  
**Sent:** Thursday, November 9, 2023 9:31 AM  
**To:** Stevens, Mike  
**Subject:** Parks in Badger Mountain South

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

My understanding is that there is going to be a decrease in parks. We need the parks as were originally proposed. Since moving here a 1 1/2 years ago I have not seen one park built, very disappointing.  
Debbie Hebert

Sent from my iPhone

## Stevens, Mike

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**From:** lauradots@aol.com  
**Sent:** Friday, November 10, 2023 4:17 PM  
**To:** Stevens, Mike  
**Subject:** Attention Planning Commission

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Mr. Stevens and Planning Commission,

I live in the West Village Subdivision/Badger Mountain South community in south Richland at 4882 Smitty Drive. I recently discovered that there has been an amendment in the LUDR so storm water ponds may count as open space, thereby further reducing the number of parks to be available in our community. Since this follows other reductions from 62 parks to 7, this is unacceptable for a community of this size.

I purchased my home in 2019 based upon its location and the description of future development plans. I was happy to hear it would be a walkable community where I could get to know my neighbors and I could contribute to the community over the long-term. I've been a resident of the Tri-Cities since 1989. I've taught elementary students in both Richland and Pasco School Districts and raised three sons to adulthood here.

I would like to remain in my home with the lovely view of the hills, but I am concerned about the quality of life I will enjoy in this community in the future. My trust in the developer and the city is rapidly eroding and I am considering whether or not this is the community for me. I understand the argument has been made that not enough citizens are concerned about this issue, so I am writing to convince you otherwise.

Please make this a priority and revisit this issue in your planning. In the Guiding Principles for this community, open spaces and green areas are a priority. Do not renege on your commitments to these principles and this community.

Thank you,  
Laura Hendrickson  
(509) 366-3229

## Stevens, Mike

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**From:** Jody Hough <jodyhoughsales@gmail.com>  
**Sent:** Saturday, November 11, 2023 1:19 PM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South Community

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,

Jody Hough Sales  
4142 Corvina Street  
Richland, WA 99352

Contact:  
425-457-0693  
jodyhoughsales@gmail.com



## Stevens, Mike

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**From:** Melissa Kasper <melissakasper7@gmail.com>  
**Sent:** Thursday, November 9, 2023 5:47 AM  
**To:** Stevens, Mike  
**Subject:** BMS and I care!

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hello,

I live in Badger Mountain South in West Village and I absolutely care about the parks in our neighborhood. I wasn't able to make the last meeting because of my kids' sports schedules. I would love it if we could be allowed to attend via Zoom so everyone has a chance of being included.

That being said... My family moved from Vancouver, WA with the idea that this would be a wonderful neighborhood for our family. That has changed for the worse unfortunately. The developer is trying to count storm water areas as open space. That's simply not ok! We thought we were getting multiple parks in our neighborhood, which is exactly the kind of neighborhood we wanted to live in and raise our kids going to!

We live in West Village and there are ZERO parks in our neighborhood. It's very disappointing and disheartening that we were flat out lied to. Where are our parks?! The bait and switch tactic is absolutely wrong when we invested a ton of money into our home for a lifestyle we knew would fit our family, to just have the builders try and take that from us.

Please fix this before it's too late. Our family would not have moved here had we known we weren't going to get what we were told before we signed the papers to build here.

Thank you,  
Melissa Kasper  
2596 Rinas Rd  
Richland, WA 99352

## Stevens, Mike

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**From:** Michelle Killebrew <camilkrn@yahoo.com>  
**Sent:** Thursday, November 9, 2023 6:28 AM  
**To:** Stevens, Mike  
**Subject:** Parks in BADGER Mountain South

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Mr Stevens,

I am sending this email to let you know I live in BMS and I am very concerned the parks are being taken away. I care about having accessible and safe parks for my child to play in and want the parks to stay.

Many people, living in this development, have small kids. We are working parents and cannot always be available for these meetings. There are many people, I have spoke to personally, who do not want to see these parks taken away.

I have lived in West Village since 2018. When selling the lots, we were promised so many things, which have already been taken away. These were selling features and it now feels like we were tricked into buying somewhere the developer never intended on following through with the vision. It feels this should be fraudulent and not be allowed. Especially, when it is being used to make a sale.

