

City of Richland Resolution No. 100-20 temporarily designates virtual locations for all municipal meetings. This meeting will be held remotely via Zoom. Members of the public may attend this meeting by selecting the Zoom link or by calling the phone numbers provided.



Agenda

Hearing Examiner Meeting

Monday, November 8, 2021

Join the Zoom meeting [here](#)

Public Telephone Access: (206) 337-9723 or (253) 215-8782

Meeting ID No. 872 2126 7401

Hearing Examiner: Gary McLean

Liaisons: Staff Liaison: Planning Manager Stevens

Public Hearing - 6:00 p.m.

Public Hearing Explanation:

New Business - Public Hearing:

1. S2021-107 Goose Ridge Estates 2 Preliminary Plat
2. M2021-107 Quarry North Apartments Site Plan Review

Adjournment

The next Hearing Examiner Meeting will be scheduled as needed.

This meeting is broadcast live on CityView Channel 192 and online at ci.richland.wa.us

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HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 11/8/2021

Agenda Category: New Business - Public Hearing

Prepared By: Shane O'Neill, Senior Planner

Subject:
S2021-107 Goose Ridge Estates 2 Preliminary Plat

Department:
Development Services

Recommended Motion:
Approval of the Preliminary Plat of Goose Ridge Estates II, subject to the conditions of approval contained in the November 8 staff report.

Summary:
Bill Monson, of Monson Development Washington, LLC, applied for preliminary plat approval for the plat of Goose Ridge Estates II, located within the master-planned community of Badger Mountain South. The preliminary plat of Goose Ridge Estates II, proposes to divide four (4) parcels totaling 53.33 acres, into 206 residential lots together with eleven (11) tracts. The subdivision operates as a predictable easterly extension of Goose Ridge Estates, lying to the west.

Attachments:
1. FULL Staff Report - Goose Ridge Estates 2

**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION
STAFF REPORT TO THE HEARING EXAMINER**

GENERAL INFORMATION:

PROPOSAL NAME: Goose Ridge Estates II - Preliminary Plat

LOCATION: East of the termini of Highview Street, Corvina Street and Barbera Street within the Badger Mountain South Master Planned Community

AFFECTED PARCELS: 1-33983000001003, 1-33983000001005, 1-32981030003000 & 1-32981030002000

APPLICANT: Monson Development Washington, LLC

FILE NO.: S2021-107

DESCRIPTION: Request to subdivide 53.33 acres into 206 residential lots together with eleven (11) tracts.

PROJECT TYPE: Type III Preliminary Plat

HEARING DATE: November 8, 2021

REPORT BY: Shane O'Neill, Senior Planner

RECOMMENDED ACTION: Approval subject to completion of proposed conditions

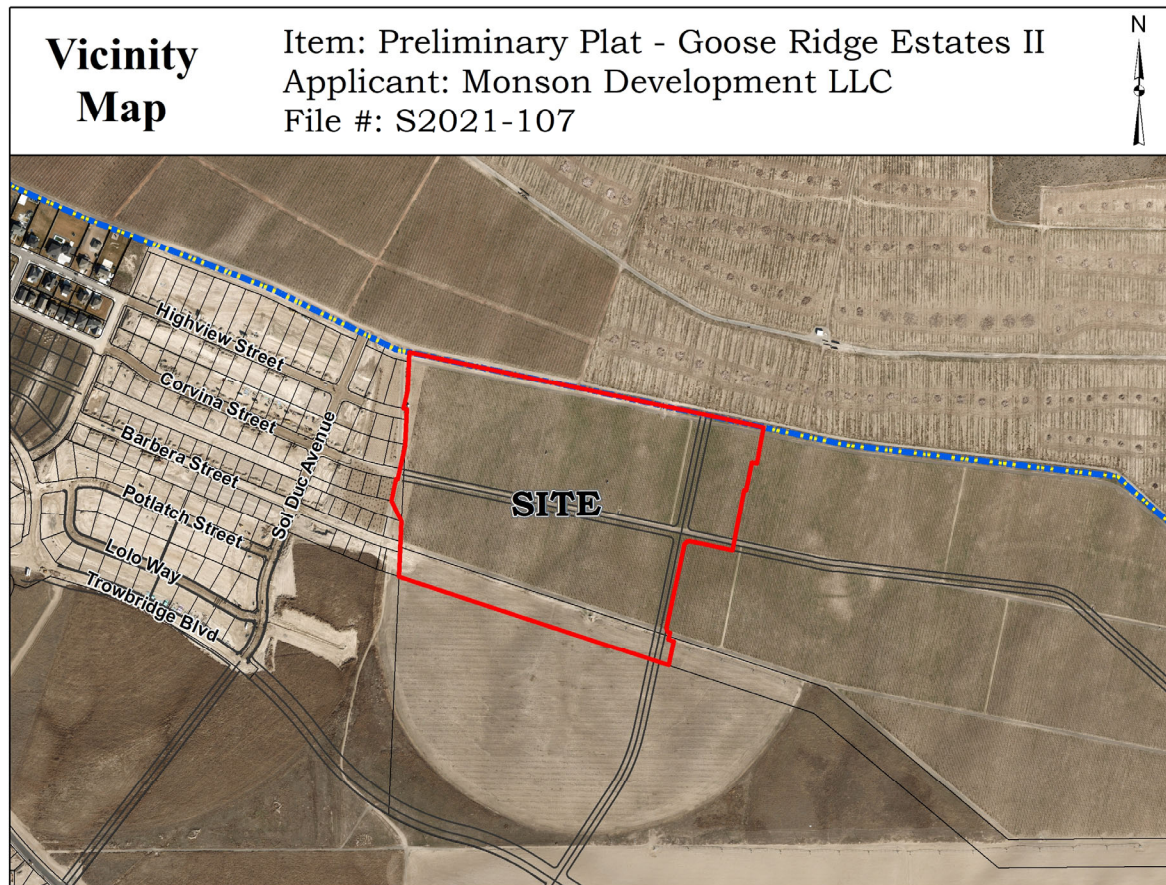


Figure 1 - Vicinity Map

PROPOSAL DESCRIPTION

Monson Development Washington, LLC has filed a preliminary plat application (Exhibit 1) to divide approximately 53.33 acres into 206 residential lots and eleven (11) tracts to be constructed in three (3) phases. The plat is tentatively named the plat of Goose Ridge Estates II. The plat proposes an average lot area of 7,528 square feet (0.17 acres) exclusive of all tracts and roads. Of the 206 lots, 201 lots will gain direct access from public roadways dedicated by way of platting (see Exhibit 2 - plat map); five (5) lots will be accessed via private alley. These five lots also adjoin a public roadway (Barbera Street).

The plat proposes construction of 4,867 linear feet of pedestrian/recreational trails together with 5.71-acres of open space land as called for in the BMS Master Agreement and Land Use Development Regulations (LUDR). The plat design serves as a predictable easterly extension of the adjacent Goose Ridge Estates plat.

SITE DESCRIPTION & ADJACENT LAND USES

Located within that area of Richland known as Badger Mountain South, this plat site lies east of the east-end of Highview Street, Corvina Street and Barbera Street. Describing the broader locational context, the Badger Mountain South area (Exhibit 7 – LUDR Map) appears as an appendage of the Richland City Limits boundary generally in the southwest sector of the City which, as the name implies, is on the south side of Badger Mountain. As the subject of a master planned community, the plat of Goose Ridge Estates II benefits from previous planning efforts, including environmental review, aimed to streamline the platting process and environmental review procedures discussed further in this report.

The BMS Sub-Area is divided into neighborhoods. Goose Ridge Estates II is the first plat belonging to the East Garden neighborhood of the greater BMS Sub-Area. Neighborhood divisions are illustrated in section 1.E (pg. 1-2) of the LUDR. The “green infrastructure” requirements associated with the East Garden neighborhood are outlined on page D-4 of Exhibit D to the BMS Master Agreement. This page is provided as Exhibit 10 to this report for the reader’s convenience.

The site consists of gently rolling hills presently under agricultural production. Immediately west of the plat site lies the existing neighborhood of Goose Ridge Estates. Adjacent land to the north is under agricultural production but falls within the jurisdiction of Benton County. Land immediately east of the site is under agricultural production belongs to the Badger Mountain South master planned community.

The plat site is currently planted with grape vines as depicted in the site photos taken by city staff (Exhibit 13) on October 15th. The site contains no trees or other native woody plant species including sagebrush. Except for the existing neighborhood to the west, all immediately adjacent properties surrounding the subject site are currently vacant.

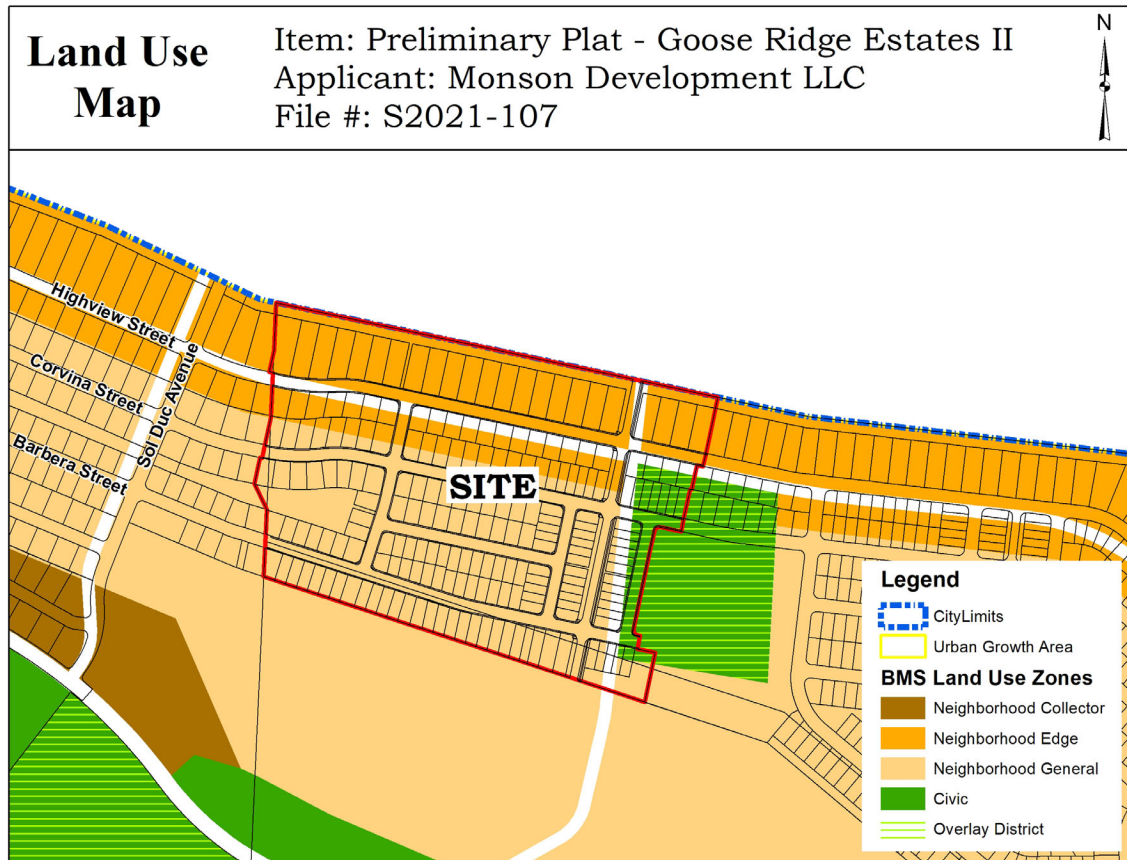


Figure 2 – Land Use Map

COMPREHENSIVE PLAN

The subject property belongs to the Badger Mountain South Subarea, which was developed in 2010. The plan calls for the development of a master planned community known as Badger Mountain South which is intended to be a mixed-use, walkable, and sustainable community of up to 5,000 dwelling units. The plan calls for small-lot single-family residential development with some multi-family residential development together with commercial and office uses with generous open spaces and extensive pedestrian trails. In recognition of the intended unique character of the master planned area, the City worked with Nor Am Investment, LLC to adopt a set of development regulations specifically applicable to the Badger Mountain South Subarea known as the Land Use and Development Regulations (LUDR). The City also adopted a Planned Action Ordinance (RMC 19.50.030) for the subarea based on a supplemental environmental impact statement prepared for the master planned community. These planning documents effectively replace comprehensive plan land use designations by providing a heightened level of development transparency. The land use map above illustrates BMS zoning from the LUDR. Each zone relates back to a list of permitted uses contained in the LUDR (Section 2.B).

LUDR PROVISIONS

The subject property and the adjacent properties to the south, east and west are included in the Badger Mountain South Subarea plan and LUDR regulations. Land to the north lies outside of the City limits and Urban Growth Area boundaries. The proposed plat includes land within the following districts as described in Section 2.A of the LUDR:

Neighborhood General (BMS-NG): The Neighborhood General District makes up the largest area of Badger Mountain South. This District allows single-family detached residential homes with a mix of smaller scale attached housing options such as duplexes and apartments. Neighborhood General also allows for civic/community/institutional facilities.

Neighborhood Edge (BMS-NE): The Neighborhood Edge District allows residential uses in the form of detached single-family homes, accessory apartments and uses compatible and common to single-family home sites.

Single-family residential uses are permitted in both the Neighborhood Edge and Neighborhood General Districts. The Neighborhood General district allows multi-family residential uses whereas the Neighborhood Edge district does not. The Neighborhood General district permits single-family residential development, adult family homes, neighborhood offices and vineyards. For a complete list of permitted uses in each zone refer to LUDR Section 2.B.

Civic w/Overlay: The Civic District allows for open spaces, schools and community facilities located throughout neighborhoods. This district accounts for about 30% of BMS and is one of the most significant features aimed at supporting the vision of a walkable and sustainable community (LUDR Section 3.F). Having the overlay applied to a Civic District limits development to schools only. The Civic District is mentioned here because it appears in the Land Use Map (Figure 2) above. However, the spatial correlation between the Civic area and the platted lots is approximate. The note in LUDR section 2.B states *“District boundaries are illustrative and may be adjusted to meet site conditions and project requirements so long as the spatial relationship between the districts is maintained”*. Noteworthy is the large rectangular parcel proposed outside of and adjacent to the southeast boundary of Goose Ridge Estates II. Planning presumes this rectangular parcel is intended to contain a future school site and the green Civic zone may be shifted to meet the intent of the BMS land use map in LUDR section 2.B. Simply put, the Civic District does not apply to this plat.

Dimensional Standards

The following dimensional standards apply to single family residences:

Standard	BMS-NG	BMS-NE
Minimum Front Yard Setback	10 ft.	10 ft.
Maximum Front Yard Setback	20 ft.	20 ft.
Rear Yard	15 ft.	150/15 ft.
Side Yard	5 ft.	5 ft.
Side Street Setback	10 ft.	10 ft.
Maximum Building Height	30 ft.	35 ft.
Parking Requirements	1 space/unit	1 space/unit

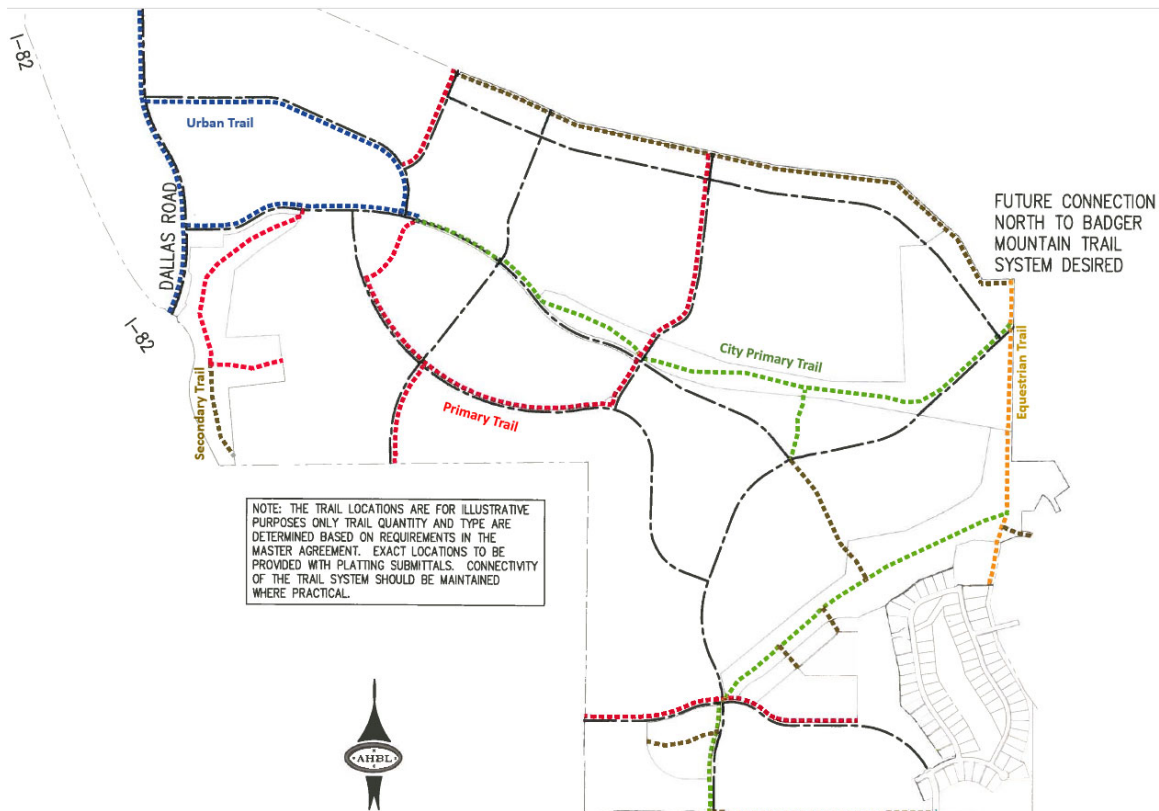


Figure 3 – Trail Layout Plan

Trail Standards

The LUDR identifies a system of pedestrian trails throughout the master planned area. The plat of Goose Ridge Estates II proposes a total of 4,867 linear feet of trails. Of the total, 3,703 linear feet will be secondary (gravel) trail and 1,164 linear feet will be primary (paved) trail as illustrated on sheet C002 of Exhibit 2 and as delineated on sheet C003. Primary (paved) trail is proposed along the west edge of the full length of Road C. The combination of these trails allows for

up to 211 residential units (RU) per the BMS Master Agreement, thereby satisfying the concurrency requirement for the 206 proposed lots, provided no more than five (5) of these lots contain more than one dwelling unit. Design standards for primary trails (refer to Section 5.1 of the LUDR) require a 10-foot wide concrete or asphalt surface bordered on one side by a 2-foot-wide trail surfaced with either gravel, wood chips or engineered wood fiber. Secondary trail construction standards allow for the application of crushed gravel, wood chips or engineered wood fiber. Constructing the proposed segments of trail listed above, fulfills the plats' green infrastructure obligations. The improvement schedule for the East Garden neighborhood is outlined in Exhibit D of the master agreement.

Exhibit D (pg. D-4) (Exhibit 5) of the Master Agreement calls for a total of 18,150 linear feet of trail to be built with in East Garden. Of the 4,867 feet of trail within Goose Ridge Estates II, the plat is credited with 3,385.8 feet of trail or 18.6% of the total obligation. The remainder of trails will be required in subsequent plats in East Garden.

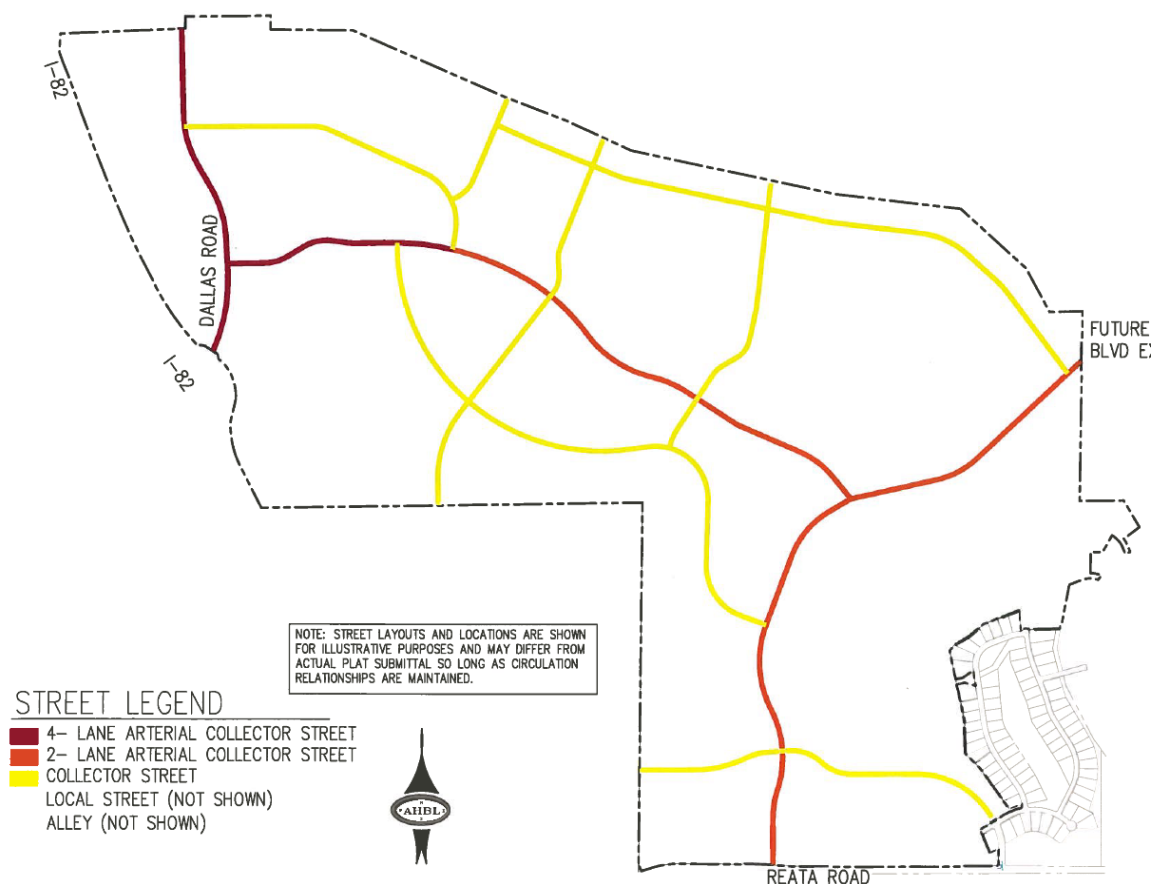


Figure 5 – Regulating Plan for Streets

Street Standards

Due to its location within the master planned community, this plat will be served by two major collector streets identified in the LUDR; with all other roads being local streets. The two collector streets are Highview Street and “Road C”, leaving all other roadways as local streets.