In the future, it would be nice to have another option for these meetings, such as video or audio attendance. Many of us cannot attend due to having small children or may still be working. Please make meetings more accessible for everyone.

Thank you for your time.

Sincerely,

Michelle Killebrew  
Sent from my iPhone

## Stevens, Mike

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**From:** James King <michelangelolauer@gmail.com>  
**Sent:** Thursday, November 9, 2023 6:40 AM  
**To:** Stevens, Mike  
**Subject:** Parks in Badger Mountain

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Sir:

A lot of us do care about the Parks that were in the Vision or Planning stage when we bought our properties. I was also told there would be retail business within walking distance and I know that is just now starting. I'm very concerned about the traffic that is coming and only one way in and out of here. There was quite a bit of participation in your meetings when they were offered on Zoom, maybe too much so now its not available. Quite a few of us are still working jobs and have children or other business to attend to when we get home. So I'm hoping we all did not pay premium prices here for just another housing addition with no amenities.

Sincerely  
James King

## Stevens, Mike

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**From:** Kelly Knurbein <kelylynn1@yahoo.com>  
**Sent:** Thursday, November 9, 2023 3:43 PM  
**To:** Stevens, Mike  
**Subject:** Planning Commission

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

I wanted to add a little more due to the fact that the developer is continuing to call the storm drains parks and open spaces for my children and family to play.

Dear Planning Commission:

I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,

Kelly Knurbein  
5091 Smitty Dr.  
Richland, WA 98352  
509-845-1071



## Stevens, Mike

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**From:** Kelly Knurbein <kelylynn1@yahoo.com>  
**Sent:** Thursday, November 9, 2023 3:36 PM  
**To:** Stevens, Mike  
**Subject:** ATTENTION PLANNING COMMISSION

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Good afternoon.

I live in the Badger Mountain South neighborhood. My family and I absolutely care about having accessible and safe parks. I am so tired of having to fight this issue with the developer. I most certainly care about the issue. We should be given what was sold to us. That has already been drastically decreased over the years and here we go again having to defend and fight for what was already sold to us. Thank you for your time.

Kelly Knurbein  
5001 Smitty Dr.  
Richland, WA 99352

## Stevens, Mike

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**From:** Kristen Kuempel <kristen.em.kuempel@gmail.com>  
**Sent:** Thursday, November 9, 2023 6:33 PM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South Green Spaces

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,

[Name]

[Address]

[Contact Info]

## Stevens, Mike

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**From:** Penny Leneus <pleneus@icloud.com>  
**Sent:** Saturday, November 11, 2023 12:32 PM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South Community

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

I live in the West Village community of Badger Mountain South and am concerned about the drainage ponds and their labels. My understanding of a drainage pond is it collects the water runoff from storms therefore I would think the water will contain bacteria and chemicals that you should not play in. I feel if you cannot play, that is run with your friends or kick a soccer ball, in an area it is not a park. If you cannot set down and watch your grandkids play it is not an open space. I would think that these drainage ponds would need to be maintained, who would pay for these costs, not the homeowner. How are these drainage ponds going to be secured, and if they are secured how can they be labeled as "parks" or "open spaces".

I appreciate you taking the time to read my email and I hope the City of Richland will take a closer look at my concerns. Parks and Open Spaces are for running, playing with friends and enjoying the outdoors not for worrying about what you might be exposed to.

Thank You,

Penny Leneus  
4973 McEwan Drive  
Richland, WA 99352  
pleneus@me.com

## Stevens, Mike

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**From:** David <dlenaeus@hotmail.com>  
**Sent:** Friday, November 10, 2023 1:41 PM  
**To:** Stevens, Mike  
**Subject:** Attention Planning Commission

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hello

I live in Badger Mountain Smith and I care about having accessible, safe parks for kids to play in. We need more parks here.

Dave Leneaus  
4973 McEwan Drive  
Richland WA, 99352



## Stevens, Mike

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**From:** Heather Livsey <heatherrill@gmail.com>  
**Sent:** Thursday, November 9, 2023 2:06 PM  
**To:** Stevens, Mike  
**Subject:** Attention Planning Commission

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,

Heather Livsey  
2487 Brodie Lane, Richland, WA 99352  
(541) 891-7090

## Stevens, Mike

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**From:** Terrie Mead <meadterrie@hotmail.com>  
**Sent:** Thursday, November 9, 2023 5:00 PM  
**To:** Stevens, Mike  
**Subject:** Planning Commission

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Planning Commission,

I live in Badger Mountain South. I am concerned about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in our community. I care about having accessible, safe parks for our kids, today and future generations, to play in.