Note, on sheet C003 of the plat, the road cross-section details for minor collectors and local streets are identical. Sheet C101 correlates each road to cross-sections on Sheet C003 by way of numbered symbol. By way of condition, Public Works staff highlights right-of-way width inconsistencies between the proposed plat document, existing roads to the west and revised road profiles in the proposed LUDR amendment (Exhibit 6). It appears this discrepancy results from Goose Ridge Estates II excluding public walkways from the right-of-way. Recommended approval condition #63 aims to resolve this issue by requiring sidewalks and other edge type features to be included in rights-of-way.

Block Standards

Section 7.B of the LUDR establishes requirements for the configuration of blocks. This section of the LUDR restricts block length from exceeding 1,000 feet. The longest proposed block (containing lots 35 – 62) is approximately 984-feet long. All other proposed blocks fall below the 1,000-foot block length limit.

Pursuant to the LUDR Section 7.B(5)(a)(3) each block within the Neighborhood General (NG) Districts is required to provide a minimum of two housing types. Pursuant to LUDR Section 1.G(5) staff is conditioning that subsequent final plats for Goose Ridge Estates II to note lots available to contain alternate building types (proposed approval condition #65). Although not explicitly defined in the LUDR, staff interprets “alternate building types” to be those other than detached single-family homes.

Section 8.B lists the housing types that are permitted within each district. Permitted building types and lots meeting minimum width standards include single family house – street access, single family house – alley access, cottage court, paired house (duplex), mansion apartment and courtyard housing.

Density Requirements

Chapter 7.C of the LUDR establishes density targets for each of the neighborhoods within the Badger Mountain South community. This preliminary plat lies within the East Garden neighborhood (see LUDR 1.E). LUDR 7.C sets a density target range for the East Garden neighborhood from 1,050 units to 1,150 residential units. This contrasts with page D-4 of Exhibit D to the BMS Master Agreement which indicates 870 residential units for the East Garden Neighborhood. As proposed, the project will result in 206 residential lots, some of which may contain two (2) dwelling units in the form of accessory apartments and duplexes. Note the phasing legend on Sheet C001 of the plat exhibit,

indicates a 1:1 lot to unit ratio. LUDR Section 7.B(5)(a) requires a minimum of two building-types per block, meaning a 1:1 lot to dwelling unit ratio is not allowed. Based on the five (5) full blocks contained in this plat, there will inevitably be a minimum of 211 dwelling units in this plat. Based on the open-space and trails provisions, a maximum of 211 units are available.

The preliminary plat exhibit does not identify any specific lots allowing for specific building types to fulfill the requirements of section 7.C of the LUDR. Pursuant to the LUDR Section 1.G(5), final plats must identify housing types allowed on each lot. Recommended approval condition #64 implements this LUDR requirement.

LUDR Section 7.C, footnote (b.) states “Density may be adjusted between communities to achieve [the] desired mix of product types. Community density or adjustment shall be submitted to the city with platting submittal(s)”. This provision integrates some flexibility in reviewing density figures by transference to other BMS neighborhoods. Such written request was not included with the application materials.

Procedural Requirements

Section 1H of the LUDR requires that a master agreement consistency determination be issued by the Planning Manager for any development proposal located within the Badger Mountain South master planned community. This determination is made after consultation with the Badger Mountain South Master Plan Administrator (MPA). The applicant provided a Master Agreement Consistency Recommendation (Exhibit 4). Staff has reviewed and accepted this recommendation and has issued a Master Agreement Consistency Determination (Exhibit 5).

CRITERIA FOR PRELIMINARY PLAT APPROVAL

Section 24.12.053 of the RMC sets forth the criteria that must be met before a preliminary plat application can be approved. It states:

The hearing examiner shall not recommend approval of any preliminary plat application, unless the approval is accompanied by written findings that:

- A. The preliminary plat conforms to the requirements of this title (Title 24 Plats and Subdivisions);
- B. Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;
- C. The public use and interest will be served by the platting of such subdivision and dedication; and

D. The application is consistent with the requirements of RMC 19.60.095.

RMC Section 24.12.050 designates the Hearing Examiner as the hearing body responsible for conducting the review of preliminary plat applications.

PUBLIC NOTICE

Application Date:	August 25, 2021
Notice of Hearing Mailed:	October 15, 2021
Notice of Hearing Posted:	October 15, 2021
Notice of Hearing Published:	October 24, 2021
Public Hearing:	November 8, 2021

A combined notice of application and public hearing was provided by mailing notices to property owners within 300 feet, through posting of the property, and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in Exhibit 3.

UTILITY AVAILABILITY

The all lots belonging to project would be served by City domestic water, sewer and electrical power services; details are provided below. Site specific development conditions are contained in contained herein address extension of off-site utilities to the site and require subsequent final plat surveys to include 10-foot public utility easements across the front of all lots. All municipal utilities have sufficient capacity to serve homes in the proposed subdivision. Note that Richland Energy Services has advised all departments of their diminishing supply of transformers. It is uncertain when this supply constraint will be resolved. The applicants should be aware of this issue as it could potentially affect the City's ability to install electrical power infrastructure necessary to serve the new homes.

Sewer

Sanitary sewer service will be extended easterly into the site from both Barbera Street, Corvina Street and Highview Street. All proposed lots will be served by municipal sewer service.

Water

Existing municipal water r will be extended to the project site from Barbera Street, Corvina Street and Highview Street. All proposed lots will be served by municipal water service.

Electric Power

Municipal electrical power will be extended to the project site from Barbera Street, Corvina Street and Highview Street.

TRANSPORTATION

All proposed lots belonging to the plat of Goose Ridge Estates II will be provided with direct access via public right-of-way frontage and from a private road/alley in the case of five lots (lots 170-174). Overall access to the project would be provided by easterly extensions of Highview, Corvina and Barbera Streets. Under

the provisions of the LUDR (6.B), Highview Street is designated as a collector street when in fact the existing segment of Corvina Street has previously been developed to the collector street standard width. This means that going forward Corvina Street will be the designated collector street nearest the north boundary of Badger Mountain South. All other roadways within the plat site will be of the local street classification.

The plat proposes streets connecting to the existing and adjacent Goose Ridge residential plat to the west. Direct connections to adjacent plats will further develop transportation connectivity in the City for both vehicles and pedestrians. Pedestrian access throughout the subdivision would be provided by sidewalks on either side of each new street. The street system plus urban pedestrian trails within the green space tracts to fulfill green infrastructure obligations.

Of primary concern, is the status of a transportation impact analysis (TIA), which, were it complete, would provide specific transportation impact mitigation measures. The overall BMS development has surpassed its 1,000th peak vehicle trip generation. The 1,000-trip count is applied as a trigger, in the BMS Master Agreement, for the City to require a TIA prior to allowing development to proceed in the BMS sub-area. At the time of writing this report, the respective TIA has been broadened in scope and as a result, is delayed from being completed.

In the opinion of the Richland Public Works Director, Pete Rogalsky, RMC 12.03, the City's traffic impact fee program, documents and funds projects sufficient to mitigate the impacts of the Goose Ridge – Phase 2 subdivision. The TIA update underway will be used to refine RMC 12.03, but the existing content of RMC 12.03 is sufficient to ensure appropriate mitigation for this project. The proposed approval conditions include street system improvements that will ensure adequate level of service and travel safety.

Public Works review staff notes that the road profiles on Sheet C003 (Exhibit 2) do not match those shown in the proposed LUDR amendment submittal document (Exhibit 8). It appears that this discrepancy is the result of placing sidewalks in private tracts to be owned and managed by the HOA. Because this configuration is inconsistent with a vast majority of residential neighborhoods in Richland and in BMS, staff proposes a condition of approval requiring the rights-of-way be redesigned to include all public sidewalks and other features of required edge-types.

SEPA

A Supplemental Final Environmental Impact Statement was completed for this site at the time that the City adopted a subarea plan for the Badger Mountain South area in 2010. The property was annexed at that time and the City adopted a Planned Action Ordinance (Exhibit 6) for the Badger Mountain master planned community. The effect of the Planned Action Ordinance is that standard SEPA

review is not required, provided that any project proposed within the boundaries of the master planned community is consistent with the master plan and that the mitigation measures identified in the adopted SEPA documents. Projects determined to be consistent with the subarea plan, the master agreement between the City and Nor Am Investment and the mitigation measures enumerated in the adopted SEPA documents are issued a Planned Action Consistency Determination (refer to Exhibit 6).

AGENCY COMMENTS

A variety of public agencies and City departments were given an opportunity to comment on the proposal. Comments from the Richland Public Works and Energy Services Departments have been incorporated into the set of recommended approval conditions.

At the time this report was written city staff received a comment letter from WSDOT relating to off-site traffic signalization needs near the I-82 off-ramp. The City of West Richland Planning Director provided a comment primarily related to off-site traffic impacts. The Department of Archaeology and Historic Preservation (DAHP) submitted a comment letter requesting an archaeological survey be conducted prior to undertaking ground-disturbing activities. The Department of Ecology also submitted a comment letter containing standard language about stormwater permitting. Richland's Traffic Engineer submitted comments in the form of an annotated plat. All comments are provided herein as Exhibit 12.

PUBLIC COMMENTS

Owners of all properties within 300-feet of the plat site were directly notified of the project by way of USPS mailing. At the time this report was prepared city staff had received two comment letters from the general public regarding the proposed plat (Exhibit 12).

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

1. All final, approved plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically in .dwg format compatible with the City's standard CAD software. Addendums are not allowed; all information shall be supplied in full size (and electronic) format. Electronic copies of the construction plans are required prior to the pre-con meeting along with the multiple sets of paper drawings. When construction of the public infrastructure has been substantially completed, the applicant shall provide paper and electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic record drawings shall be submitted in an AutoCAD format compatible with the City's standard CAD software. The final record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

2. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments/conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance. All necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.
3. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way construction permit prior to beginning work, per RMC Chapter 12.08. The applicant shall pay a plan review fee based on a cost-per-sheet of engineering infrastructure plans. This public infrastructure plan review fee shall apply each time a project is submitted for review. This fee will be different for commercial projects versus subdivision projects. Please visit the Public Works Private Development page on the City's webpage to find the current per-sheet fee. A permit fee in the amount equal to 3% of the construction costs of the work within the right-of-way or easement will be collected at the time the construction permit is issued. A stamped, itemized Engineers estimate (Opinion of probable cost) and a copy of the material submittals shall be submitted along with the approved plan submittal.
4. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of the final plat. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of plat acceptance. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final plat acceptance.
5. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Public Works Engineering Division at 942-7500 to schedule a pre-construction conference.
6. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
7. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to final platting.

Design Standards:

8. Public improvement design shall follow the following general format:
 - A. All materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details, Public Infrastructure Design Guidelines and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
 - B. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
 - C. All utilities shall be extended to the adjacent property (properties) at the time of construction.
 - D. The minimum centerline finish grade shall be no less than 0.30% and the maximum centerline finish grade shall be no more than 10.0% for local streets. 12% can be allowed for local streets for short distances.
 - E. The minimum centerline radius for local streets shall be 100-feet.
 - F. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
 - G. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
 - H. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.
9. If the project will be built in phases the applicant shall submit a comprehensive master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.
10. If the City Fire Marshal requires a secondary emergency vehicle access (SEVA), it shall be included in the construction plan set and be designed to the following standards:
 - A. 2-inches compacted gravel, minimum (temporary SEVAs only).
 - B. 2% cross-slope, maximum.
 - C. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
 - D. Be 20-feet in width.
 - E. Have radii that are accommodating with those needed for City Fire apparatus.

Secondary emergency vehicles accesses (SEVA's) shall be 20-feet wide, as noted. Longer secondary accesses can be built to 12-feet wide with the approval of the City of Richland Fire Marshal, however turn-outs are required at a spacing acceptable to the Fire Dept. Temporary SEVA's shall be constructed with 2-inches of compacted gravel, at a minimum. Permanent SEVA's shall be paved with 2-inches of asphalt over 4-inches of gravel, at a minimum.

Survey Monument Destruction:

11. All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.
 - A. No survey monument shall be removed or destroyed (the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible) before a permit is obtained from the Department of Natural Resources (DNR). (WAC 332-120-030(2) and RCW 58.09.130).
 - B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).
 - C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and the file a permit with the DNR.

It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

Traffic & Streets:

12. Pursuant to the master development agreement for the Badger Mountain South development an update to the project's traffic impact fee study is required at this time. As explained below, Public Works staff believes that the proposed traffic impacts within the City of Richland are sufficiently identified and mitigated as to enable approval of this project. That being said, Public Works staff believes that to ensure compliance with the master agreement, and to accurately plan and execute traffic

improvements as the larger development proceeds, that it is appropriate that no development beyond the first phase of this project should be allowed until the traffic impact study update is completed and accepted by the City.

13. Public Works staff believes that despite the fact that the Badger Mountain Subarea Traffic Impact Analysis update study remains in draft form at this time, there is a sound basis to satisfy the requirements to approve this preliminary plat application. The primary reason for this belief is the applicability of RMC Chapter 12.03 to this project. RMC Chapter 12.03, the City's traffic impact fee program, includes a robust set of traffic impact mitigating improvements that have been established to address the impacts of the entire Badger Mountain Subarea development, including this project. Once completed the Badger Mountain Subarea Traffic Impact Analysis update study will be used to update this program in scope and cost. Based on review of the draft study, Public Works staff is convinced that the projects and funding included in the existing traffic impact fee program is sufficient to mitigate the off-site traffic impacts of the Goose Ridge Estates II project located in the City of Richland. Similarly, Public Works staff is confident that the information available in the draft study update is sufficient to identify the direct impacts of the Goose Ridge Estates II project on adjacent public streets and to identify appropriate mitigation projects. Those projects are as follows:
 - a) Traffic calming measures shall be constructed due to the relatively straight uninterrupted road sections proposed. Public Works staff's preliminary evaluation suggests that traffic calming measures shall include traffic circles on Road C at Barbera St. and Corvina St. intersections, a traffic circle at Barbera St. and Road A intersection, a choker on the west Barbera St. approach of the Road A intersection that will also accommodate the trail crossing at Tract 216, curb extensions and choker at Highview St. and Road A intersection. These improvements, and their detailed design, shall be reviewed and confirmed or adjusted during infrastructure permitting.
 - b) The following signing requirements reflect Public Works staff's preliminary evaluation of the project, which shall be subject to review or changes during project permitting:
 - i) Traffic signing and painting measures including yield signs at the tee-intersections of "Road B", "Road D", and "Road E".
 - ii) Stop signs on "Road A" at the Corvina St. intersection, on "Road C" at Highview intersection, and a painted crosswalk on "Road C" connecting the trail at Tracts 211 and 212.
14. The "Goose Ridge Estates II" preliminary plat is subject to the City's traffic impact fee program (RMC 12.03).

15. The eastern frontage improvements of Road E shall be completed to City standards at the time that the phase which constructs the lots adjacent to Road E is developed.
16. On Sheet C003 the ROW widths proposed for the different street sections do not match the ROW widths shown on the other sheets, or those in the adjacent plat ("Goose Ridge ph.2") or the LUDR. Please reconcile.
17. Street names are not reviewed or vested until construction plans are submitted for review. The street names included on the pre-plat may not be approved or available during the construction plan review process.
18. A note will be shown on the face of the final plat stating that Road C is classified as a "Major Collector street". Subsequently, no driveways accessing single family lots will be allowed directly onto it.
19. Corvina Street as designed on this proposed pre-plat will be classified as a "Minor Collector".
20. The City anticipates an update to the LUDR in the near future that will revise the standard street cross sections throughout Badger Mountain South. The developer is requested to consult with Public Works regarding the anticipated cross section changes and to utilize them in anticipation of the LUDR update being completed. Alternatively, this project shall utilize street cross section designs in the LUDR as it exists at the time of infrastructure permitting.
21. Sidewalks shall be installed along all public right-of-way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, parks, HOA tracts, etc.).
22. The developer and his engineer shall demonstrate on the construction plans that all future driveway entrances, sidewalks and pedestrian ramps will meet City and ADA requirements, and also provide at least 5-feet of separation between driveways and/or pedestrian ramp transitions.
23. The vision-clearance triangle shall be shown on all corner lots (including access easements that serve multiple homes) on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in or within 500-feet of a curve, it will have to be evaluated per AASHTO guidelines. The assumed speeds for sight triangle evaluation are 35 mph for Major Collectors, 30 mph for Minor Collectors and 25 mph for local streets. This information shall be designed

- by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.
24. Signs indicating areas of restricted parking shall be installed at the developer's expense prior to final platting. The restricted parking areas shall be indicated on the construction plans and the final plat.
 25. All roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements. Lots 170-174 propose to take access from an alley. These lots may need to transport their garbage cans to an acceptable location for collection.
 26. The proposed 18-foot "rear alley" easements shall be private access ways which are for the use and benefit of the homeowners that abut said roads, and are to be maintained by the adjacent property owners. The City of Richland accepts no maintenance responsibility for the rear alley easements.
 27. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turnarounds built at the end of them. If the temporary turnaround is not located within the final plat an easement with a 50-foot radius will be required.

Domestic Water:

28. The proposed preliminary plat is located within the "Tapteal IV" water pressure zone. It shall be the responsibility of the developer to extend a watermain to and through this property to serve domestic water at the time of plat construction. This water main shall be sized to adequately supply domestic water and fire flows to the proposed development.
29. Looping of the water system provides redundancy and helps to eliminate stagnant water. This plat shall loop its water system to the existing main in Trowbridge Blvd.
30. In accordance with the City's comprehensive water plan, a portion of the "Tapteal IV Transmission Main" is designed to run in an east-west direction through this plat. This water main shall be extended to the east boundary of this pre-plat.
31. In accordance with municipal code, domestic water mains shall be extended to the adjoining properties adjacent to the preliminary plat, provided they are in the correct pressure zone.

32. If the homes within this preliminary plat are required to install residential fire sprinkler systems the sprinkler systems shall be the flow-through type in compliance with the City's cross connection control program.
33. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed.
34. The fire hydrant layout shall be approved by the City Fire Marshal.
35. In accordance with Richland Municipal Code Chapter 18.16.080, an irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. Construction plans will not be accepted for review until adequate and viable proof of an irrigation source is made available by the developer. The designing Engineer shall submit plans for the proposed irrigation system to the Irrigation District with jurisdiction over the property at the same time that they are submitted to the City for construction review. Plans shall be reviewed and accepted by said irrigation district prior to issuance of a Right-of-Way permit by the City. Easements shall be provided on the final plat for this system where needed.

Sanitary Sewer:

36. It shall be the responsibility of the developer to extend a sewer main to and through this property to serve sanitary sewer at the time of plat construction.
37. Sanitary sewer shall be extended to the adjoining properties adjacent to the preliminary plat, where appropriate and where grade allows. Sheet C301 may need to be corrected to show a sewer line extended east in Barbera to serve the property to the east.
38. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. Wider easements are required for mains that are buried deeper than 10-feet. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.

Storm Water:

39. All construction projects that don't meet the exemption requirements outlined in Richland Municipal Code, Section 16.06 shall comply with the requirements of the Washington State Department of Ecology issued Eastern Washington NPDES Phase II Municipal Stormwater Permit. The Developer shall be responsible for compliance with the permit conditions.

All construction activities subject to this title shall be required to comply with the standards and requirements set forth in the Stormwater Management Manual for Eastern Washington (SWMMEW) and prepare a Stormwater Site Plan. In addition, a Stormwater Pollution Prevention Plan (SWPPP) or submission of a completed erosivity waiver certification is required at the time of plan submittal. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.

40. All public storm drainage systems shall have their flow rate and storage capacity designed by a professional engineer following the core elements defined in the latest editions of the Stormwater Management Manual for Eastern Washington, the current Richland municipal codes, the Phase II Municipal Stormwater Permit, and the City's "Public Infrastructure Construction Plan Requirements and Design Guidelines". The storm water calculations shall be stamped by a professional engineer and shall include a profile of the storm system showing the hydraulic grade line. The calculations should include an accurate delineation of the contributing drainage area to accurately size the stormwater facilities. Passing the storm water downhill to an existing storm system will require an analysis of the downstream storm system to determine its capability of accepting the storm water without being overwhelmed. The applicant's design shall provide runoff protection to downstream property owners.
41. If any existing storm drainage or ground water seepage drains onto the proposed site, said storm drainage shall be considered an existing condition, and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.
42. If there are any natural drainage ways across the proposed pre-plat, the engineered construction plans shall address it in accordance with Richland Municipal code 24.16.170 ("Easements-watercourses").
43. Any proposed storm drainage retention facilities within the boundary of the proposed preliminary plat shall not adversely affect neighboring properties.
44. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. If the project constructs a storm retention pond then the engineer will need to demonstrate that the pond will drain itself within 72 hours after the end of a storm event, and not

have standing water in it longer than that. Engineering solutions are available for retention ponds that do not percolate within 72 hours.

45. As per RMC chapter 24.20.070 and the City of Richland's Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to be oversized in order to handle the additional flow from future developments in the vicinity. The storm drainage system for this development, both its conveyance and retention / infiltration components, shall be designed to effectively manage runoff from upstream properties that can be anticipated to convey stormwater onto this property because of a pre-development runoff condition, or as a result of flows discharged that are in excess of the design storm from the upstream property. Additionally, as this property is upslope of developed properties the stormwater system shall include provisions for possible discharge of runoff onto downslope properties from storms in excess of the design storm as described above. Those provisions may be required to include off-site downslope conveyance facilities and/or flowage easements allowing for the conveyance of stormwater to and across downslope properties.
46. The amount of post-development storm runoff from the proposed site shall be in compliance with RMC Chapter 16.06.
47. Stormwater collection pipes shall be extended to the adjoining properties adjacent to the plat, where appropriate and where grade allows.
48. The parcel occupied by the stormwater basin shall be identified as a separate parcel or tract on the final plat and shall be dedicated to the City stormwater utility. The design of the basin shall include access features meeting the city's needs for maintenance.
49. The developer shall consider the long-term appearance of the storm basin, particularly if it will occupy a prominent location in the development. The City's typical storm pond maintenance practices consist of semi-annual vegetation trimming and silt and debris removal. If the pond location is deemed by City staff as being in a prominent location the developer shall design and install fencing and/or landscaping to mitigate the pond's visible character for the surrounding properties. If the City requires this type of treatment to the pond site the developer may propose landscaping treatments consistent with the development and establish maintenance responsibilities to remain with the development. These maintenance responsibilities shall be noted on the final plat. Basins designed as detention and evaporative basins need to include plantings that will tolerate or thrive in standing water. Planting designs for areas not routinely exposed to water shall include plants that will thrive without

irrigation unless the developer intends to maintain an irrigated pond site. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above.

50. The developer shall be responsible for landscaping the storm pond and for its maintenance and the plantings through the one-year infrastructure warranty period. At 11 months after the final acceptance date the developer shall clean the storm system and basin of all accumulated oil, sediment, and debris. After this maintenance is completed and inspected the City will begin routine maintenance of the system and basin. The developer shall replace any plantings that have failed to survive the warranty period. The developer shall also perform trimmings required to control weeds in excess of 18-inches in height for the 12-months following the date of final plat acceptance.

Solid Waste:

51. Due to limited turnaround space, lots 170-174 may have to transport their garbage cans to a location acceptable for solid waste pick-up.

Final Platting / Project Acceptance Requirements:

52. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
53. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of final acceptance. Off-site ("third party") easements or rights-of-way for City infrastructure are the responsibility of the developer to obtain. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.
54. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City at the time of plat construction and prior to final plat acceptance by the City.

55. Ten-foot-wide public utility easements will be required on the final plat along both sides of all rights-of-way within the proposed plat. They will also be required where the plat is adjacent to an existing right-of-way.
56. The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.
57. The final plat shall include notes identifying all common areas including the private streets and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association. A note shall be added to the face of the final plat that states: "The private roadways are for the use and benefit of the homeowners that abut said roads, and are to be maintained by said owners. The City of Richland accepts no maintenance responsibility for private roads".
58. A note shall be added to the face of the plat that states: "The private drives within this plat are fire lanes and parking is restricted. The required no-parking signs shall be installed by the developer where applicable."
59. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense. The restricted parking areas shall be indicated on the final plats.
60. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the adjacent property owners to maintain.
61. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
62. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.

Planning Conditions

63. Based on known cultural resources on or near the work site, a professional archaeological survey of the site shall be conducted prior to any ground-disturbing activities. The report shall meet DAHP's Standards for Cultural Resource Reporting. The report shall be submitted to the City and to DAHP referencing project tracking number 2021-10-06975.
64. All rights-of-way shall include public pedestrian facilities and edge-type features as shown in Section 6 of the LUDR.

65. Pursuant to the LUDR Section 1.G(5), final plats must identify housing types allowed on each lot.
66. Street names will be reviewed when construction drawings are submitted to the Public Works Department. Said construction drawings shall include two (2) street name options for each of the new street segments and the City will review to determine acceptable street names.
67. All final plat drawings shall include addressing brackets [] on all lots and tracts; placed adjacent to the respective roadway.

ANALYSIS

The criteria approval of a preliminary plat application (RMC 24.12.053) are reprinted here, with a summary of how the application complies with the standard:

A. The preliminary plat conforms to the requirements of this title (RMC Title 24);
The City's subdivision regulations set forth specific requirements for the filing of an application, how notice of the application is to be provided and requires that the Hearing Examiner conduct a public hearing and make recommendation to the City Council. These steps have been followed to date.

Section 24.04.060 of the RMC specifies that when the City enters into a development agreement governing the development of a master planned community of over 1,000 acres, the provisions of the agreement supersede the provisions of the City's subdivision regulations. In this case, the Badger Mountain South LUDR takes precedence over the standards contained in the subdivision regulations. The LUDR also imposes a requirement that the City issue a Master Agreement Consistency Determination (MACD) (Exhibit 5), which has been completed and which demonstrates that the project is consistent with the provisions of the LUDR.

Some of the LUDR provisions would be addressed at the time that homes are built on the future lots. Notice of these LUDR requirements could be provided through notes on the final plat document, which would inform future lot purchasers that homes constructed within the plat would have to be provided with fire sprinkler systems; that home builders would be subject to park mitigation fees; and that future construction would have to meet the sustainability standards contained in Section 12 of the LUDR and with the design requirements established within Sections 3 and 8 of the LUDR.

B. Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and

recreation, playgrounds, schools and school grounds and all other relevant facets, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;

- The proposed plat includes provisions for open space through creation of green-space tracts totaling 5.71-acres.
- The plat includes a plan for grading and drainage (Exhibit 2, Sheet C201). The provisions of the planned action for Badger Mountain South require that Department of Ecology Stormwater Management Manual for Eastern Washington be used in the design of drainage plans.
- The proposed street system would provide access from the plat to other existing roadways by way of Corvina Street, Barbera Street and Highview Street. All streets within the project would be public streets built to the standards identified in the LUDR.
- The site is located within the Ben Franklin Transit service area, but no bus service is provided to the neighborhood currently. The transit service was given an opportunity to comment on the preliminary plat proposal but did not provide any comments to the City.
- The plat would be served by City domestic water. Capacity is available within the City's system to provide for both domestic water and fire flow needs. Homes in Badger Mountain South will continue to include residential fire suppression systems.
- The plat would be served by Badger Mountain Irrigation District. The district currently provides water to the agricultural uses on-site. Conversion of the property from agricultural to residential uses would not result in an increase in the amount of irrigation water usage.
- The plat would be served by City sewer. The City system has capacity to serve the proposed development.
- The plat would be served by City electrical energy. The City system has adequate capacity to serve the project.
- The plat includes provisions for recreation in the form of green space tracts to be developed with urban pedestrian trails. All roadways within the plat will be developed with sidewalks built to city standards. A contiguous sidewalk network throughout the Badger Mountain South area will contribute to recreational opportunities for residents. The LUDR regulations call for the payment of a parks mitigation fee for each dwelling unit constructed within the plat. Additionally, the Master Agreement Consistency Recommendation (MACR) (Exhibit 4) specifies a schedule for green infrastructure improvements.
- The project provides walking paths and sidewalks throughout the subdivision that would accommodate and provide safe walking routes and conditions for school children walking to and from school, once schools are built in the vicinity.
- The site is located within the Richland School District. The District owns a large tract of property lying southeast of the site that is intended for development as a future school. The District was given the opportunity to

comment on the preliminary plat proposal but did not provide any comments to the City.

C. The public use and interest will be served by the platting of such subdivision and dedication;

The proposed project is consistent with the Comprehensive Plan and with the provisions of the LUDR. Municipal utilities will be extended to each new home. Public sidewalks and trails will be constructed on both sides of each roadway.

D. The application is consistent with the requirements of RMC 19.60.095, which states:

No development application for a Type II or Type III permit shall be approved by the city of Richland unless the decision to approve the permit application is supported by the following findings and conclusions:

A. The adopted comprehensive plan and meets the requirements and intent of the Richland Municipal Code.

The proposal is consistent with the subarea plan and with the provisions of LUDR and the applicable requirements of the municipal code as outlined above.

B. Impacts of the development have been appropriately identified and mitigated under Chapter 22.09 RMC.

Chapter 22.09 is the City's adoption of the State Environmental Policy Act provisions. The project falls under the Planned Action Ordinance (RMC 19.50.030) (Exhibit 11) adopted by the City in 2010 and which is based on the Supplemental Final Environmental Impact Statement prepared for the Badger Mountain South Subarea Plan. The project is implementing all the applicable environmental mitigation measures as identified Exhibit D of the Master Agreement (Exhibit 10, respectively).

C. The development application is beneficial to the public health, safety and welfare and is in the public interest.

The project is consistent with the City's comprehensive plan and development regulations and in therefore would be considered beneficial to public health, safety and welfare and would be in the public interest. As conditioned, traffic impacts generated by plat development will be evaluated and mitigated. Municipal utilities will serve each new home within the project. Public sidewalks, pedestrian trails and green/open spaces will be provided pursuant to plans illustrated in the BMS LUDR. Each new home will be equipped with residential fire sprinkler systems to enhance fire safety.

D. The development does not lower the level of service of transportation facilities below the level of service D, as identified in the comprehensive plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or

strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, "concurrent with development" means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.

The project comes at a time when several of the required traffic mitigation measures have passed their 600 vehicle-trip trigger points as delineated in Exhibit B of the Master Agreement. The respective mitigation measures are outlined in red in Exhibit B provided herein as Exhibit 9. Because the respective traffic impact analysis remains incomplete, city staff cannot determine which, if any, off-site traffic mitigation measures are necessary. However, the TIA charged with determining BMS-wide impacts has not reached its 1,000-vehicle trip trigger. Specific traffic mitigation measures triggered by the 600th peak p.m. vehicle trip, have not been constructed. Briefly, those missing improvements include improvements to the Dallas Road/I-82 freeway ramps and turn-lanes at the Dallas Road/Trowbridge Blvd. intersection (right-turn lane at Dallas Rd/Trowbridge Blvd. has been constructed). City staff discussions have determined that some of the required transportation improvements have not been necessary to date but this approach ignores the binding nature of the master agreement.

Regarding improvement obligations, Section 22 (Amendments) of the Amended and Restated BMS Master Agreement between City of Richland and Nor Am, allows said agreement to be modified. Changes to Exhibit B, Environmental Mitigation Conditions, should follow the amendment process described in Section 22. This process has not occurred with respect to waiving or modifying traffic improvements or their vehicle trip triggers.

- E. *Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal.*

The conditions of approval recommended for this project are as a direct result of imposing City design standards and development standards as contained in the LUDR and in the environmental mitigation conditions identified in the modified environmental checklist and are directly related to the impacts of the proposed development.

FINDINGS AND CONCLUSIONS

Staff has completed its review the preliminary plat application for the preliminary plat of Goose Ridge Estates II (S2021-107) and recommends approval of the request subject to conformance with the conditions of approval included herein as based on the following findings:

Findings of Fact:

1. The Richland Comprehensive Plan for this area is the Badger Mountain South Subarea plan. The project site is located within the Badger Mountain South Master Planned Community. The property is subject to the provisions of the Land Use and Development Regulations (LUDR) adopted for this planned community, which designate the project site as part of the Neighborhood General and Neighborhood Edge land use designations/zones.
2. The provisions of the LUDR establish target densities for each neighborhood within the Badger Mountain South planned community. All phases of the East Garden neighborhood allow for a minimum of 1,050 units and a maximum of 1,150 units.
3. The proposed preliminary plat consists of a 53.33-acre site being divided into 206 family residential lots together with 11 tracts totaling 41.86-acres in area.
4. The Master Agreement Consistency Recommendation anticipates 206 single-family dwellings within the Goose Ridge Estates II neighborhood.
5. Due to the LUDR requirement for multiple housing types on each block, Goose Ridge Estates II will contain a minimum of 211 residential units.

Conclusion of Law:

The proposed preliminary plat is consistent with the BMS Sub-Area Plan and would provide for development of the subject property in conformance with the type of land use envisioned in the land use and transportation elements of the adopted master plan.

Findings of Fact:

6. The site is subject to both the provisions of the Land Use and Development Regulations (LUDR) for the Badger Mountain South Master Planned Community and the Master Agreement between the City of Richland and Nor Am Investment, LLC.
7. All proposed developments subject to the Badger Mountain South LUDR regulations are required to be reviewed by the Badger Mountain South Master Plan Administrator. The Administrator issued a Master Agreement Consistency Recommendation (as provided for in Section 1.H of the LUDR) stating that the application meets the terms and obligations of the approved Master Agreement and the requirements of the LUDR.
8. City staff reviewed the application and the Master Agreement Consistency Recommendation and has issued a Master Agreement Consistency Determination and a Planned Action Consistency Determination as required by the LUDR.

Conclusion of Law:

The lots within the proposed subdivision are consistent with the provisions of the City's residential zoning regulations.

Findings of Fact:

9. Richland Municipal Code Section 24.12.053 sets forth standards for review of preliminary plats that require the Hearing Examiner to consider whether appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.
10. The proposed preliminary plat provides for the development of a street network that is consistent with the regulating street plan contained in the LUDR.
11. The proposed preliminary plat includes provisions for the extension of domestic and irrigation water lines, electrical power lines, and sewer lines to serve the project.
12. The proposed improvements to serve the preliminary plat are consistent with the standards and requirements contained in the LUDR and in the Master Agreement between the City and Nor Am Investment, LLC,
13. The preliminary plat includes provisions for the construction of an urban pedestrian trail system along the northerly boundary of the proposed project which is consistent with the trail layout plan set forth in the LUDR.
14. The project calls for the development of urban trails in a schedule that is consistent with the green infrastructure improvements called for in the Master Agreement between the City and Nor Am investment, LLC.
15. According to Municipal Code (Chapter 22.12), the project is subject to payment of park mitigation fees, which will be used to fund future park improvements within the Badger Mountain South Master Planned Community.
16. The Badger Mountain Subarea Plan identifies sites for future public schools. The Richland School District has purchased a nearby site with plans to construct both an elementary school and a middle school on this site.
17. The proposed plat includes provisions for sidewalks and trails within the site and as conditioned.
18. No bus service is currently provided in the vicinity of the project site. The Benton Franklin Transit Authority was given an opportunity to comment on the project but did not provide any comments.
19. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as set forth in the recommended set of approval conditions in this report.

Conclusion of Law:

As conditioned, the proposed preliminary plat makes appropriate provisions for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways,

transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.

Findings of Fact:

20. The City has adopted a Planned Action Ordinance for the Badger Mountain South Master Planned Community.
21. Under the provisions of the Planned Action Ordinance, projects are not reviewed through standard State Environmental Policy Act provisions. Rather, review is conducted to determine if the proposed project is consistent with the mitigation measures enumerated in the master agreement.
22. On December 27, 2018, the City issued a letter of consistency, finding that the proposal is consistent with the mitigation measures included in the master agreement.

Conclusion of Law:

Pursuant to Chapters 22.09 and 22.10 of the RMC, the procedures required under the State Environmental Policy Act and the City's Sensitive Areas Ordinance have been completed.

Findings of Fact:

23. RMC 19.60.095(D) requires that development not lower the level of service standard for transportation facilities below a level of service D.
24. Provisions of the BMS Master Agreement call for NorAm to conduct traffic studies at the 1,000-vehicle trip generation mark and at 500-vehicle trip intervals thereafter. Using final certificates of occupancy to count permitted dwelling units, BMS is nearing their 1,000th vehicle trip but has not yet reached the 1,000th trip. The ordinance further calls for the applicants to construct improvements as identified in future traffic studies. To date, a broad-scope traffic impact analysis (TIA) is currently in-progress and is under review by the City. As determined by Richland's Public Works staff, codified traffic impact fees combined with the approval conditions recommended herein, sufficiently mitigate traffic impacts generated by this plat (see approval condition #13 above).

Conclusion of Law:

The proposed project would not result in a decline of transportation service levels within the area surrounding the project and so is consistent with the provisions of RMC 19.60.095.

Overall Conclusion:

Based on the above findings and conclusions, approval of the proposed preliminary plat of Goose Ridge Estates II is warranted because the project conforms to the City's adopted comprehensive plan, the applicable Land

Use and Development Regulations and Master Agreement provisions, is consistent with the requirements of the City's subdivision regulations and is consistent with the City's Planned Action Ordinance.

STAFF RECOMMENDATION:

Planning staff recommends APPROVAL of the preliminary plat of Goose Ridge Estates II subject to the approval conditions contained herein and as amended by the Hearing Examiner.

EXHIBIT LIST

1. Application #S2021-107
2. Preliminary Plat Map, Street Sections, Grading & Drainage Plan and Public Utility Plan
3. Public Notice & Affidavits
4. Master Agreement Consistency Recommendation (MACR)
5. Master Agreement Consistency Determination (MACD)
6. Planned Action Consistency Determination (PACD)
7. Badger Mountain South Sub-Area Plan Map
8. Proposed LUDR Amendment
9. BMS Master Agreement Exhibit B
10. BMS Master Agreement Exhibit D
11. Planned Action Ordinance
12. Project Comments
13. Site Photos



City of Richland
Development Services

Exhibit 1
625 Swift Blvd. MS-35
Richland, WA 99352
☎ (509) 942-7794
☎ (509) 942-7764

S2021-107
Preliminary Plat Application

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

PROPERTY OWNER INFORMATION

☒ Contact Person

Owner: **Monson Development Washington, LLC c/o Alex Rietmann**

Address: **63615 East Jacobs Road, Benton City, WA 99320**

Phone: **509-627-1618**

Email: **alexr@gooseridge.com**

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: **Monson Development Washington, LLC**

UBI#: **603-406-776**

Contact: **Alex Rietmann**

Address: **63615 East Jacobs Road, Benton City, WA 99320**

Phone: **509-627-1618**

Email: **alexr@gooseridge.com**

SURVEYOR INFORMATION

Contact: **AHBL Inc. c/o John Becker**

Address: **5804 Road 90 Suite H, Pasco, WA 99301**

Phone: **509-380-5883**

Email: **jbecker@ahbl.com**

ENGINEER INFORMATION

Contact: **AHBL Inc. c/o Kaleb Mapstead**

Address: **5804 Road 90 Suite H, Pasco, WA 99301**

Phone: **509-316-7132**

Email: **kmapstead@ahbl.com**

PROJECT DESCRIPTION

THE PROJECT PROPOSES TO DEVELOP 53.33 ACRES OF ESTABLISHED VINEYARD INTO 206 SINGLE FAMILY LOTS JUST EAST OF THE FINAL PLAT OF GOOSE RIDGE ESTATES PHASE 2. THE DEVELOPMENT WILL EXTEND SEVERAL EXISTING ROADS (BARBERA, CORVINA, & HIGHVIEW) TO THE NEXT NORTH-SOUTH COLLECTOR AS IDENTIFIED IN THE BADGER MOUNTAIN SOUTH LUDR. THE PROJECT IS WITHIN THE EAST GARDEN NEIGHBORHOOD.

PROPERTY INFORMATION 132981030002000, 13298103003000 &

Parcel #: **133-983-0000-01003, 133-983-0000-01005** Zoning: **BMS-Badger Mountain South**

Legal Description: **See attachment**

Proposed Subdivision Name: **Goose Ridge Estates II**

Gross Plat Acreage: **53.33 Acres**

Number of Lots: **206**

Smallest Lot Size: **3,718 SF**

Net Lot Area Acreage: **35.62 Acres**

Avg. Lot Size: **7,528 SF**

Largest Lot Size: **25,107 SF**

Domestic Water Supply: ☒ City ☐ Private Well

Sewage Disposal: ☐ City ☐ Septic

Irrigation Source: ☐ City ☐ Private Well ☐ Columbia Irrig. District ☐ Kennewick Irrig. District ☒ Other

SEPA Checklist submitted? ☐ Yes ☒ No

Title Report (Subdivision Guarantee) submitted? ☒ Yes ☐ No

APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. 2 – Full-size copies of proposed survey
3. 1 – 11" x 17" copy of proposed survey
4. 1 – PDF file of proposed survey
5. Title Report showing ownership, easements, restrictions and accurate legal description of the property involved
6. SEPA Checklist
7. Other information as determined by the Administrator

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

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 and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, 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.
4. I understand this permit is subject to all other local, state, and federal regulations.