Sincerely,

Terrie Mead  
4608 Vineyard Estate Lane

## Stevens, Mike

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**From:** Selia Mendoza <seliamendoza@gmail.com>  
**Sent:** Sunday, November 12, 2023 8:02 PM  
**To:** Stevens, Mike  
**Subject:** BMS Parks

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Good evening, I am writing tonight to voice my concern for protecting land for parks and open areas in the South Badger Mountain Community. When I purchased my home in July of 2021, I was told there would be a park in each community and trails and open areas to enjoy. I haven't seen any new parks established in the 2+years since I've lived here. As more families are moving in, I find this to be a priority. Many of the open areas near me are for storm water drainage. As it gets colder, these areas will be iced off and not safe for children to play.

Our community prides itself in its open spaces and many home owners can be seen walking along the trails each day.

This shows me that protecting open areas is important to all of my fellow neighbors as well I hope that attention will be given to the promises that home owners were given when buying in BMS. We are a wonderful group of law abiding, tax paying citizens and want our city officials to enforce the promises that were made to us.

Sincerely,

Selia Mendoza

seliamendoza@gmail.com

Sent from my iPhone

**Stevens, Mike**

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**From:** Donn Meyers <donnryanmeyers@gmail.com>  
**Sent:** Thursday, November 9, 2023 9:14 AM  
**To:** Stevens, Mike  
**Subject:** BMS parks

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

I live in BMS and care about having safe accessible parks in our neighborhood for kids. Thank you.

Donn Meyers



## Stevens, Mike

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**From:** Marcus Mosley <marcus.mosley1@gmail.com>  
**Sent:** Thursday, November 9, 2023 7:54 AM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South Community Parks

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hi Mike,

I am writing to express the importance of community parks in my neighborhood, Badger Mountain South. It is my understanding that the developer, NorAm, is once again trying to reduce the amount of parks promised to us residents. We paid a premium for our lot based on those promises. The developer collected profits from that premium and is now, once again, attempting to weasel out of their legal obligations.

Storm water ponds are not parks and are not areas where my children can play. Please do not remove any more of the 17 parks we have remaining. Please deny the developer's greedy request to once again amend the LUDR.

The developer was paid for the parks that he promised via increased lot prices. His attempt to take that money and put it in his pocket rather than fulfill his legal duty shows greed and a blatant dereliction of duty.

Please put an end to NorAm's selfishness and put our community first. Make NorAm uphold the promises and legal obligations remaining from their original agreement by denying this LUDR amendment.

Thank you for your consideration,

Marcus Mosley  
4174 Highview Street  
Richland, WA

## Stevens, Mike

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**From:** Kate <k8little@gmail.com>  
**Sent:** Friday, November 10, 2023 11:02 AM  
**To:** Stevens, Mike  
**Subject:** Attention: Planning Commission - Richland - Badger Mountain South Community Parks

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hello Mike,

We recently finished our build in Badger Mountain South this spring and have loved the new community so far. There are, however, some concerns that were promised to us years ago when we purchased our lot that really drew us to the neighborhood in the first place. Lots were definitely more than other comparable sales due to the amenities and infrastructure being marketed at the time. We appreciate the reversal on Nor AM's proposal to add more townhomes to zoned commercial space, and we urge you and the team to protect the green spaces/parks within our community that so far are mainly just drainage spaces. Our children cannot utilize this space to play in and it seems like the developer is not delivering on promises and legal obligations that were set forth years and years ago.

This community is amazing - please continue to support this growing community by committing to the 17 parks remaining. I really appreciate you taking the time to read our concerns.