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: Alex Rietmann

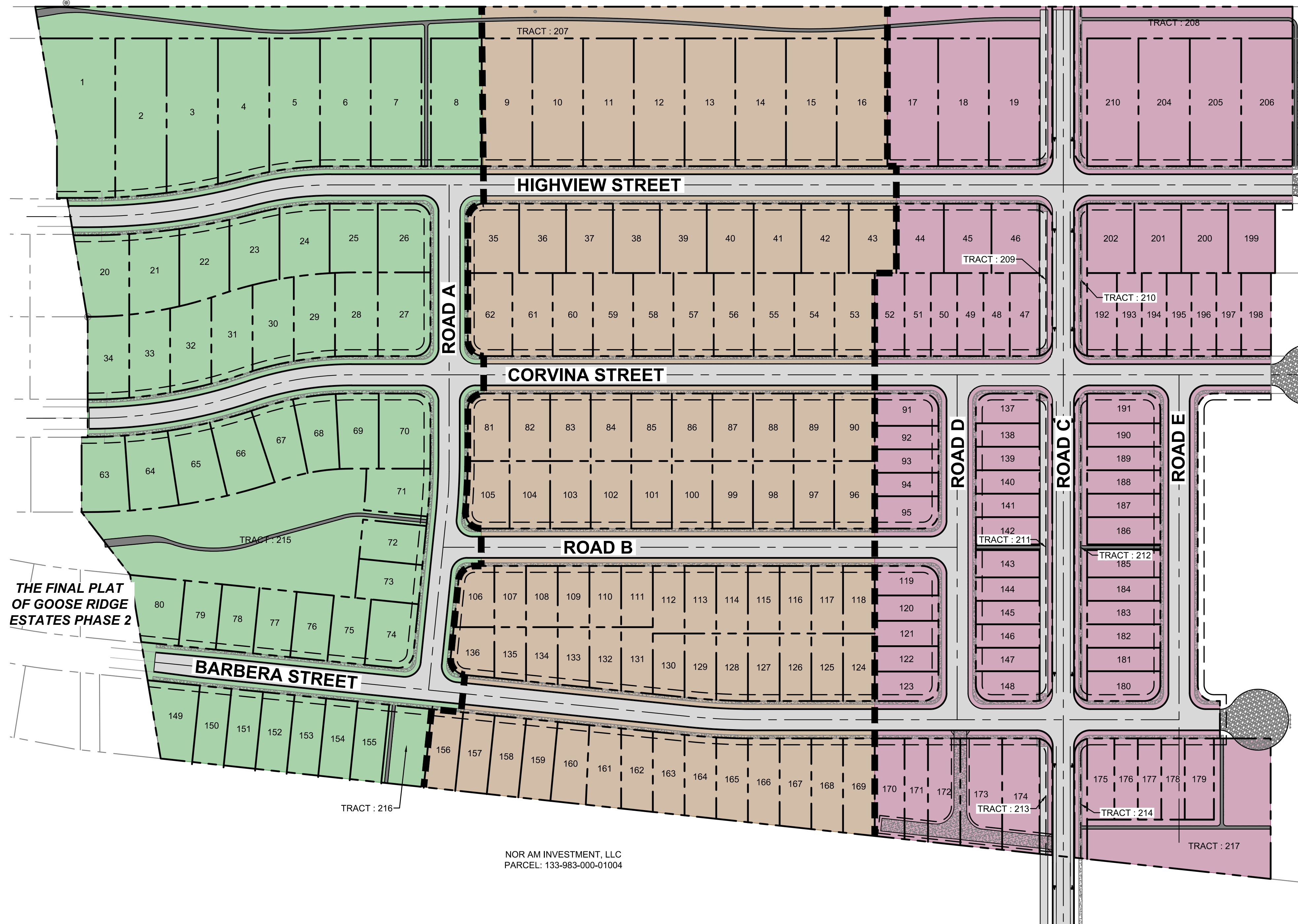
Applicant Signature: Alex Rietmann Date 8-19-2021

GOOSE RIDGE ESTATES II

PORTIONS OF THE NW 1/4 OF SEC. 33, TWN. 09 N, RGE. 28 E, W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

FRANK TIEGS, LLC
PARCEL: 129-982-0124-65001

PHASE 1 PHASE 2 PHASE 2 PHASE 3

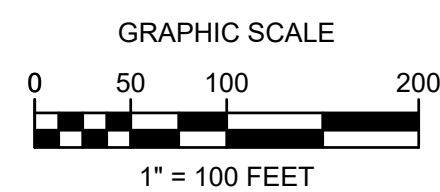
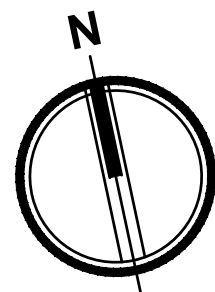


THE FINAL PLAT
OF GOOSE RIDGE
ESTATES PHASE 2

NOR AM INVESTMENT, LLC
PARCEL: 133-983-000-01004



Know what's below.
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SHEET LIST TABLE

Sheet Number	Sheet Title
C001	COVER
C002	BMS-LUDR DISTRICTS & TRAILS
C003	GREEN SPACE CALCS
C101	LOT LAYOUT
C102	LOT TABLES
C201	GRADING & DRAINAGE PLAN
C301	UTILITY PLAN

PHASING LEGEND

PHASE	LOTS	UNITS	
1	48	48	
2	87	87	
3	71	71	

LAND USE TABLE

TOTAL SITE AREA	53.33 AC
TOTAL LOTS	206
RESIDENTIAL LOTS	206
TRACTS	11
MIN. RESIDENTIAL LOT AREA	3,718 SF LOT 92
MAX RESIDENTIAL LOT AREA	25,107 SF LOT 1
AVG RESIDENTIAL LOT AREA	7,587 SF
TRACT AREA	5.71 AC
ROW AREA	11.74 AC

VICINITY MAP

NOT TO SCALE

NOTES

- ALL RESIDENTIAL STRUCTURES LOCATED WITHIN THIS PLAT SHALL CONFORM TO THE BUILDING STANDARDS CONTAINED IN SECTIONS 2 AND 3 OF THE LAND USED AND DEVELOPMENT REGULATIONS FOR THE BADGER MOUNTAIN SOUTH COMMUNITY (LUDR).
- ALL RESIDENTIAL STRUCTURES LOCATED WITHIN THIS PLAT SHALL CONFORM TO THE SUSTAINABILITY STANDARDS CONTAINED IN SECTION 12 OF THE LUDR.

TRACT NOTE

ALL TRACTS OTHER THAN STORM TRACTS WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION INSTITUTED BY THE DEVELOPER AND SHALL CONFORM TO THE USE DESIGNATED AT THE TIME OF FINAL PLAT.

TRACTS DESIGNATED AS STORM TRACTS WILL BE OWNED AND MAINTAINED BY THE CITY OF RICHLAND

UTILITIES

WATER: CITY OF RICHLAND
SEWER: CITY OF RICHLAND
IRRIGATION: BMID
TELEPHONE: CHARTER
POWER: RES
GAS: CNGC

APPLICANT

MONSON DEVELOPMENT WASHINGTON, LLC
63615 EAST JACOBS ROAD
BENTON CITY, WA 98320
CONTACT: ALEX RIETMANN
PH: 509.627.1618

CIVIL ENGINEER

AHBL INC
5804 ROAD 90, STE H
PASCO, WA 99301
CONTACT: KALEB MAPSTEAD
PH: (509) 380-5883

LAND SURVEYOR

AHBL INC
5804 ROAD 90, STE H
PASCO, WA 99301
CONTACT: JOHN BECKER, PLS
PH: (509) 380-5883

SITE ADDRESS

UNDETERMINED
RICHLAND, WA 99352

PARCEL NO.

133-983-0000-01003
133-983-0000-01005

BASIS OF BEARING

DATUM - NAD 83/91
BASIS OF BEARING - NORTH 77°19'12" EAST ALONG A LINE BETWEEN THE FOLLOWING TWO POINTS:
WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, MONUMENT DESIGNATED AS "ERIE AZI", POINT IDENTIFICATION NUMBER 2668. BRASS DISK STAMPED "ERIE" SET AT GROUND LEVEL. ATOP FIRST SADDLE EASTERLY OF RADIO TOWERS AT THE PEAK OF BADGER MOUNTAIN, APPROXIMATELY 10 FEET NORTH OF THE GRAVEL ACCESS ROAD.
N = 330320.261°
E = 1940161.471°

VERTICAL DATUM

NAVD 88
BENCHMARK 1 - ELEVATION = 801.875' PER CITY OF RICHLAND SURVEY DEPARTMENT, SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN. BRASS DISK WITH "X" IN CASE, CENTERLINE OF DALLAS ROAD, APPROXIMATELY 0.75 MILES NORTH OF INTERSTATE 82, EXIT 104. BENCHMARK 2 - ELEVATION = 1489.377' PER WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, ALSO DESIGNATED AS "ERIE AZI", POINT IDENTIFICATION NUMBER 2668. BRASS DISK STAMPED "ERIE" SET AT GROUND LEVEL, ATOP FIRST SADDLE EASTERLY OF RADIO TOWERS AT THE PEAK OF BADGER MOUNTAIN, APPROXIMATELY 10 FEET NORTH OF THE GRAVEL ACCESS ROAD.

TOPOGRAPHIC NOTE

THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, AHBL CANNOT ENSURE ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWING AS A RESULT.



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509.380.5883 TEL 253.383.2572 www.ahbl.com WEB

Project Title:

**GOOSE RIDGE
ESTATES II**

Client:

**MONSON DEVELOPMENT
WASHINGTON, LLC**

ALEX RIETMANN
509-627-1618

Job No.

2200782.10

Issue Set & Date:

PRELIMINARY PLAT

10.01.2021



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Revisions:

Sheet Title:

COVER

Designed by:

KDM

Drawn by:

KDM

Checked by:

EMF

Sheet No.

C001

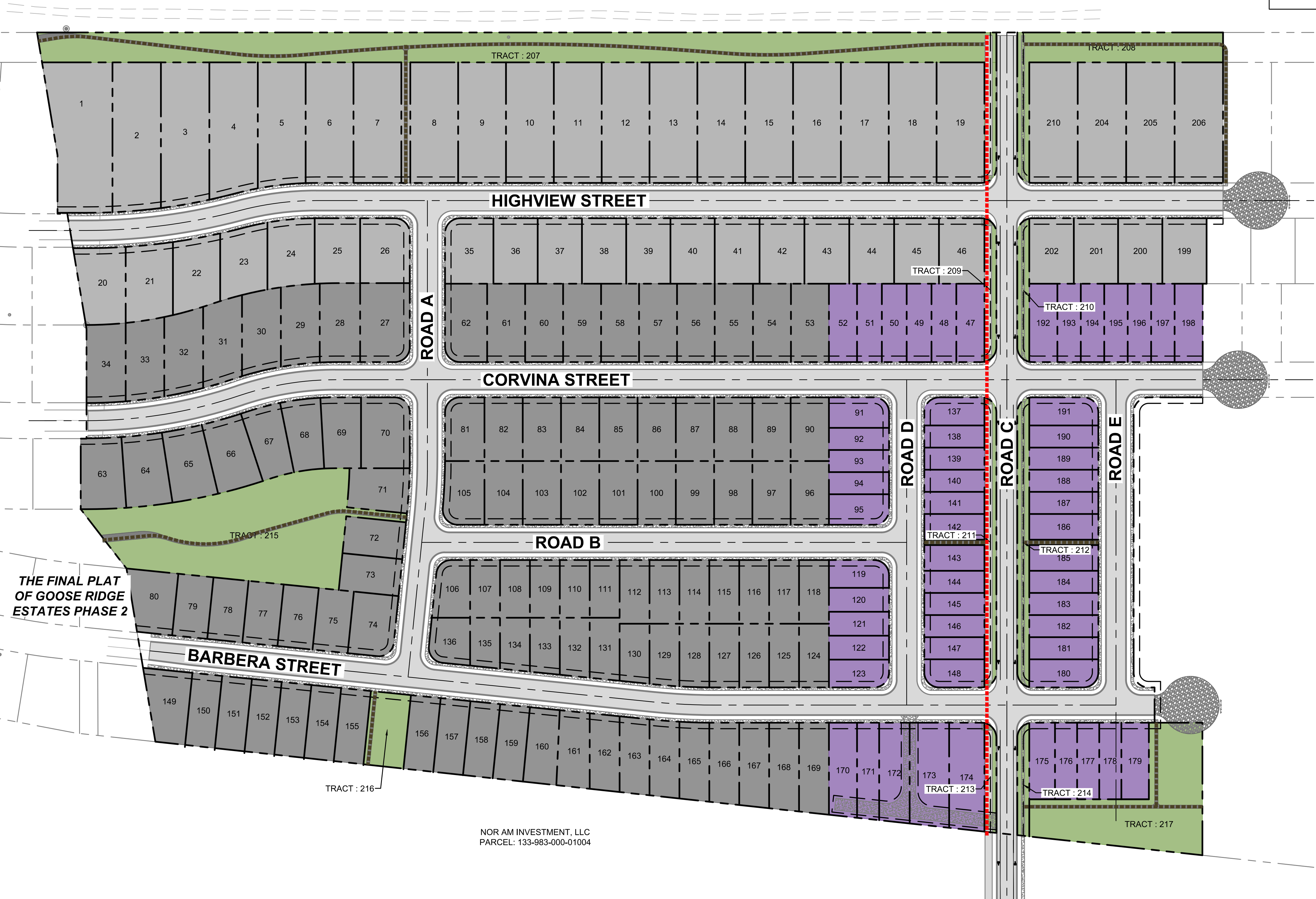
1 of 7 Sheets

GOOSE RIDGE ESTATES II
PORTIONS OF THE NW 1/4 OF SEC. 33, TWN. 09 N, RGE. 28 E,
W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

FRANK TIEGS, LLC
PARCEL: 129-982-0124-65001

LUDR DISTRICT LEGEND			
DISTRICT		LUDR SECTION	
BMS-NC	NEIGHBORHOOD COLLECTOR	3.C	
BMS-NG	NEIGHBORHOOD GENERAL	3.D	
BMS-NE	NEIGHBORHOOD EDGE	3.E	
BMS-CIVIC		3.F	

TRAIL LEGEND	
TYPE	
PRIMARY	-----
SECONDARY	-----

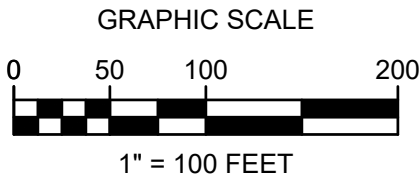
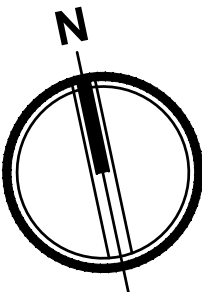


THE FINAL PLAT
OF GOOSE RIDGE
ESTATES PHASE 2

NOR AM INVESTMENT, LLC
PARCEL: 133-983-000-01004



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Revisions:	

Sheet Title:
**BMS-LUDR DISTRICTS
& TRAILS**

Designed by: KDM Drawn by: KDM Checked by: EMF

Sheet No.

C002

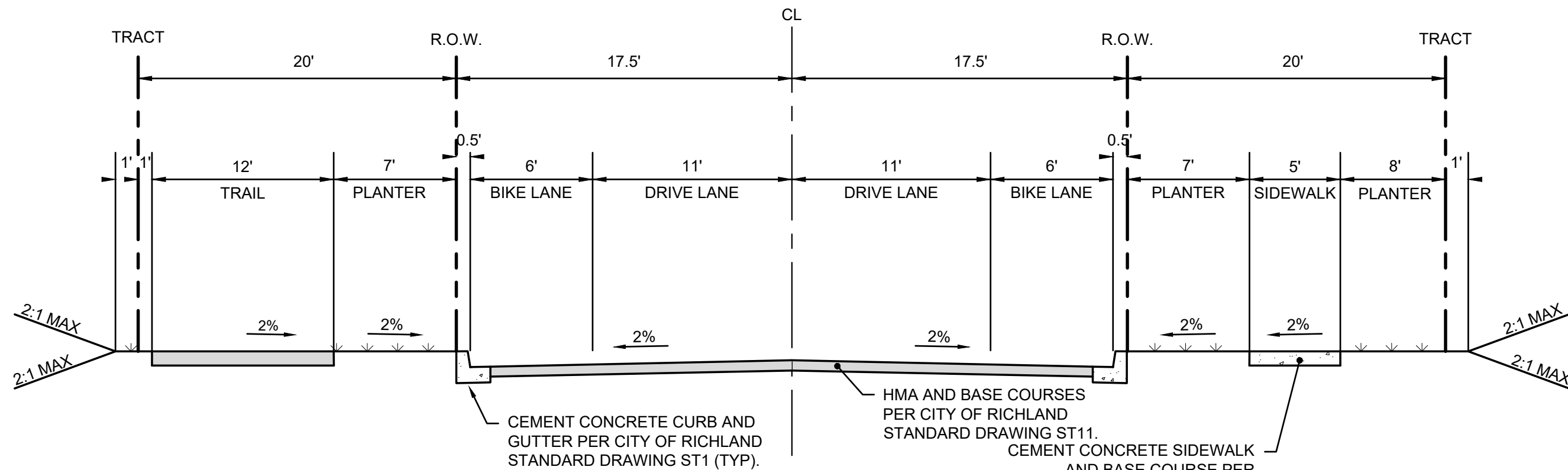
2 of 7 Sheets

GOOSE RIDGE ESTATES II
PORTIONS OF THE NW 1/4 OF SEC. 33, TWN. 09 N, RGE. 28 E,
W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

LEGAL DESCRIPTION

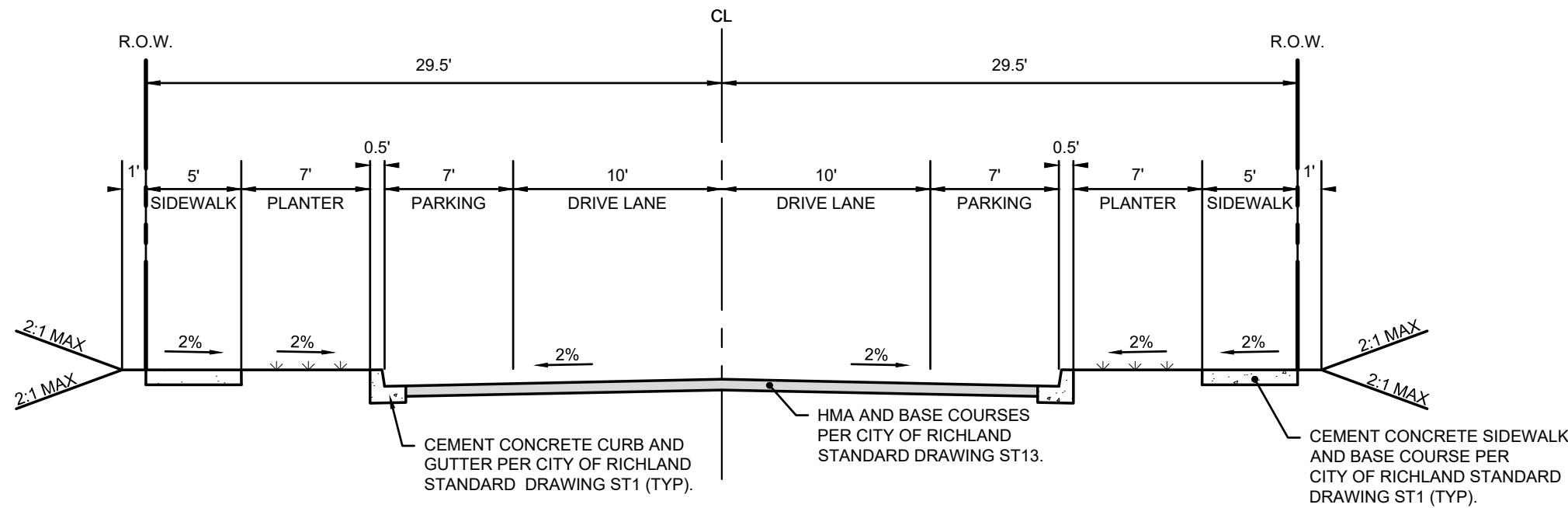
133-983-0000-01003
THAT PORTION OF REVISED PARCEL 3 OF CITY OF RICHLAND BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 1 OF SURVEYS AT PAGE 4497, UNDER AF#2014-011777, RECORDS OF BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M. THENCE SOUTH 02° 34' 25" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 1330.21 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3 AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 77° 57' 11" EAST ALONG THE NORTH LINE OF SAID PARCEL 3 A DISTANCE OF 2389.13 FEET; THENCE SOUTH 83° 23' 24" EAST ALONG SAID LINE A DISTANCE OF 1450.15 FEET; THENCE ALONG SAID LINE SOUTH 48° 00' 49" EAST A DISTANCE OF 1013.42 FEET; THENCE SOUTH 28° 44' 51" EAST ALONG SAID LINE A DISTANCE OF 566.25 FEET; THENCE LEAVING SAID LINE SOUTH 02° 04' 53" WEST A DISTANCE OF 756.86 FEET; THENCE SOUTH 89° 36' 54" WEST A DISTANCE OF 1579.81 FEET; THENCE NORTH 49° 55' 56" WEST A DISTANCE OF 1260.01 FEET, THENCE NORTH 71° 45' 56" WEST A DISTANCE OF 2398.54 FEET TO THE WEST LINE OF SAID PARCEL 3; THENCE NORTH 02° 34' 25" EAST ALONG SAID LINE A DISTANCE OF 1046.42 FEET TO THE POINT OF BEGINNING. (BOUNDARY LINE ADJUSTMENT PER AF#2014-024714, 10/01/2014).