Thank you for your time,

Kate Mosley  
4174 Highview St  
Richland, WA 99352

**Stevens, Mike**

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**From:** Michael Newland <michael.m.newland@gmail.com>  
**Sent:** Thursday, November 9, 2023 10:55 AM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South Parks

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

As a member of The BMS community and neighborhood, I would like to express my interest and concern in the lack of accessible parks in our community. As a growing community with children and plans to build a new school in our area, it is vital we have safe parks and recreation areas for our kids (and pets) to play in. Irrigation ditches and runoff ponds are not ideal spots to bring your family for a picnic. Please prioritize this issue. I was born and raised in Richland and highly value the beautiful community in which we live.

Thank you!

Sent from my iPhone

## Stevens, Mike

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**From:** Mariah Ochoa <mariah.ochoa@outlook.com>  
**Sent:** Thursday, November 9, 2023 7:56 AM  
**To:** Stevens, Mike  
**Subject:** Request to have parks in Badger Mountain South

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Mike Stevens,

I hope this message finds you well. I am writing to express my strong desire and that of many other residents in our neighborhood for the establishment of parks in our community at Badger Mountain South.

Parks play a crucial role in enhancing the quality of life for residents by providing green spaces for recreation, relaxation, and community gatherings. They offer numerous benefits, such as improving physical and mental health, promoting social interactions, and adding to the overall appeal of our neighborhood. Access to parks is one of the reasons we chose this area.

Our neighborhood is currently lacking in accessible green spaces, and I believe that the creation of parks would significantly contribute to the well-being and happiness of our residents, including families, children, and seniors. Moreover, it would improve property values and attract potential new residents to our area.

I kindly request your support in considering this proposal and advocating for the allocation of resources to develop parks in our neighborhood. Your assistance in making our community a better place to live would be greatly appreciated.

Thank you for your attention to this matter, and I look forward to hearing from you regarding the progress of this initiative.

Sincerely,

Mariah Ochoa  
2548 Rinas Road



## Stevens, Mike

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**From:** Justin <theoreillyfamily1@gmail.com>  
**Sent:** Thursday, November 9, 2023 8:08 AM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Mr. Stevens,

Please take into consideration that the proposal to further lessen the amount of parks in our community is against the wishes of our neighborhood.

We are located on lot 13 on Highview street. We were one of the first houses built here. We've disappointedly watched our neighborhood advanced with less and less park space that we bought into for our children.

This issue is very important to the members of BMS.

Thank you,

Justin and Jessica O'Reilly

Sent from my iPhone

## Stevens, Mike

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**From:** Lisa Pedro <lisajeannedro@gmail.com>  
**Sent:** Thursday, November 9, 2023 9:53 AM  
**To:** Stevens, Mike  
**Subject:** Parks in BMS community

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hello Mike...

I've lived/ retired here in West Village for 2 years...

What I was told about the community sounded wonderful. A walkable community with a wine village and nice small shops isn't going to happen which is pretty disheartening ...

Now LUDR is trying to take away 7 of the projected parks... PLEASE don't let that happen. Those parks are important to subdivisions. Mostly for a place for the kids to play and where we can walk our pets. Not to mention much more aesthetically pleasing...

Thank you for your consideration  
Lisa

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Lisa Pedro  
360-609-3856  
Email [lisajeannedro@gmail.com](mailto:lisajeannedro@gmail.com)

## Stevens, Mike

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**From:** JIM PHIFER <jimphifer@hotmail.com>  
**Sent:** Thursday, November 9, 2023 5:51 PM  
**To:** Stevens, Mike  
**Subject:** BMS LUDR amendments

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Attention Planning Commission

My name is James Phifer and I live in Badger Mountain South (BMS) and I'm writing you today to express my concerns in regard to the recent request by the Nor Am Corp. to make changes to the LUDR.

One of the community's greatest concern, is clearly the changes to the park areas. Specifically, Nor Am's wanting to add areas that currently are being used for water run off (Drain Area's) into part of our parks area.

My wife and I enjoy walking our community on a daily basis and after our recent rains, we witnessed these drain areas doing what they are intended for, which is to hold water.

The amount of water we saw in these areas would be of grave concern to any parent/grandparent, etc. of a small child. Just based on the safety issue, these areas should be taken off the table right away. Just from what we saw in regard to the amount of water, a small child could have easily drowned. Is the City of Richland prepared to take the legal responsibility if something like this was to happen in the future? FYI - we did take a photograph of one of the areas showing the water height if you would like us to send it in.

I'm asking the planning Commission members to please strike down any and all changes regarding reducing the parks and using drainage areas as Open Space.

From what was originally planned to what is now being proposed, the total numbers of parks have been reduced by over 80%.

This only benefits the Nor Am Corporation, not the people of the community, who will reside here long after Nor Am has left the area.

In closing, I would like to point out, that from the original plans (from what we all based our decision to purchase our homes from), the Nor Am corporation has little by little, removed, not added, anything that would benefit this community.

Thank you for taking the time to read and consider what I have written.

Sincerely, Jim Phifer  
4843 Smitty Drive  
Richland, WA 99352

## Stevens, Mike

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**From:** Patrick Maag <pmaag09@gmail.com>  
**Sent:** Thursday, November 9, 2023 12:00 PM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South Parks

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hello - just letting you know that I care about parks for my children and the health of our community. Removing park space from master plans is a shortsighted and ill-advised decision. Changing plans for communities without clear communication and justification also erodes trust between the citizens and their government.

Call me if you want to discuss. 503-250-2835. Thank you.

—Patrick Maag  
4150 Highview St.  
Richland, WA 99352  
(From Mobile)



## Stevens, Mike

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**From:** GWENDOLYN POPE <GWENDOLYN\_POPE@msn.com>  
**Sent:** Thursday, November 9, 2023 6:52 AM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hi, I've been a resident of West Vineyard neighborhood in Badger Mountain South Development for 1.5 years. When we decided to build our home here it was based on the "community" it sold with park, trails and gathering spaces. There is a storm drain "park" two blocks from me. It has steep slopes and is not a place designed for gathering or pending time with others. No lights, no park benches or picnic tables.

My husband and I feel lied to. It is not what drew us to this area.

We paid for a more expensive home because the plan was to develop these great parks, trails and gathering spaces that we can enjoy for years to come.

Please don't let these parks be taken away from what was the original intention.

Gwendolyn

## Stevens, Mike

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**From:** Angela Raleigh <angela.f.raleigh@gmail.com>  
**Sent:** Thursday, November 9, 2023 3:36 PM  
**To:** Stevens, Mike  
**Subject:** Attention Planning Commission

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,

Angela Raleigh  
4384 Corvina Street  
Richland, WA 99352  
(509) 420-0404  
Angela.f.raleigh@gmail.com

## Stevens, Mike

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**From:** Ashley Riel <ashleyriel@outlook.com>  
**Sent:** Saturday, November 11, 2023 3:44 PM  
**To:** Stevens, Mike  
**Subject:** Attention Planning Committee-BMS Parks

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,

Ashley Riel  
2571 Rinas Rd  
Richland WA 99352  
509-795-4103

## Stevens, Mike

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**From:** Rebecca P. Maag <rebeccapmaag@gmail.com>  
**Sent:** Thursday, November 9, 2023 11:53 AM  
**To:** Stevens, Mike  
**Subject:** BMS Parks

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hello Mr. Stevens,

I am a resident of the Badger Mountain South neighborhood. I have 3 small children and one of the draws of moving to the BMS neighborhood was the number of parks it was supposed to have. Now that the storm water drainage areas are being considered green spaces, it is disappointing. I would never suggest my children play in a storm water drainage area.

Please consider the community members' desire to live somewhere with more access to (safe) green spaces to play. I want to show my children the value of playing and being outside. The value of having gathering places in our neighborhood to meet new friends and keep our community strong.

Our neighborhood is asking that you please fight for us and consider what is best for the people of Richland, rather than the developers. We've already lost a lot of the green spaces we were promised - please help us keep the ones we could still get back.

Thank you for your time and efforts!!

Sincerely,  
Rebecca Maag



## Stevens, Mike

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**From:** Emilie Robinson <emrob82@gmail.com>  
**Sent:** Thursday, November 9, 2023 9:52 AM  
**To:** Stevens, Mike  
**Subject:** Parks in Badger mountain south

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

I built my home in Badger mountain south in 2016, when we were promised so many things, that never came to fruition. It's disappointing to say the least. Please continue with the plans to build our parks that are so appreciated by our community. Our children are looking so forward to them. Those grassy areas that are just water run offs are not parks and shouldn't be considered as such.