133-983-0000-01005
THAT PORTION OF REVISED PARCEL 3 OF CITY OF RICHLAND BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 1 OF SURVEYS AT PAGE 4497, UNDER AF#2014-011777, RECORDS OF BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M. THENCE SOUTH 02° 34' 25" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 2376.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID LINE SOUTH 71° 45' 56" EAST A DISTANCE OF 2398.54 FEET; THENCE SOUTH 49° 55' 56" EAST A DISTANCE OF 1260.01 FEET; THENCE NORTH 89° 36' 54" EAST A DISTANCE OF 1579.81 FEET; THENCE NORTH 02° 04' 53" EAST A DISTANCE OF 756.86 FEET TO THE NORTH LINE OF SAID PARCEL 3; THENCE NORTH 88° 55' 28" EAST ALONG SAID LINE A DISTANCE OF 380.42 FEET TO THE EAST LINE OF SAID PARCEL 3; THENCE SOUTH 00° 45' 17" WEST ALONG SAID LINE A DISTANCE OF 910.92 FEET; THENCE LEAVING SAID LINE SOUTH 89° 36' 54" WEST A DISTANCE OF 2029.92 FEET; THENCE NORTH 49° 55' 56" WEST A DISTANCE OF 1286.35 FEET; THENCE NORTH 71° 45' 56" WEST A DISTANCE OF 2327.56 FEET TO THE WEST LINE OF SAID PARCEL 3; THENCE NORTH 02° 34' 25" EAST ALONG SAID LINE A DISTANCE OF 155.78 FEET TO THE POINT OF BEGINNING. (BOUNDARY LINE ADJUSTMENT PER AF#2015-014644, 5/26/2015).



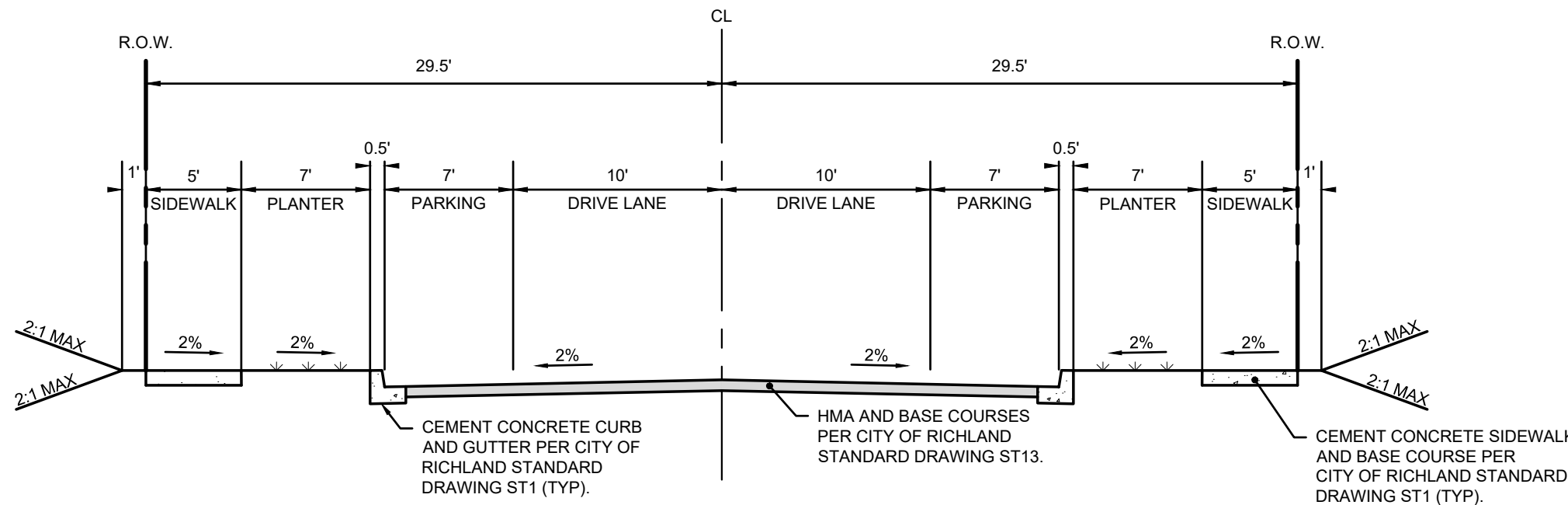
MAJOR COLLECTOR SECTION WITH EDGE TYPE A & D

1 NOT TO SCALE



MINOR COLLECTOR SECTION WITH EDGE TYPE A

2 NOT TO SCALE



LOCAL STREET SECTION WITH EDGE TYPE A

3 NOT TO SCALE

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		

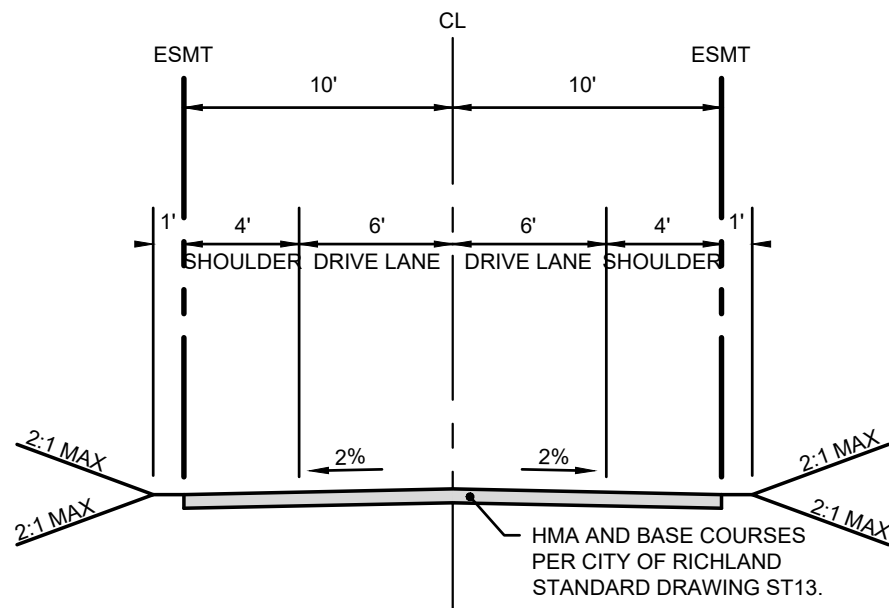
TRAIL LOCATION	LENGTH	LENGTH FACTOR	EQUIVALENT LENGTH	RU
GREEN BELT TRAIL – TRACT 207 (SECONDARY)	1,826 L.F.	1,826 L.F. * 0.6 =	1,095.6 L.F.	@ 16 L.F. / RU 68.5
GREEN BELT TRAIL – TRACT 208 (SECONDARY)	567 L.F.	567 L.F. * 0.6 =	340.2 L.F.	@ 16 L.F. / RU 21.3
GREEN BELT TRAIL – TRACT 215 (SECONDARY)	523 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
TOTAL			3,385.8 L.F.	211.5

TOTAL ALLOWABLE RU

TRAILS	211.5 RU
PARKS	0 RU
TOTAL	211.5 RU

MISCELLANEOUS OPEN SPACE

TRACT	AREA (SF)	AREA (ACRES)
207 – GREENBELT/TRAIL	86,919	2.01
208 – GREENBELT/TRAIL	21,098	0.48
209 – LANDSCAPE/TRAIL	4,543	0.10
210 – LANDSCAPE/SIDEWALK	4,543	0.10
211 – LANDSCAPE/TRAIL	10,338	0.24
212 – LANDSCAPE/SIDEWALK	10,473	0.24
213 – LANDSCAPE/TRAIL	3,529	0.08
214 – LANDSCAPE/SIDEWALK	3,648	0.08
215 – GREENBELT/TRAIL/STORM	61,308	1.41
216 – LANDSCAPE/STORM	8,305	0.19
217 – LANDSCAPE/STORM	33,990	0.78
TOTAL	248,694	5.71



ALLEY SECTION

4 NOT TO SCALE



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Project Title:
GOOSE RIDGE
ESTATES II

Client:
MONSON DEVELOPMENT
WASHINGTON, LLC

ALEX RIETMANN
509-627-1618

Job No.
2200782.10

Issue Set & Date:
PRELIMINARY PLAT

10.01.2021



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Revisions:

Sheet Title:
GREEN SPACE CALCS

Designed by: KDM Drawn by: KDM Checked by: EMF

Sheet No.

C003

3 of 7 Sheets

GOOSE RIDGE ESTATES II
PORTIONS OF THE NW 1/4 OF SEC. 33, TWN. 09 N, RGE. 28 E,
W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



5804 Road 90, Suite H Pasco, WA 99301
509.380.5883 Tel. 253.383.2572 www.ahbl.com web

Project Title:
GOOSE RIDGE ESTATES II

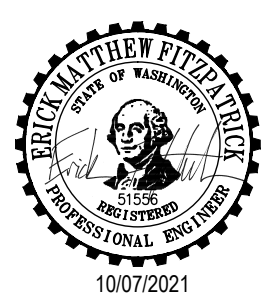
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Revisions:

Sheet Title:
LOT LAYOUT

Designed by: KDM Drawn by: KDM Checked by: EMF

Sheet No.
C101
4 of 7 Sheets

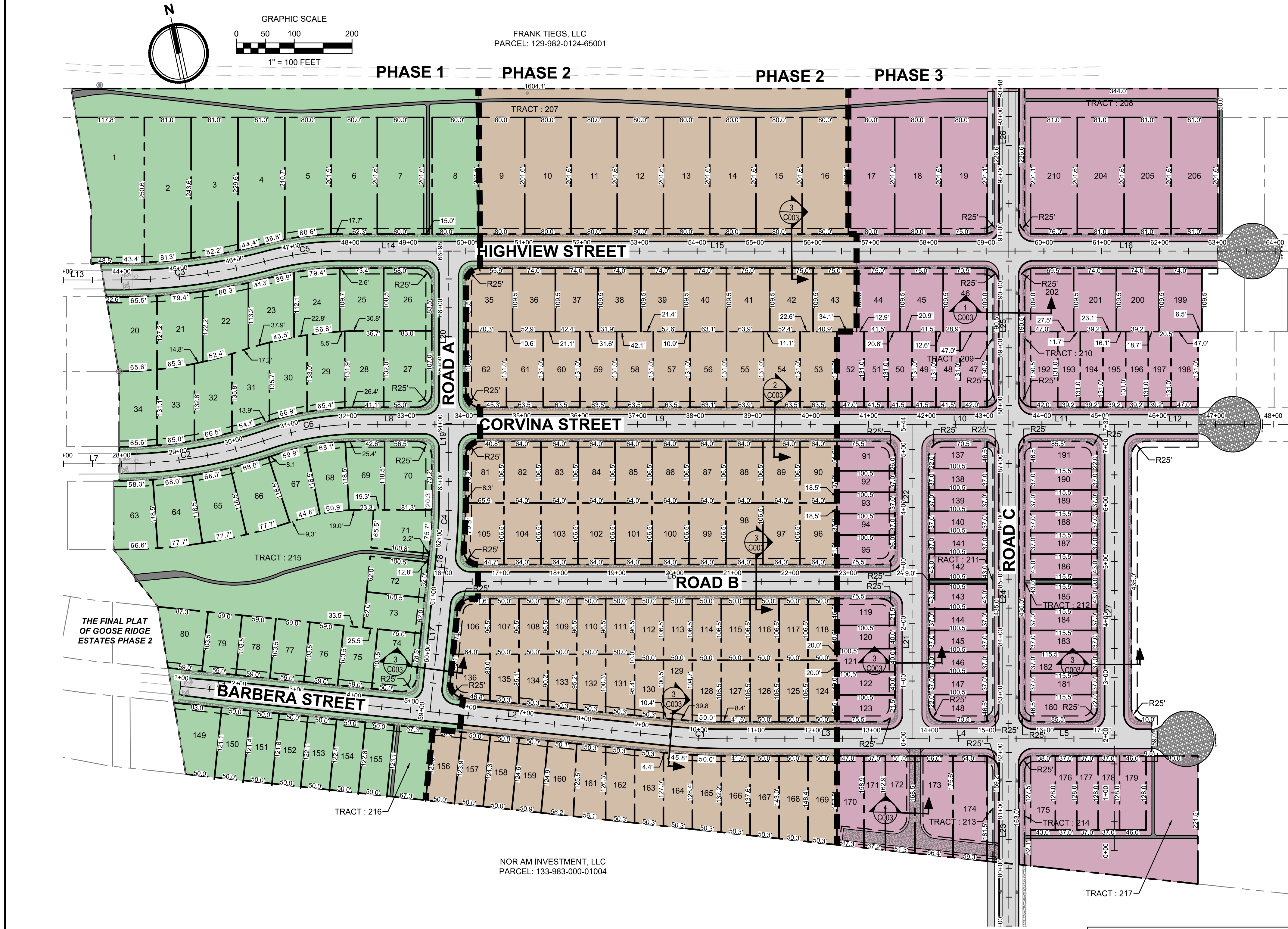
CENTERLINE LINE TABLE				
LINE TAG	BEARING	DISTANCE	START STATION	END STATION
L1	S72° 09' 08.16"E	433.83	1+00.00	5+33.83
L2	S72° 09' 08.16"E	413.19	5+33.83	9+47.02
L3	S77° 57' 10.66"E	321.59	10+48.26	13+69.86
L4	S77° 57' 10.66"E	167.50	13+69.86	15+37.36
L5	S77° 57' 10.66"E	182.50	15+37.36	17+19.86
L6	S77° 57' 10.66"E	810.86	16+00.00	24+10.86
L7	S77° 57' 10.66"E	96.39	27+00.00	27+96.39
L8	S77° 57' 10.66"E	153.58	32+20.29	33+73.86
L9	S77° 57' 10.66"E	801.35	33+73.86	41+75.21
L10	S77° 57' 10.66"E	167.50	41+75.21	43+42.71
L11	S77° 57' 10.66"E	182.50	43+42.71	45+25.21
L12	S77° 57' 10.66"E	329.24	45+25.21	48+54.45
L13	S77° 57' 10.66"E	96.15	43+00.00	43+96.15
L14	S77° 57' 10.66"E	185.94	47+84.53	49+70.48
L15	S77° 57' 10.66"E	968.85	49+70.48	59+39.32
L16	S77° 57' 10.66"E	724.43	59+39.32	66+63.76
L17	N17° 50' 51.84"E	226.28	59+00.00	61+26.28
L18	N17° 50' 51.84"E	68.82	61+26.28	61+95.10
L19	N12° 02' 49.34"E	153.00	62+45.72	63+98.72
L20	N12° 02' 49.34"E	299.50	63+98.72	66+98.22
L21	N12° 02' 49.34"E	272.00	0+00.00	2+72.00
L22	N12° 02' 49.34"E	272.00	2+72.00	5+44.00
L23	N12° 02' 49.34"E	587.33	76+36.46	82+23.79
L24	N12° 02' 49.34"E	544.00	82+23.79	87+67.79
L25	N12° 02' 49.34"E	299.50	87+67.79	90+67.29
L26	N12° 02' 49.34"E	281.07	90+67.29	93+48.37
L27	N12° 02' 49.34"E	544.00	1+93.50	7+37.50

PHASING LEGEND			
PHASE	LOTS	UNITS	
1	48	48	
2	87	87	
3	71	71	

CENTERLINE CURVE TABLE					
CURVE TAG	CHORD BEARING	CHORD LENGTH	RADIUS	START STATION	END STATION
C1	S75° 03' 09.41"E	101.20	1000.00	9+47.02	10+48.26
C2	S87° 17' 39.31"E	259.70	800.00	27+96.39	30+57.25
C3	S85° 22' 13.86"E	258.20	1000.00	43+96.15	46+55.07
C4	N14° 56' 50.59"E	50.60	500.00	61+95.10	62+45.72
C5	S85° 22' 13.84"E	129.10	500.00	46+55.07	47+84.53
C6	S87° 17' 39.31"E	162.31	500.00	30+57.25	32+20.29



2200782-SH-HORZ.DWG LOT



GOOSE RIDGE ESTATES II
PORTIONS OF THE NW 1/4 OF SEC. 33, TWN. 09 N, RGE. 28 E,
W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

TRACT AREA TABLE		
TRACT #	AREA (SF)	USE
TRACT 207	86,919	GREENBELT/TRAIL
TRACT 208	21,098	GREENBELT/TRAIL
TRACT 209	4,543	GREENBELT/TRAIL
TRACT 210	4,543	LANDSCAPE/SIDEWALK
TRACT 211	10,338	GREENBELT/TRAIL
TRACT 212	10,473	LANDSCAPE/SIDEWALK

TRACT AREA TABLE		
TRACT #	AREA (SF)	USE
TRACT 213	3,529	GREENBELT/TRAIL
TRACT 214	3,648	LANDSCAPE/SIDEWALK
TRACT 215	61,308	GREENBELT/TRAIL/STORM
TRACT 216	8,305	LANDSCAPE/STORM
TRACT 217	33,990	LANDSCAPE/STORM

LOT AREA TABLE	
PARCEL #	AREA (SF)
1	25,107
2	20,060
3	19,211
4	17,817
5	16,419
6	16,128
7	16,126
8	16,126
9	16,126
10	16,126
11	16,126
12	16,126
13	16,126
14	16,126
15	16,126
16	16,126
17	16,126
18	16,126
19	16,125
20	9,915
21	9,877
22	9,313
23	8,856
24	8,784
25	8,261
26	8,871
27	10,822
28	8,908
29	8,600
30	8,722
31	8,883
32	8,723
33	8,503
34	8,564
35	8,727

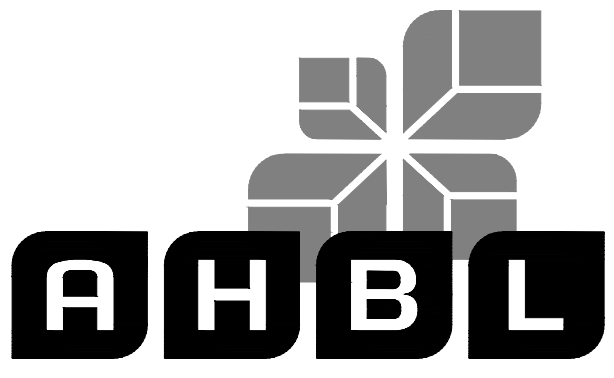
LOT AREA TABLE	
PARCEL #	AREA (SF)
36	8,103
37	8,103
38	8,103
39	8,103
40	8,103
41	8,212
42	8,212
43	8,212
44	8,212
45	8,212
46	8,313
47	6,156
48	5,436
49	5,436
50	5,436
51	5,437
52	6,157
53	8,318
54	8,318
55	8,374
56	8,263
57	8,318
58	8,318
59	8,318
60	8,318
61	8,318
62	9,082
63	8,547
64	8,636
65	8,636
66	8,636
67	7,239
68	7,049
69	7,680
70	9,522

LOT AREA TABLE	
PARCEL #	AREA (SF)
71	7,106
72	6,231
73	6,231
74	7,629
75	6,107
76	6,106
77	6,107
78	6,107
79	6,107
80	7,569
81	6,879
82	6,816
83	6,816
84	6,816
85	6,816
86	6,816
87	6,816
88	6,816
89	6,816
90	6,816
91	4,991
92	3,718
93	3,718
94	3,718
95	4,991
96	6,816
97	6,816
98	6,816
99	6,816
100	6,816
101	6,816
102	6,816
103	6,816
104	6,816
105	7,092

LOT AREA TABLE	
PARCEL #	AREA (SF)
106	5,599
107	4,825
108	4,825
109	4,825
110	4,825
111	4,825
112	5,325
113	5,325
114	5,325
115	5,325
116	5,325
117	5,325
118	5,325
119	4,539
120	4,020
121	4,020
122	4,020
123	4,539
124	5,325
125	5,325
126	5,325
127	5,325
128	5,291
129	5,140
130	4,897
131	5,143
132	4,889
133	4,635
134	4,381
135	4,127
136	5,051
137	4,589
138	3,719
139	3,719
140	3,718

LOT AREA TABLE	
PARCEL #	AREA (SF)
141	3,718
142	4,321
143	4,321
144	3,718
145	3,719
146	3,718
147	3,718
148	4,589
149	8,038
150	6,063
151	6,080
152	6,097
153	6,114
154	6,131
155	6,148
156	6,187
157	6,204
158	6,221
159	6,294
160	6,645
161	6,675
162	6,325
163	6,342
164	6,375
165	6,504
166	6,743
167	7,014
168	7,285
169	7,556
170	7,350
171	5,954
172	8,451
173	11,355
174	10,549
175	5,503

LOT AREA TABLE	
PARCEL #	AREA (SF)
176	4,736
177	4,736
178	4,736
179	5,888
180	5,294
181	4,273
182	4,273
183	4,274
184	4,274
185	4,967
186	4,967
187	4,274
188	4,273
189	4,274
190	4,274
191	5,294
192	6,156
193	5,135
194	5,135
195	5,135
196	5,135
197	5,135
198	6,157
199	8,103
200	8,103
201	8,103
202	8,158
204	16,327
205	16,327
206	16,327



TACOMA • SEATTLE • SPOKANE • TRI-CITIES

5804 Road 90, Suite H Pasco, WA 99301
509.380.5883 tel. 253.383.2572 www.ahbl.com WEB

Project Title:

GOOSE RIDGE ESTATES II

Client:

MONSON DEVELOPMENT WASHINGTON, LLC

ALEX RIETMANN
509-627-1618

Job No.