-Emilie and Cortland Robinson

## Stevens, Mike

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**From:** Erin Rood <erinlrood@gmail.com>  
**Sent:** Thursday, November 9, 2023 6:41 AM  
**To:** Stevens, Mike  
**Subject:** Badger mountain south parks

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Good morning!

A caring neighbor brought to my attention that the future parks of our community are at stake. My young family recently moved here in the west village of BMS in hopes that a park would be built for our children as promised in the plans we read about. Based on what I've seen, our promised parks keep dwindling down. We do not want storm water ponds to count towards our total parks. We want family friendly safe parks for our children. Please help us protect these parks for our community.

Thank you.

Sincerely,  
Erin Rood

## Stevens, Mike

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**From:** jillnmnr@aol.com  
**Sent:** Friday, November 10, 2023 9:37 AM  
**To:** Stevens, Mike  
**Subject:** BMSC Planning

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Thank you for your time.  
Sincerely,

Jill Russell  
BMSC Resident  
2615 Clark Ridge Dr  
Richland, WA 99352

## Stevens, Mike

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**From:** Nick Sampson <sampson454@gmail.com>  
**Sent:** Thursday, November 9, 2023 6:45 AM  
**To:** Stevens, Mike  
**Subject:** Badger mountain south community parks

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hi Mike I am a resident of the badger mountain south community in the west village side. We need a park! I know the large one in between market and vineyard but we need one for the market side also. Thank you!

Nick Sampson



## Stevens, Mike

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**From:** gsarrazo <gsarrazo@gmail.com>  
**Sent:** Sunday, November 12, 2023 7:07 PM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South concerns

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,

Gretchen Sarrazolla  
4454 Corvina St, Richland, WA 99352

## Stevens, Mike

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**From:** Carl Sarrazolla <csarrazo@tivera.com>  
**Sent:** Sunday, November 12, 2023 8:08 PM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,

Carl Sarrazolla  
4454 Corvina St  
Richland, WA 99352

## Stevens, Mike

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**From:** Andria S <staleya@gmail.com>  
**Sent:** Thursday, November 9, 2023 9:36 AM  
**To:** Stevens, Mike  
**Subject:** BMS Community Cares!

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Good morning Mr Stevens,

My name is Andria Schweiger and my family and I live in the BMS community. We moved to the area last December and chose this community over others in large part based on the promises of the developer regarding community spaces. Having open useable green community spaces rather than dwellings jammed up against each other and having to get in the car to get to a park or walking trail is incredibly important to our household. I have an autoimmune immune disorder that makes it incredibly difficult to walk too far so the promise of being no more than 3 blocks from a park, mini park, or block park was the biggest selling point for us. We in fact paid well more to live in this community over the like homes in other neighborhoods because of the plans outlined for the community as a whole.

Soon after moving in we learned about the efforts of the developer to walk those commitments back, twist the definition of green spaces and not deliver on what they sold you the city about the community when they received permission for the development and commitment to all of us as homebuyers. The water retention ponds are not parks! I wouldn't let my dog play in dirt that's been soaked in runoff water there let alone a child.

They started out promising 62 parks and we are now down to 17, the proposed changes would bring it down to 10! We don't get a refund on the prices we paid for our homes for them to make the community possible, but they get to increase their profit by continually changing the community plans in their favor. Please don't let them continue changing the LUDR and take away from the community we all expect when we chose our community and bought our homes.

Respectfully

The Schweiger Family  
3959 Highview St.

## Stevens, Mike

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**From:** stephen sevall <scsevall@hotmail.com>  
**Sent:** Thursday, November 9, 2023 6:26 PM  
**To:** Stevens, Mike  
**Subject:** BMS LUDR - parks

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hello Mr. Stevens,

I am writing regarding the pending LUDR changes to the Badger Mountain South subdivision, specifically regarding the open spaces and parks. When we decided to move here nearly 5 years ago part of the selling point was open spaces and parks. We were promised a lot of walkable open space, and that community parks would be incorporated into every part of the community. It was unbeknownst to us or the realtors representing the builder that the language of the LUDR had already been changed and promises broken. Our community, West Village, have already lost our park. There are only a handful of empty lots left on the edge of the development and nowhere left to put it. We have already been denied our park, our opportunity to gather as a community and play with our children and pets. I would urge the city not to allow the developer to deny that opportunity to the rest of the communities being built in this development.