2200782.10

Issue Set & Date:

PRELIMINARY PLAT

10.01.2021



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Revisions:

Sheet Title:

LOT TABLES

Designed by: KDM Drawn by: KDM Checked by: EMF

Sheet No.

C102

5 of 7 Sheets



Know what's below.
Call before you dig.

GOOSE RIDGE ESTATES II
PORTIONS OF THE NW 1/4 OF SEC. 33, TWN. 09 N, RGE. 28 E,
W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

GRADING NOTE

ROUGH FINISHED GRADE CONTOURS SHOWN FOR
PRELIMINARY PLATTING PURPOSES ONLY. GRADING &
DRAINAGE OF PHASED ENGINEERING PLANS MAY DIFFER
FROM THOSE SHOWN.



AHBL
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5804 Road 90, Suite H Pasco, WA 99301
509.380.5883 TEL 253.383.2572 www.ahbl.com WEB

Project Title:
**GOOSE RIDGE
ESTATES II**

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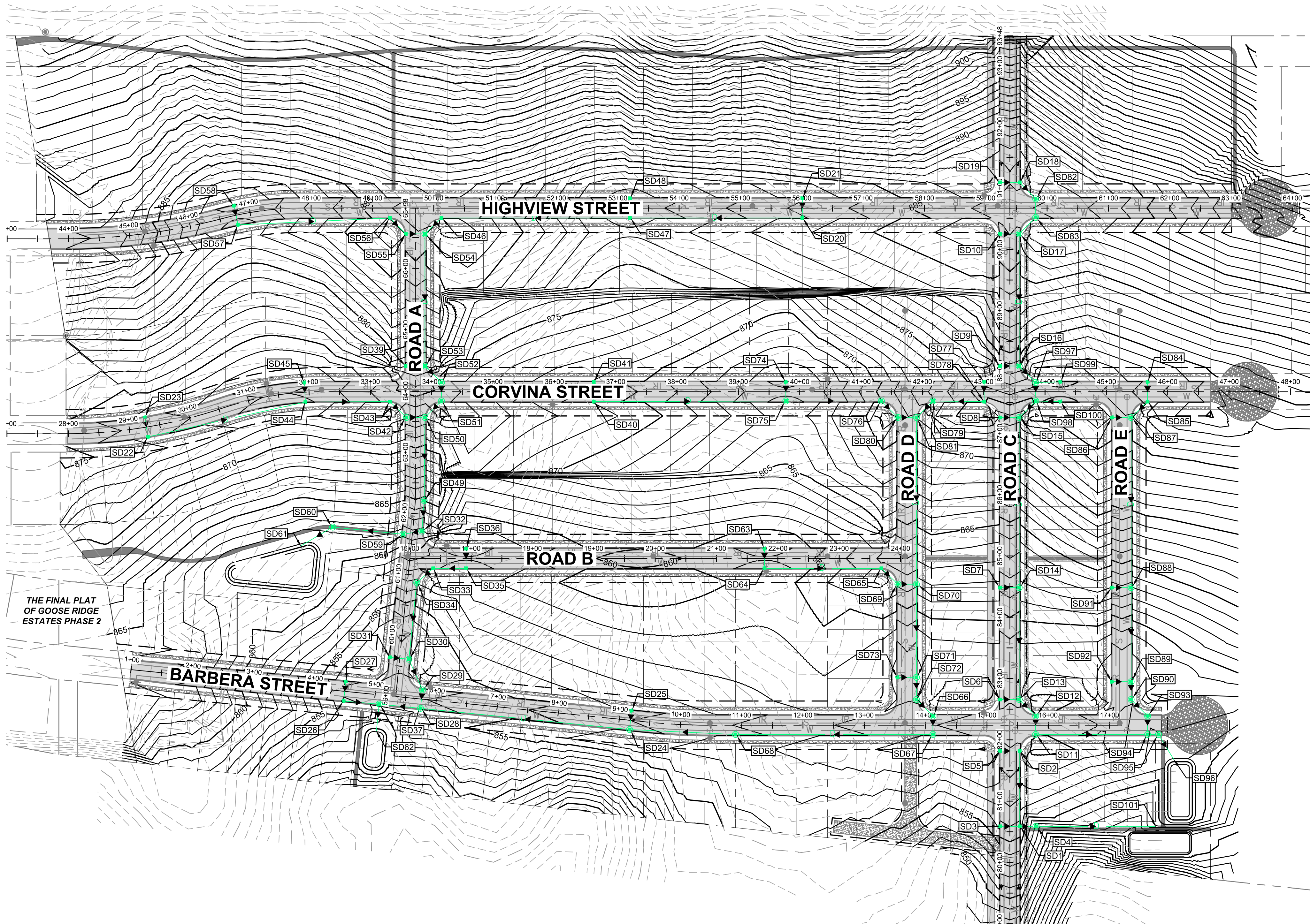


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Revisions:	

Sheet Title:
**GRADING &
DRAINAGE PLAN**

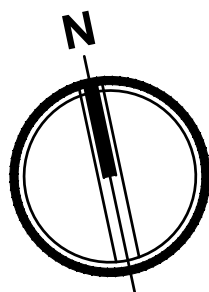
Designed by: KDM Drawn by: KDM Checked by: EMF

Sheet No.
C201
6 of 7 Sheets



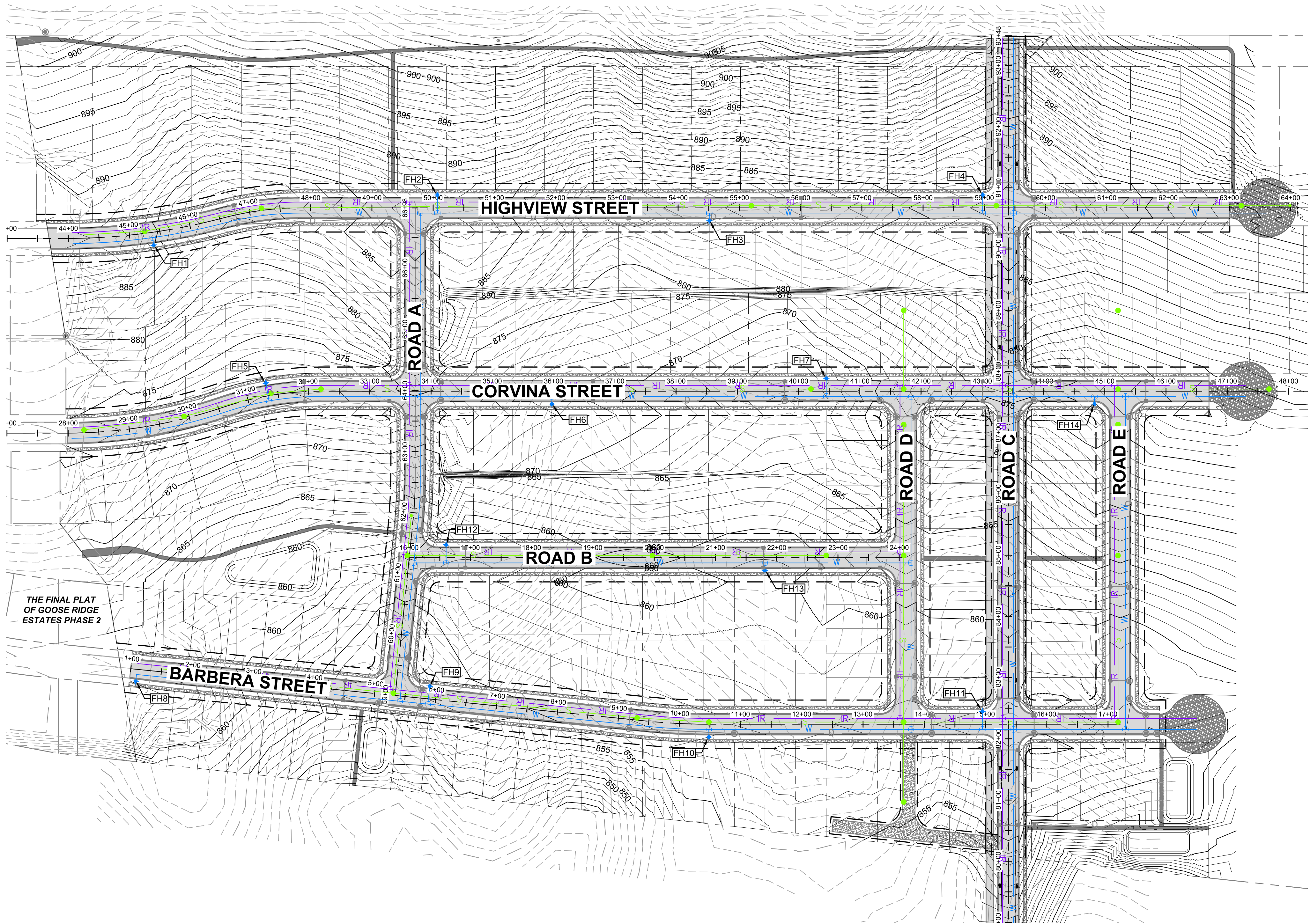


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GRAPHIC SCALE
0 50 100 200
1" = 100 FEET

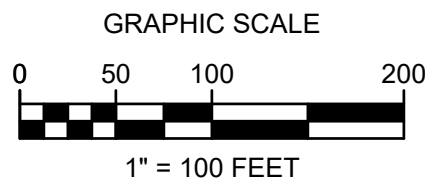
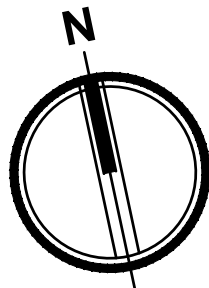
GOOSE RIDGE ESTATES II
PORTIONS OF THE NW 1/4 OF SEC. 33, TWN. 09 N, RGE. 28 E,
W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



THE FINAL PLAT
OF GOOSE RIDGE
ESTATES PHASE 2



Know what's below.
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AHBL
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5804 Road 90, Suite H Pasco, WA 99301
509.380.5883 TEL 253.383.2572 www.ahbl.com WEB

Project Title:
**GOOSE RIDGE
ESTATES II**

Client:
**MONSON DEVELOPMENT
WASHINGTON, LLC**

ALEX RIETMANN
509-627-1618

Job No.
2200782.10

Issue Set & Date:
PRELIMINARY PLAT

10.01.2021



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Revisions:	

Sheet Title:
UTILITY PLAN

Designed by: KDM Drawn by: KDM Checked by: EMF

Sheet No.

C301
7 of 7 Sheets



CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (S2021-107)

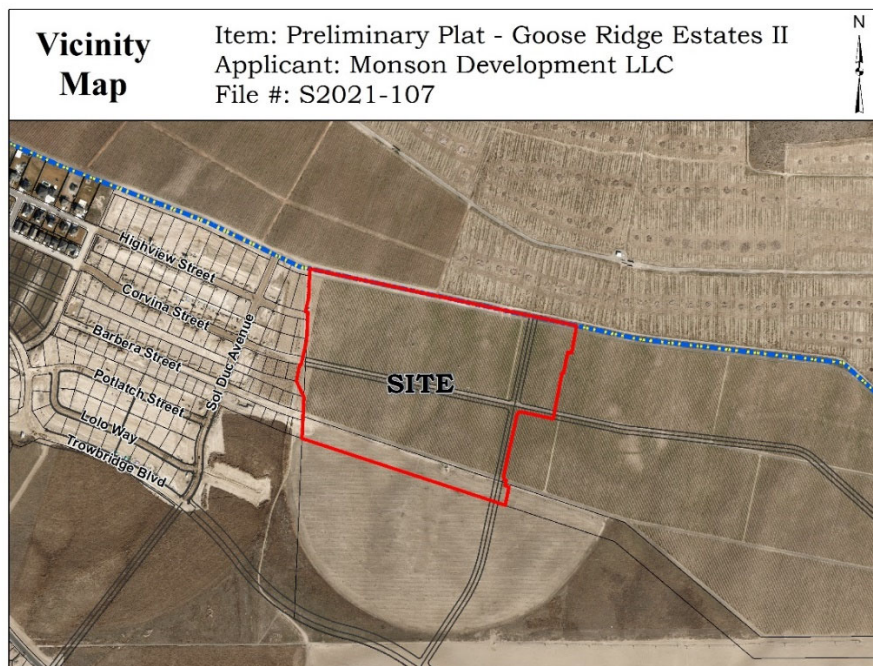
Notice is hereby given that Monson Development Washington, LLC has applied for preliminary plat approval to subdivide 53.33 acres into 206 lots and eleven (11) tracts referred to as the Preliminary Plat of Goose Ridge Estates II. The project site is located at the east end of Highview St., Corvina St., and Barbera St. in the Badger Mountain South master planned community (APN's: 1-32981030002000, 1-32981030003000, 1-33983000001003 & 1-33983000001005). The plat proposes an average lot size of 7,528 square feet.

The Richland Hearing Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, November 8, 2021. All interested parties are invited to participate in the virtual public hearing by visiting the City of Richland website (www.ci.richland.wa.us).

Environmental Review: The proposal is not subject to a project-specific environmental review. Environmental impacts of Badger Mountain South, a master planned community, have previously been analyzed. The final environmental impact statement and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Shane O'Neill, Senior Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to soneill@ci.richland.wa.us. Written comments regarding the proposed preliminary plat should be received no later than 5:00 p.m. on Friday, October 29, 2021 to be incorporated into the staff report. Written comments may be submitted up to 6:00 p.m., November 7th. Written comments received after Oct. 29 will be provided to the Hearing Examiner on the day of the public hearing. Written comment will not be accepted after 6 p.m. on November 7th; however verbal comments may be presented during the public hearing.

The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration, Title 24 Plats and Subdivisions, the Badger Mountain South Land Use & Development Regulations, and the Badger Mountain South Master Agreement. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.



Please publish the following:

Type of Legal Ad:	Public Hearing Notice
Date(s) of Publication:	Sunday, October 24, 2021
Richland's TCH Account:	
450543	
For Invoice Text Box on TCH Invoice	HE PHN – S2021-107
(Richland MUNIS Description)	
For PO Box on TCH Invoice	D2586000 4401
(Richland Account No. - MUNIS)	
Attention:	Jana Duncan (TF)

CITY OF RICHLAND NOTICE OF APPLICATION & PUBLIC HEARING

Notice is hereby given that Monson Development Washington, LLC has applied for preliminary plat approval to subdivide 53.33 acres into 206 lots and eleven (11) tracts referred to as the Preliminary Plat of Goose Ridge Estates II. The project site is located at the east end of Highview St., Corvina St., and Barbera St. in the Badger Mountain South master planned community (APN's: 1-32981030002000, 1-32981030003000, 1-33983000001003 & 1-33983000001005). The plat proposes an average lot size of 7,528 square feet.

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AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Shane O'Neill**, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning & Development Department for the City of Richland.

2. On the 15th day of October 2021, I posted the attached NOTICE OF PUBLIC HEARING, File Number S2021-107 (Goose Ridge Estates II Preliminary Plat) in the following locations:

The east terminus of Corvina Street, east of Sol Duc Avenue, within the Badger Mountain South subarea , Richland WA



Print Name: Shane O'Neill

SIGNED AND SWORN to before me this 15th day of October 2021, by SHANE O'NEILL.



Signature of Notary



Printed Name

Notary Public in and for the State of Washington,

Residing in Benton County

My appointment expires: 11-1-21

AFFIDAVIT OF MAILING

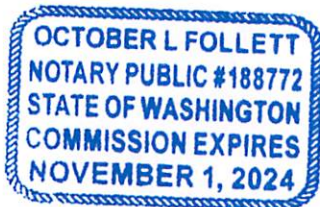
STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Garrett Marshall, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning & Development Department for the City of Richland.
2. On the 15th day of October 2021, I mailed a copy of the attached NOTICE OF APPLICATION AND PUBLIC HEARING (S2021-107) to the attached list of individuals via regular USPS on the date indicated above. The Richland Hearing Examiner will conduct a virtual public hearing at 6:00 PM on Monday, November 8th, 2021 in the Richland City Council Chambers, 625 Swift Boulevard.

Garrett Marshall
Signed: Garrett Marshall

SIGNED AND SWORN to before me this 18th day of October 2021 by Lynne Follett.



October L. Follett
Notary Public in and for the State of Washington,

October L. Follett
Print Name
Residing at Benton County
My appointment expires: 11-1-2024

owner	address	state	city	zip
FRANK TIEGS LLC	6610 W COURT ST #B	WA	PASCO	99301
WILLIAM ROBINSON	2434 WOODS DR	WA	RICHLAND	99352
P & R CONSTRUCTION LLC	105609 E WISER PARKWAY	WA	KENNEWICK	99338
MATHEW MENDENHALL	451 WESTCLIFFE BLVD #G355	WA	RICHLAND	99352
JUANITA COTTAGES LLC	10829 NE 58TH ST #B	WA	KIRKLAND	98033
GOOSE RIDGE ESTATES HOA	63615 E JACOBS RD	WA	BENTON CITY	99320
KUI LU YANG	518 FERRARA LANE	WA	RICHLAND	99352
LANDMARK HOMES OF WASHINGTON INC	PO BOX 3848	WA	PASCO	99302
RIVERWOOD HOMES WASHINGTON LLC	PO BOX 344	ID	MERIDIAN	83646
SIGNATURE HOMES LLC	PO BOX 1797	WA	RICHLAND	99352
SADDLE MOUNTAIN HOMES LLC	1508 W 51ST AVE	WA	KENNEWICK	99337
STELLAR HOMES LLC	99803 162 PR SE	WA	KENNEWICK	99338
IGOR & IRINA BALAN	1308 NE 125TH AVE	WA	VANCOUVER	98684
MONSON DEVELOPMENT WASHINGTON LLC	63615 E JACOBS RD	WA	BENTON CITY	99320
NOR AM INVESTMENT LLC	12513 DUBOIS AVE SW	WA	LAKEWOOD	98498-5242
RICHLAND PROPERTIES LLC	2463 E GALA ST STE 120	ID	MERIDIAN	83642
JESSIE GRAVES	91301 E HOLLY RD	WA	KENNEWICK	99338
RICK & JUDY PETERMAN	4321 MT EVEREST CT	WA	WEST RICHLAND	99353

Badger Mountain South

Master Agreement Consistency Recommendation (MACR) Supplement to the Preliminary Plat Application for Goose Ridge Estates II

Executive Summary

The successful development of the Badger Mountain South Master Plan Community requires close attention to the detailed planning and standards created in the adopted Master Agreement, specifically to the Land Use and Development Regulations as found in Exhibit C of the Master Agreement, commonly identified as the LUDR (Land Use and Development Regulations). The LUDR standards are designed to go beyond the more typical City requirements or standards because they are seen by the Master Developer as building blocks to creating a walkable and sustainable community.

The LUDR establishes a process for the review of development applications that is intended to integrate into the existing City application processes, and yet provide the close attention to LUDR standards without adding significant review time by City staff. This is accomplished by requiring each development application to meet all City code submittal requirements and, at the same time, undergo a review for consistency with the standards of the LUDR. This latter review is completed by the Badger Mountain South Master Plan Administrator who makes a written recommendation of consistency to the City's Development Services Manager. A final "Master Agreement Consistency Determination" is issued by the City after the Manager's review.

The document that follows is the Master Plan Administrator's recommendation for a determination of consistency for this application. It includes a review of all relevant standards found in the LUDR related to a preliminary plat application. The standards are cited and the specific responses are provided for this application. The document concludes with references to other relevant Master Agreement provisions that are met with this application.

The applicant has stated that this plat will be finalized in two phases. The conditions of the approved Preliminary Plat, the Master Agreement, and specifically, the LUDR must be met before it will be finalized.

Badger Mountain South
Master Agreement Consistency Recommendation (MACR)
Supplement to the Preliminary Plat Application for
Goose Ridge Estates II

Date: August 17, 2021

The purpose of completing the MACR is to ensure that the applicant has met the special requirements for Badger Mountain South, as found in the Land Use and Development Regulations (LUDR). It also allows City staff to be assured that the Master Developer is meeting the terms and obligations of the approved Master Agreement, as it applies to each development activity in Badger Mountain South.

The MACR will be completed by the Master Plan Administrator in conjunction with the Applicant and submitted with other Preliminary Plat materials, as required in Richland Municipal Code (RMC) Chapter 24.12.

1. Applicant name, address and contact information:

Monson Development Washington, LLC
63615 East Jacobs Road
Benton City, WA 98320
Contact: Alex Reitmann
509-627-1618

2. Project name:

Goose Ridge Estates II

3. Project description including site size in acres:

A subdivision of 53.33 acres total area; 206 total lots including 206 Residential Lots and 12 Tracts, created all within Badger Mountain South, lying East of Goose Ridge Estates

4. Is phasing proposed? Please explain:

The project will be completed in two phases (see C001 for phase line). The phase line runs North/South between lots 12 & 13, 38 & 39, 57 & 58, 85 & 86, 100 & 101, 111 & 112, 130 & 131, and 162 & 163. Phase 1 includes 90 lots and Phase 2 includes 116 lots.

5. Regulating Plan District(s) (see LUDR p. 2-2):

See Sheet C002 for BMS Districts within Goose Ridge Estates 2

- *BMS-NC (Neighborhood Collector-LUDR Section 3.C)*
- *BMS-NG (Neighborhood General-LUDR Section 3.D)*
- *BMS-NE (Neighborhood Edge-LUDR Section 3.E)*

6. What is the name of the neighborhood? (See LUDR pp. 7-1 through 7-3).

Neighborhood: East Garden (LUDR Illustrative Plan 7.D on page 7-3)

7. What is proposed use? See Allowable Use Table (see LUDR p. 2-3).

- *BMS-NC- Single Family Residential and Multi Family as allowed in LUDR table 2.C note 2 & 3*
- *BMS-NG- Single Family Residential with the potential of Multi Family as allowed in LUDR table 2.c note 3*
- *BMS-NE- Single Family Residential*

8. What building types are likely to be developed here? (See LUDR p. 2-4):

Single Family Residences, Multi-Family (including Stacked unit buildings in BMS-NC) and Duplex/Row Houses in BMS-NC and BMS-NG per LUDR Table 2.D.

LUDR COMPLIANCE

Section 1

This is the introduction and administration section of the LUDR and thus it is not applicable to this review.

Section 2

This section identifies the Regulating Plan Districts and permitted land uses.

Please define the District for this application:

District Type:

- BMS-NC (Neighborhood Collector-LUDR Section 3.C)
- BMS-NG (Neighborhood General-LUDR Section 3.D)
- BMS-NE (Neighborhood Edge-LUDR Section 3.E)

Does the requested use meet the requirements outlined in 2.C Land Use?

Yes

Does the requested use meet the Building Type requirements outlined in 2.D Building Type?

Yes

Section 3

This section identifies the district development standards for five of the districts in Badger Mountain South. For this review, the District Intent will be reviewed. The specific building placement, profile, height, frontage type, and parking requirements will be reviewed as part of the MACR 2.

Does the requested use meet the District Intent as outlined in Section 3?

- BMS-NC (Neighborhood Collector-LUDR Section 3.C)- **Yes see LUDR 3-4, 3-5**
- BMS-NG (Neighborhood General-LUDR Section 3.D)- **Yes see LUDR 3-6**
- BMS-NE (Neighborhood Edge-LUDR Section 3.E)- **Yes see LUDR 3-7**

Section 4

This section identifies the special district development standards. There are no special district development areas proposed in Goose Ridge Estates 2 so it is not applicable to this review.

Section 5

This section identifies the open space, trails, and community facilities that will be constructed in Badger Mountain South.

Badger Mountain South - MA Section 25.3

"As part of the Master Plan Consistency Determination described in Paragraph 23, the City, shall consult with the Master Agreement Administrator, and the applicant in determining the appropriate share of infrastructure and mitigation costs that shall be borne by the proposed development and how that development's share of infrastructure and mitigation relates to the overall infrastructure and mitigation that is required for buildout of Badger Mountain South."

Does the number of residential lots trigger additional MA Exhibit D, Green Infrastructure Improvements?

Yes **X** No

Please explain:

Green Infrastructure Improvements are required and as found in the Master Agreement Exhibit D, are linked to the numbers of residential units (RU) developed.

In the case of the Goose Ridge Estates II Preliminary Plat, there are a total of 206 RU. With the improvements identified below, this Preliminary Plat meets the requirements of the Master Agreement, Exhibit D.

For planning purposes, it is assumed that the Green Infrastructure requirements of 206 RU will be provided in the following manner:

TRAILS/PARK/GREEN SPACE REQUIREMENT

SEE SHEET C003 for Trail and Green Space Table

Trail Type and Park Calculation Factor (Trail lengths and Park SF shall be applied to the length of trail constructed and SF of Parks constructed and multiplied by the following trail factor):

- Primary Trail 1 RU per foot
- City Primary Trail 1 RU per foot
- Secondary Trail .6 RU per Foot
- Urban Trail 1 RU per Foot
- Park 1 RU per 650 SF

Total Trail to be constructed- 4867 feet; **Total credit based on trail type- 3385.8 or 211.5 RU Credit**

Total SF of Park to be constructed is 0sf; **Total credit based on park SF- 0 RU Credit**

TOTAL ALLOWED RU IN GOOSE RIDGE ESTATES 2 FOR TRAIL AND PARK IS 211.5 RU (exceeds requirement)

The Master Plan Administrator recommends the following adjustments to the trail layout:

1. The trail between lots 8 & 9 should be shifted to the West between lots 7 & 8 to align with the West side of Road A

Other Comments:

There is a comprehensive traffic mitigation plan currently under review at the City of Richland. Under the direction of the Master Plan Administrator, TENW Engineers submitted the expanded traffic study to the City of Richland in May, 2021. TENW coordinated their efforts with the City of Richland's traffic engineer to make sure the City approves the scope and methodology that will be used for the study. The study is a comprehensive analysis of the entire project and surrounding area rather than an incremental study as outlined in the Master Agreement per the City of Richland's request. The results of the traffic study will clarify the impacts of Goose Ridge Estates II.

This development is creating 206 Residential Units with only one major collector street (Sol Duc) serving the development. The TENW traffic study currently under review at the City of Richland identifies the need for a second major collector street to serve the development. The Master Plan Administrator recommends the City of Richland consider requiring a second major collector street to serve this development as outlined in the Traffic Study. Specifically, the traffic study shows connectivity from Road C in Goose Ridge Estates II to Trowbridge. Without this connection, the traffic

generated from this development will run through the residential neighborhoods in Goose Ridge and West Vineyard and create more congestion, noise, and safety concerns. The Master Plan Administrator recommends the City of Richland identify when the connection from Road C to Trowbridge should be made as part of this phase of Goose Ridge Estates.

Section 6

This section 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 Development.

Is a public street to be constructed?

Yes X No

Provide separate sheet with street type and edge type(s) indicated.

See the proposed preliminary plat page C003 for street type and edge type

Section 7

This section 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.

LUDR 7.B.2 identifies the Block Size and Configuration should meet the following Block Dimension Standards: Block length= 1000' max., except in VMU District= 400' max. Identify the following for the smallest and largest blocks:

Block length: Smallest: 339ft.; Largest: 969 ft

LUDR 7.B.4 addresses alleys and front facing blocks. Please answer the following: Does the proposal include only blocks to be constructed with alleys?

Yes No X

If yes, skip to LUDR 7.B.5.a below; otherwise please select response:

Do those blocks with direct street access lots (i.e., without alleys) meet the following criteria:

1. Non-alley load lots do not front onto a Collector Street, except in single-loaded, perimeter location; or, are located in the NE District; or, where located in an area where two districts abut (NG to NE District).

Yes No X

2. Non-alley load lots are not across from a Civic District space.

Yes No X

Per the LUDR 3.E.1, in the NE District houses are typically accessed by streets. Per LUDR 7.B.4.d(1), direct street access lots are permitted onto a Collector Street when they are (i) located in the BMS-NG 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.

Does this preliminary plat include any areas where the NE and NG districts abut?

Yes X No

They abut on the transition between Highview Street and Corvina Street

LUDR 7.B.5.a Other Block Requirements -In the Village Mixed Use (VMU), Neighborhood Collector (NC), and Neighborhood General (NG) Districts, two (2) building types required on each block; see Section 2.D. for Building Type Table. Identify Building Types proposed if known or enter N/A:

N/A

LUDR 7.B.4 Dead-end alleys greater than 150' ft. are not permitted; are dead end alleys greater than 150' proposed?

Yes No X

Section 8

This section identifies the design standards for each of the Building Types allowed within the Districts.

LUDR 8.B - 8.P Lot Size by District and Proposed Building Type. In LUDR 7.B.5.a (above), proposed Building Types were identified for this project. Do the proposed lot size(s) meet the proposed Building Types lot standards?

Yes X No

Please describe:

Lot dimensions vary, but all can meet one or more Building Type Requirements and related standards

Recommendation of Consistency:

It is my opinion as the Master Plan Administrator that the application as submitted is consistent with the intent and the purpose of the Master Agreement relative to this plat dated 07/19/2021 and the approved LUDR.

Signature:



Date: 8/17/2021



www.ci.richland.wa.us

Development Permitting Division

625 Swift Blvd.

Richland, WA 99352

Telephone 509-942-7794

Fax 509-942-7764

October 28, 2021

MASTER AGREEMENT CONSISTENCY DETERMINATION

For: Preliminary Plat Application of Goose Ridge Estates II, a
Badger Mountain South Development (S2021-104)

Applicant: Monson Development Washington, LLC

Project Description: A subdivision of approximately 53.33 acres into 206
residential lots and eleven (11) tracts as depicted on the
preliminary plat submittal.

Consistency Determination Type: Level 1

Master Agreement Consistency Recommendation: The Richland Planning
Department received a master agreement consistency recommendation from the
Badger Mountain South Master Program Administrator on August 25, 2021.

After completing the review of the preliminary plat application of Goose Ridge Estates II, evaluating it against the standards contained in the adopted Land Use and Development Regulations (LUDR) for the Badger Mountain South Community and the Master Agreement between the City of Richland and Nor Am Investments, LLC and after reviewing the recommendation of the Badger Mountain South Master Program Administrator, I find that the application is consistent with the Master Agreement and the LUDR and hereby issue this Master Agreement Consistency Determination. This determination is made with the understanding that a traffic impact analysis will be provided to the city and to West Richland and that the Goose Ridge Estates II plat may not move forward with development until such time the transportation improvements recommended in the TIA as agreed upon by the City and West Richland Public Works offices, have been completed as applicable.

Sincerely,

Shane O'Neill,
Senior Planner



www.ci.richland.wa.us

Development Permitting Division

625 Swift Blvd.

Richland, WA 99352

Telephone 509-942-7794

Fax 509-942-7764

October 28, 2021

PLANNED ACTION CONSISTENCY DETERMINATION

For: Preliminary Plat Application of Goose Ridge Estates II, a
Badger Mountain South Development (S2021-107)

Applicant: Monson Development Washington, LLC

Project Description: A subdivision of approximately 53.33 acres into 206
residential lots and eleven (11) tracts as depicted on the
preliminary plat submittal.

Master Agreement Consistency Determination: Issued October 19, 2021.

After completing the review of the preliminary plat application of Goose Ridge Estates II and evaluating it considering the mitigating conditions established in the Final Supplemental Environmental Impact Statement prepared for the Badger Mountain South Subarea Plan and as delineated as Exhibit B in the Master Agreement between the City of Richland and Nor Am Investments, LLC, the City finds the following:

1. The Goose Ridge Estates II preliminary plat meets the description for a planned action as defined in City code and that as conditioned, the project will implement any applicable conditions or mitigation measures identified in RMC 19.50 (Consistency with Development Regulations and SEPA);
2. The Goose Ridge Estates II preliminary plat is consistent with the City of Richland Comprehensive Plan and the Badger Mountain Subarea Plan;
3. The Goose Ridge Estates II preliminary plat is consistent with the Master Agreement between the City and Nor Am Development, LLC regarding development of Badger Mountain South, as evidenced by the Master Agreement Consistency Determination issued by the City on October 28, 2021;
4. The probable significant adverse environmental impacts of the proposed project have been adequately addressed in the Planned Action Ordinance [RMC 19.50.030 (B)] and as described in the Badger Mountain South

Planned Action Consistency Determination for Goose Ridge Estates II preliminary plat;

5. The Goose Ridge Estates II preliminary plat is not an essential public facility, as defined in RCW 36.70A.200.
6. Based on the foregoing, a SEPA threshold determination or EIS is not required.
7. The following environmental mitigation conditions shall apply to the Goose Ridge Estates II preliminary plat:
 - a. Erosion control measures as required by City of Richland shall be implemented; vegetative cover on exposed soils shall be provided as soon as practicable following clearing and grading activities; water of exposed soils shall be performed in accordance with Benton Clean Air Authority requirements; soils shall be compacted at densities appropriate for planned uses.
 - b. The applicants shall submit a dust control plan to the Benton County Clean Air Authority for their review and approval. All construction work shall be performed in accordance with the provisions of the approved dust control plan.
 - c. The applicants shall submit an erosion control plan to the City of Richland Public Works Department for their review and approval based on the Washington State Department of Ecology Stormwater Management Manual for Eastern Washington. All construction work shall be performed in accordance with the provisions of the approved erosion control plan which shall be consistent with City standards.
 - d. The applicants shall conform to City noise standards.
 - e. Transportation mitigation measures shall be applied pursuant to the most recent traffic impact analysis prior to recording any phase of Goose Ridge Estates II. The mitigation measures identified therein shall be implemented in accordance with the planned action ordinance.
 - f. Potable water systems shall be designed and constructed in accordance with City standards.
 - g. Sewer systems shall be designed and constructed in accordance with City standards.
 - h. All residential dwelling units shall be constructed with a residential fire sprinkler system.
 - i. Energy conservation measures and sustainability standards as established in the LUDR shall apply to new construction within the proposed project.



Mike Stevens,
SEPA Responsible Official

October 28, 2021

Figure 1: Badger Mountain Subarea Land Use Plan

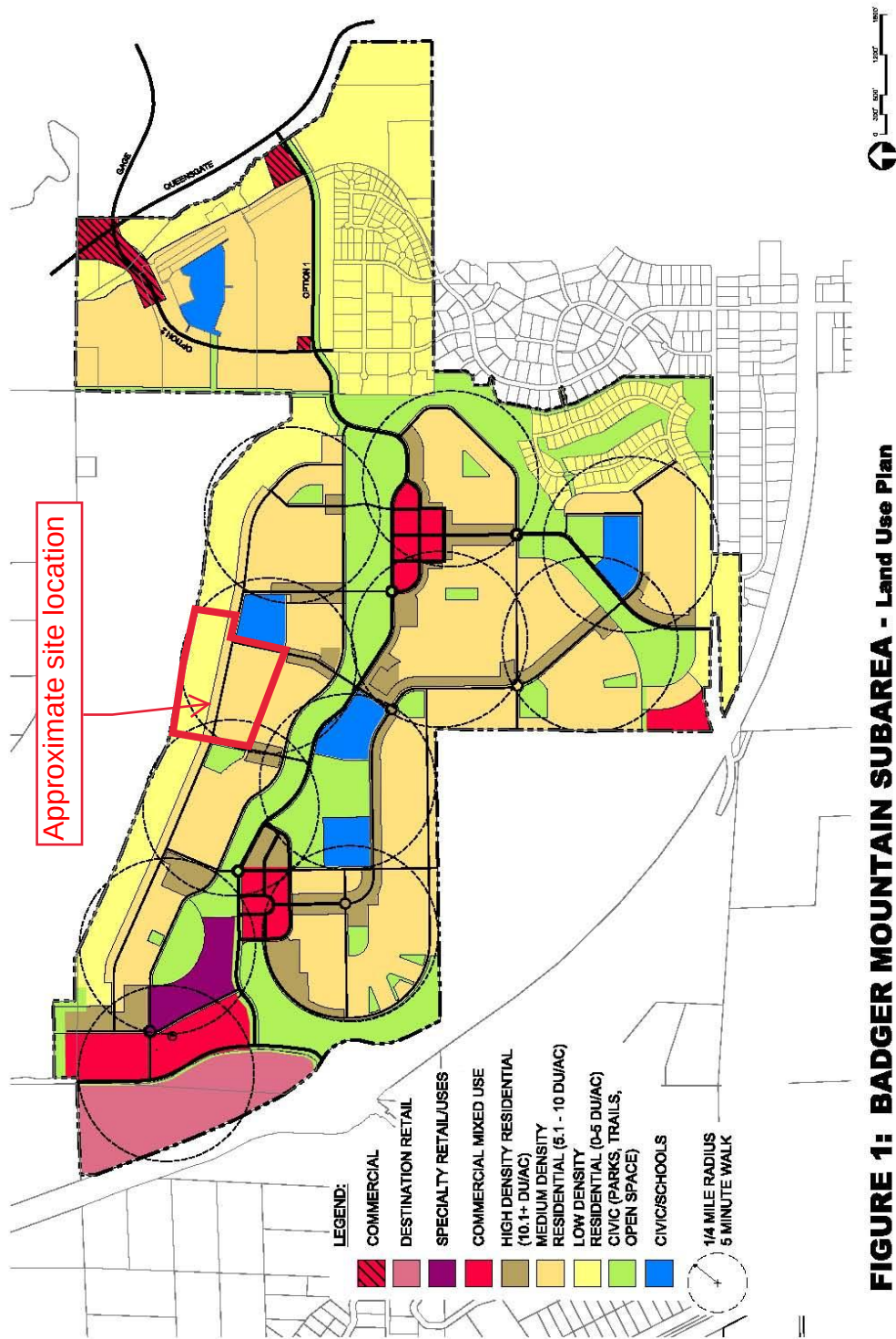
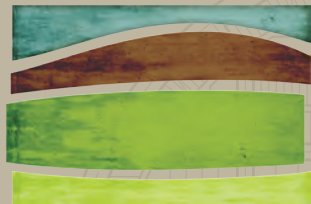


FIGURE 1: BADGER MOUNTAIN SUBAREA - Land Use Plan



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, 2021

PROPOSED
AMENDMENTS
SHOWN WITH
REDLINES

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badger mountain SOUTH

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CITY OF RICHLAND

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Richland, WA 99352

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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

Ryan Lukson - Mayor
Sandra Kent - Mayor Pro Tem
Bob Thompson - Council Member
Marianne Boring - Council Member
Phillip Lemley - Council Member
Terry Christensen - Council Member
Michael Alvarez - Council Member

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

Kyle Palmer, Chair
Francesca Maier, Vice Chair
Michael Mealer, Member
Phillip Townsend, Member
Eric Smith, Member
Douglas Eadie, Member

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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 - Interim City Manager
Kerwin Jensen - Development Services Director
Mike Stevens - Planning Manager
Clint Whitney - Energy Services Director
Pete Rogalsky, PE - Public Works Director
Joseph Schiessel - Parks and Public Facilities 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 1, 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 day 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

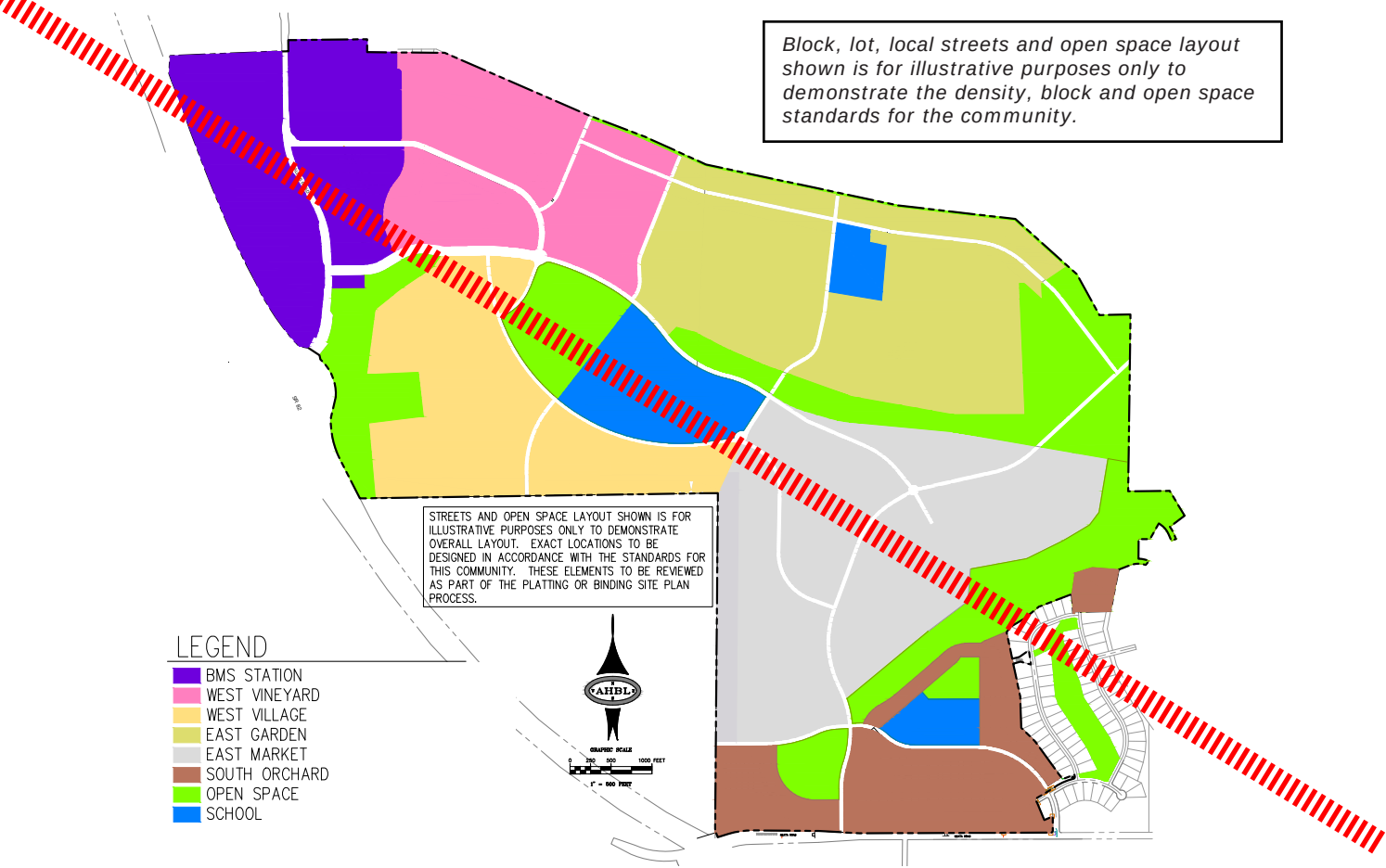
- to BMS and other City regulations, the BMS regulations shall control. Provided, however, this general principle shall not apply to the following:
- a. Building Code, RMC Title 21
 - b. Life Safety Code, RMC Title 20
 - c. Electrical Code, RMC Title 14
 - d. Energy Code, Chapter 19.27A of the Revised 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”.