Sincerely,  
Stephen Sevall



## Stevens, Mike

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**From:** Greg Smith <ge.smith@live.com>  
**Sent:** Thursday, November 9, 2023 5:37 PM  
**To:** Stevens, Mike  
**Subject:** Attention Planning Committee

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Good Evening,

I live in Badger Mountain South and care about ensuring we have access to safe parks for our kids to play in. Drainage ponds should not count as green space or parks.

Thanks,  
Greg Smith

## Stevens, Mike

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**From:** tootsanne@aol.com  
**Sent:** Thursday, November 9, 2023 12:32 PM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Mr. Stevens,

I am and have been a resident at Badger Mountain South (BMS) for many years. We moved here at the beginning of the building. A part of the draw moving here was the area and plans for parks, trails or walking paths, and other family oriented areas. I have children and we value our outdoor activities together in the neighborhood. I understand that the city of Richland continues working with planning and developers to want to take away more parks, walking paths and trails in the future which is a tragedy to my family who loves our community and enjoys outside time in our community. Currently we are limited on areas to play, walk, jog, and run. If you, the city, and the developers continue to adjust plans that brought so many families like mine into the neighborhood and not extend parks and paths it can cause overcrowding as the homes continue to be built yet no additional parks or paths are added. That is unacceptable and far from the plans I was told of.

My community has so many children in it. As mine grow and their friends families move into the community I hope that you all can think of the youth who live here. They need more safe parks and paths to go on together and with their families. Off from the streets in areas intended for children. Some children here are young and those parents traveling to one park for their young children is ridiculous. Mine are older now and want more places in the community to go to and longer running paths to run with me.

Please reconsider and think of the youth and families like mine when you as well as other's plans in BMS. .

Best regards,  
Tracey Stuenkel  
Resident with family including children

[Sent from the all new AOL app for iOS](#)

## Stevens, Mike

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**From:** tootsanne@aol.com  
**Sent:** Thursday, November 9, 2023 9:09 PM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South Planning

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Planning Commission,

I am and have been a resident at Badger Mountain South (BMS) for many years. My family moved here at the beginning of the community building. A part of the draw moving here was the area and plans for parks, trails or walking paths, and other family oriented areas. I have children and we value our outdoor activities together in the neighborhood. I understand that the planning commission continues working with planning and developers to want to take away more parks, walking paths and trails in the future which is a tragedy to my family who loves our community and enjoys outside time in our community. Currently we are limited on areas to play, walk, jog, and run. If you, the planning commission continue to adjust plans that brought so many families like mine into the neighborhood and not extend parks and paths it can cause overcrowding as the homes continue to be built yet no additional parks or paths are added. Do you really want the youth to have no safe places near homes to play together! That is unacceptable and far from the plans I was told of during the sale of my home.

My community has so many children in it. As mine grow and their friends families move into the community I hope that you all can think of the youth who live here. They need more safe parks and paths to go on together and with their families. Off from the streets and into areas intended for children. Some children here are young and those parents traveling to one park for their young children is ridiculous. Mine are older now and want more places in the community to go to and longer running paths to run with me.

Please reconsider and think of the youth and families like mine when you as well as other's plans in BMS.

Best regards,  
Tracey Stuenkel  
4853 Highview Street  
Richland WA 99352  
(509) 528-8808

[Sent from the all new AOL app for iOS](#)

## Stevens, Mike

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**From:** Katie Storey <docktdmd@aol.com>  
**Sent:** Thursday, November 9, 2023 1:38 PM  
**To:** Stevens, Mike  
**Subject:** BMS parks

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,

Katie Storey  
4572 Ruth Court  
Richland, WA 99352  
509-948-1978



## Stevens, Mike

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**From:** Jacqueline Sturza <jjsturza@gmail.com>  
**Sent:** Thursday, November 9, 2023 4:43 PM  
**To:** Stevens, Mike  
**Subject:** Parks and open pace issue at badger mountain south

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,

Tyson and Jacqueline Sturza  
4954 Smitty Drive  
jjsturza@gmail.com tysonsturza@gmail.com

**Stevens, Mike**

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**From:** Joy Thatcher <joyisgodsgirl@yahoo.com>  
**Sent:** Thursday, November 9, 2023 7:01 PM  
**To:** Stevens, Mike  
**Subject:** Attention: Planning Commission

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hello,

I live in Badger Mountain South and just wanted to chime in and say we really truly do care and prioritize the parks promised to this neighborhood! Please don't allow any changes to lessen the parks we end up with here. That was a major reason a lot of people chose to live in this neighborhood.

Thanks!

Joy Olin

[Sent from Yahoo Mail for iPhone](#)

## Stevens, Mike

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**From:** Rebekah Bourgeois <rebekah276@gmail.com>  
**Sent:** Thursday, November 9, 2023 6:14 AM  
**To:** Stevens, Mike  
**Subject:** Parks For Badger Mountain South Community

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Good morning Mike,

I'm emailing you in regards to the parks in Badger Mountain South Community. I live in BMS and regularly use the parks in the community. We're hoping to continue seeing these public parks implemented throughout the community to provide safe and fun places for families.

Thank you for your time,

Rebekah Tschauner

**Stevens, Mike**

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**From:** Patricia Valinch <pvalinch4533@icloud.com>  
**Sent:** Thursday, November 9, 2023 7:26 AM  
**To:** Stevens, Mike  
**Subject:** Parks in BMS

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

I live in the BMS development. I'm retired & moved into this development believing there would be parks to walk & a self contained community area. Please consider our community proposal to continue with the original plan with the parks. Thank you BMS home owner

Sent from my iPhone



## Stevens, Mike

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**From:** Sharon Waite <sharonwaite85@gmail.com>  
**Sent:** Thursday, November 9, 2023 4:31 PM  
**To:** Stevens, Mike; sharonwaite85@gmail.com  
**Subject:** Parks in badger mountain south

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Planning Commission: I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community. This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,  
Sharon Waite  
4727 Smitty Dr  
Richland, WA

## Stevens, Mike

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**From:** Lauren Watson <lauren.anguish@gmail.com>  
**Sent:** Thursday, November 9, 2023 7:22 AM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Good morning Mr. Stevens,

I live in BMS, and I care about having accessible, safe parks for my daughter to play in. Please require the builders to honor the original plan, which is why so many of us moved here.

Thank you,  
Lauren Watson

## Stevens, Mike

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**From:** Kimberly Watt <wattkimberly@gmail.com>  
**Sent:** Friday, November 10, 2023 7:21 AM  
**To:** Stevens, Mike  
**Subject:** Attention Planning Commission

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

I live in BMS and as a grandmother and retired teacher I believe it is your duty to provide accessible and safe parks for children to play in. The green spaces are not parks! They are not maintained to provide thorn free grasses nor do they lure families to want to go to the "park" aka storm water ponds. Do the right thing.

John and Kim Watt  
3998 Barbera St.

Sent from my iPhone

**Stevens, Mike**

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**From:** Tiffany Wilcox <tiffany.wilcox@gmail.com>  
**Sent:** Thursday, November 9, 2023 5:58 AM  
**To:** Stevens, Mike  
**Subject:** BMS parks

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

I live in BMS. I wanted to take a minute to express that the issue of safe and accessible parks is very important to me. I understand that the number of parks that have been promised to us as residence has decreased significantly over time, and that stormwater areas are being considered park space.

Parks are extremely important social gathering areas, especially for children.

Before we moved to BMS, we lived in a neighborhood that had a Park directly across the street from our house. My kids met with other neighborhood children there and made so many friends. We ended up getting to know all of the families with children in a two block radius.

Since we have moved here, there is no communal gathering place for children to play. We have hardly gotten to know any of our neighbors and my kids don't know very many children here outside of seeing them at school. It makes me realize what we gave up now that we don't have access to a Park.

Please consider the social and emotional well-being of the children in this area.

Sincerely,  
Tiffany Wilcox



## Stevens, Mike

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**From:** Jamie Wilson <jamieann\_63@yahoo.com>  
**Sent:** Thursday, November 9, 2023 2:07 PM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South Park

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations. We want a park for kids to play in, not a cesspool for mosquitoes.

Sincerely,  
Jamie Wilson  
2459 Brodie Ln Richland WA 99352  
306-720-6202