PROPOSED AMENDMENTS ARE SHOWN:
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 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.~~ ~~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.

1.1 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 use 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 Map 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:

1.1 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

1.1 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.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)

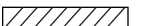
The Neighborhood General District makes up the largest area of Badger Mountain South. This District allows Single-Family detached residential with a mix of smaller scale attached housing options.

 **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.

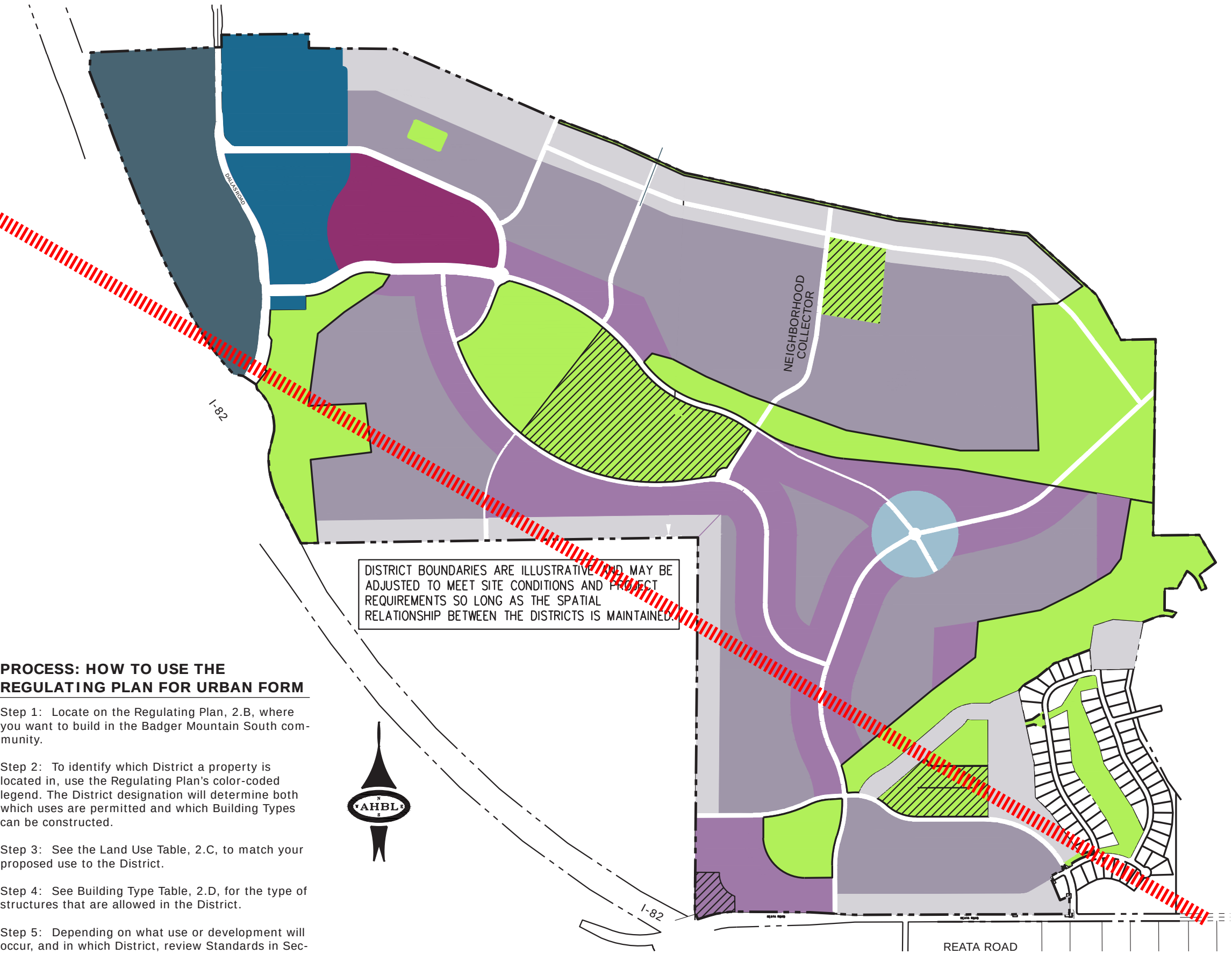
 **BMS-SD-CMU: COMMERCIAL MIXED-USE** (4.C)

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.

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.

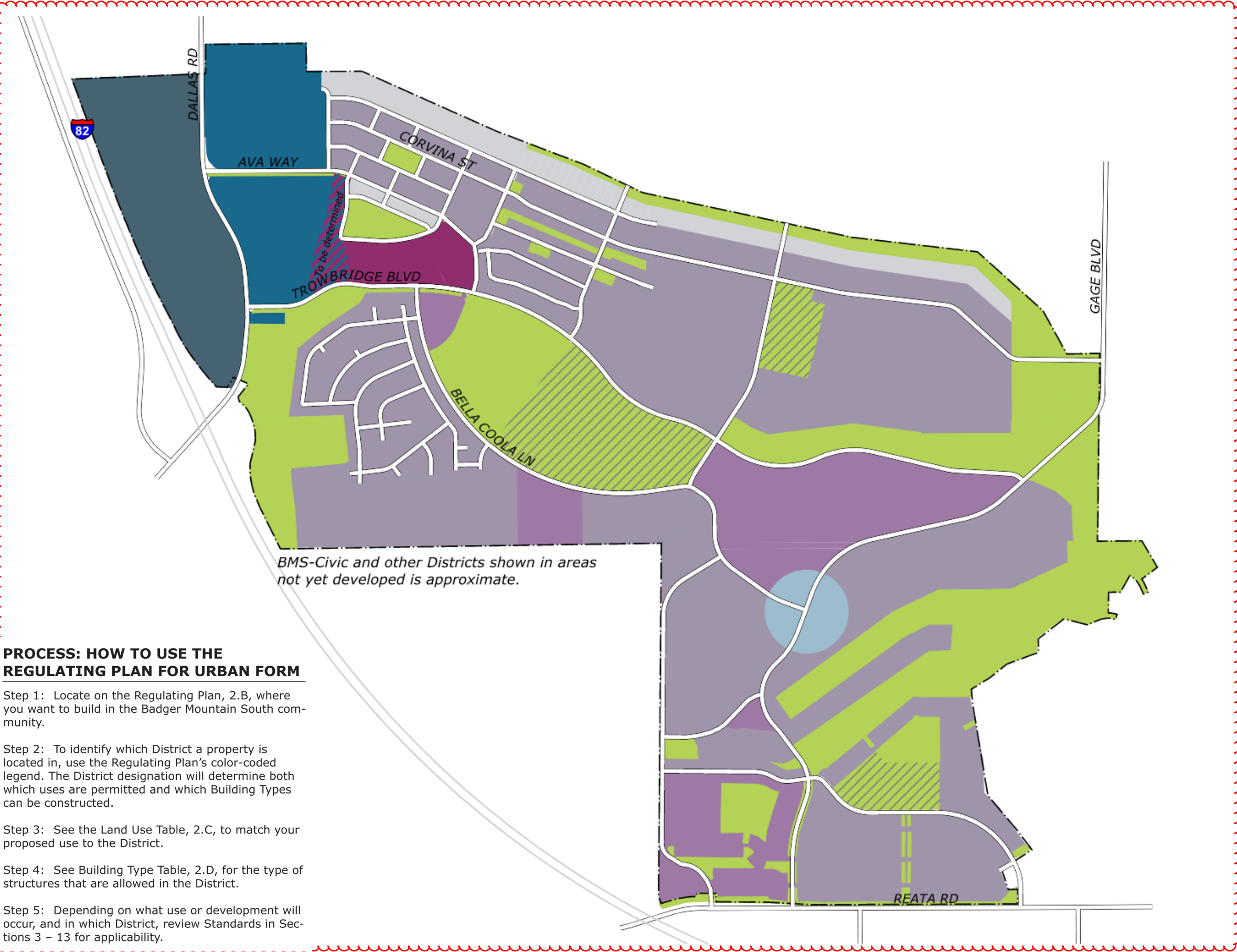
BMS-SD-CMU: COMMERCIAL MIXED-USE (4.C)

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-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-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-22	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

1. 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.
2. Multi-family housing includes the following Building Types – Duplex; Mansion Apartment; Courtyard Housing; Row House; Live/Work; Commercial/Mixed-Use/Liner and Stacked Units.
3. Multi-family housing includes: Duplex - up to two per Block face, Courtyard Housing, and Mansion Apartments limited to block ends across from open space.
4. Multi-family housing includes the following Building Types – Live/work; Row house; Commercial/Mixed-use/Liner over commercial and Stacked Units
5. Unused
6. Senior Housing permitted above ground floor commercial or office, or when constructed in a multi-story building.
7. Assisted Living/Nursing Homes permitted on corner lots at intersection of two Arterial Collector Streets.
8. 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.
9. Unused
10. When one part of a larger office-retail development.
11. When food or winery-related.
12. 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.

13. When totally enclosed within a building or in a Liner Building Type.
14. 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.
15. 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.
16. When licensed for Family Home Child Care only and meets other requirements of RMC .23.42.080 (A-D, F) requirements.
17. 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.
18. Subject to standards for Neighborhood Goods and Services Building Type, otherwise meet RMC 23.42.270 or 23.42.280 requirements.
19. 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.
20. A Bed and Breakfast facility providing a maximum of four rental rooms and subject to the provisions of RMC 23.42.045 (A)-(D).

21. Maximum lot size of 6 acres.
22. 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.
23. Vineyards are considered landscape materials in residential Districts when planted by the homeowner for personal use.
24. Vineyards including wine making facilities, enclosed storage and related production.
25. Micro facilities and nano facilities permitted as defined and regulated in RMC 23.62.
26. Must meet additional requirements of RMC 23.42.047 and any unique master site plan.
27. Subject to standards found in RMC 5.14.
28. When ancillary and seasonal to primary retail.
29. 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.
30. Block Parks, Local Parks and Greenbelts are allowed to be constructed in the BMS-NG District.
31. Unused
32. When accessory to an adjacent use and subject to Section 11.C standards.
33. When co-developed with another facility.

PROPOSED 2020 AMENDMENTS
ARE SHOWN:

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	-	P-29	P	P-4 P	-
	Multi-family	P-1	P-2, 3	P-2,3	P-3	-	-	P-29	P-4	P-4 P-2	P-4
	Senior Housing	P-5	P	P	-	-	-	P-29	-	P-6	P-6
	Assisted Living/Nursing Home	P-7	P	P	-	-	-	P-29	-	P	-
	Accessory Unit	-	P-8	P-8	P-8	P-8	-	P-29	P	P-8 P	-
	Adult Family Home	-	-		P	P	-	P-29	-	P-8 P	-
Retail	Neighborhood Retail	P	P	P	-	-	-	P-29	P	P	P
	General Retail	P	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/P-12	P-12	P-12	-	P-29	P	P	P
	General Services	P	P	P	-	-	-	P-29	P-11	P	P
	Eating and Drinking Establishments	P	P-14	P-14	-	-	-	P-29	P	P	P
	Child Care	P-15	P-15/P-16	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/P-12	P-12	P-12	-	P-29	P	P	P
	General Office	P	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-21	P	-	P-33	P-29	-	-	-
	Solar Panels or Arrays	P	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	-	-	P-33	P-29	P	P	P
	Drive-through Window Service	P-26	P/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.

The BMS-NC-P column is updated to show the allowed uses in BMS-NC as the -P overlay does not reserve space for storage (differentiated from the BMC-CIVIC-P overlay - see note P-29)

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.
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- 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.

SEE FOLLOWING PAGE FOR
PROPOSED CHANGES.

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 on 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 developments 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	-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

PROPOSED AMENDMENTS ARE SHOWN (no substantive changes are made, this is just cleaning up the document):

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.

	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)								
Commercial / Mixed-Use / Liner (8.F)								
Live/Work Building (8.G)	A	A						
Stacked Unit Building (Apartment) (8.H)								
Row House (8.I)								
Courtyard Housing (8.J)								
Mansion Apartment (3 - 6 Plex) (8.K)		A	A		-P			
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)		A	A	A	-P			

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)



**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 BMSNeighborhoodCollectorDistrict (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

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.

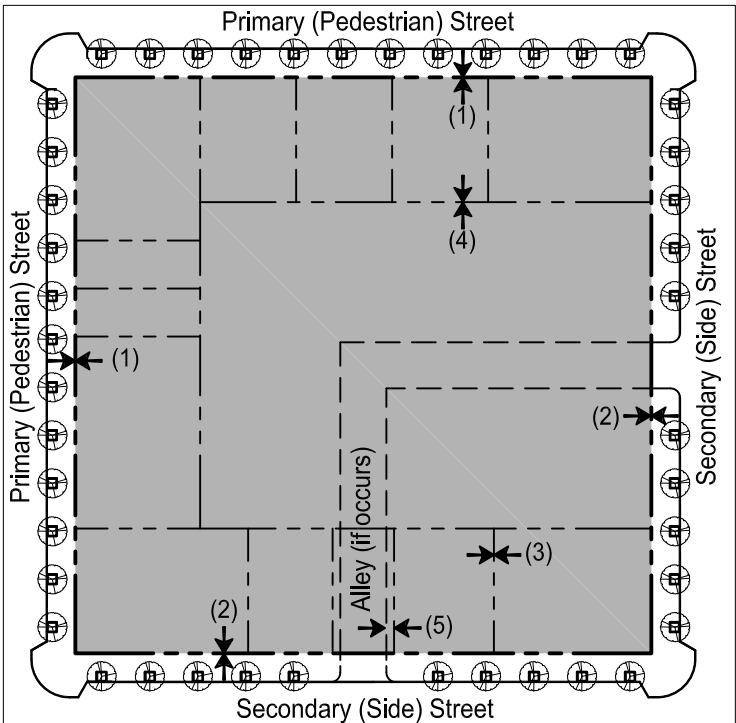
URBAN FORM DISTRICT SUMMARY				
BMS-VMU (3.B)	(3.C.A and 3.C.B) BMS-NC (3.C)	BMS-NG (3.D)	BMS-NE (3.E)	BMS-CIVIC (3.F)
There is a Village Mixed-Use District in Badger Mountain South. It is designed to contain a variety of Neighborhood Commercial uses, and residential uses in Mixed-Use, Live/Work, Stacked Units and Row House buildings.	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

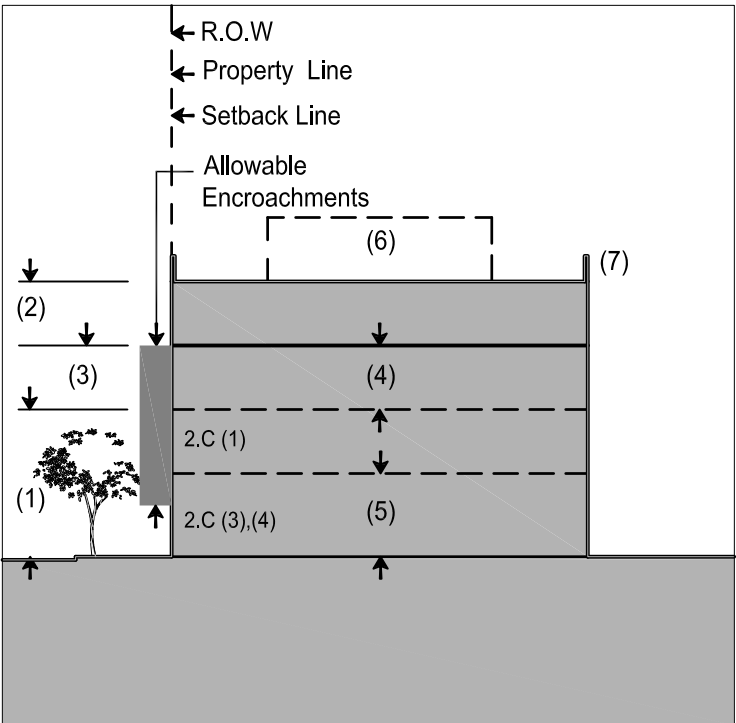
The Village Mixed-Use District is located in the Badger Mountain South community located along the primary Arterial Collector Streets running east-west and north-south. The intent of this District is to create an active, economically vital, pedestrian-oriented environment where people can shop, work, 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

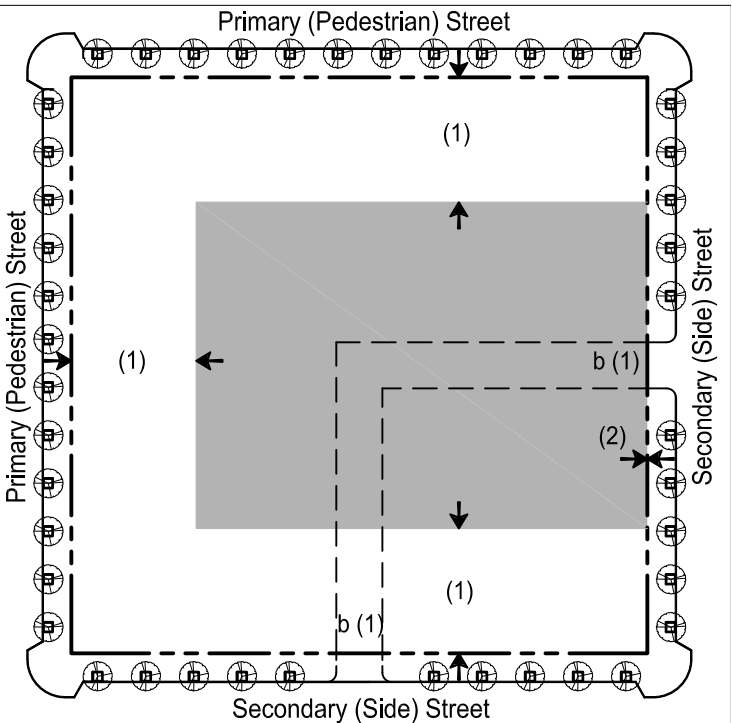
- a. Setbacks** (as measured from the property line)
- Buildings shall be placed within the shaded area as shown in the building placement diagram.
- (1) Front Build-to-Line: 0 ft.
 - (2) Side Street Setback: 0 ft.
 - (3) Side Yard Setback: 0 ft.
 - (4) Rear Setback: 0 ft.
 - (5) Alley Setback (if provided) 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 Plazas, 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'.



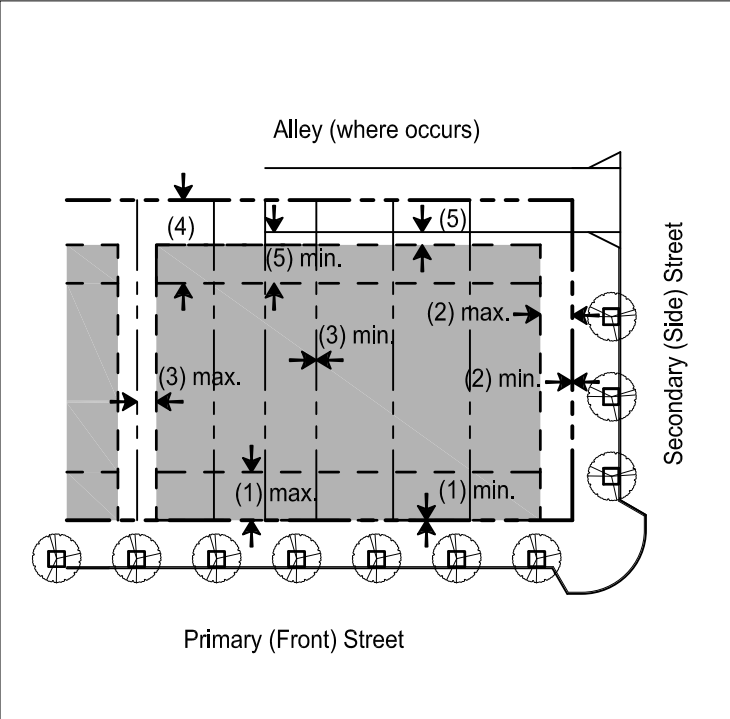
Illustrative Photo: Neighborhood Mixed-Use and Live/Work Units

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.

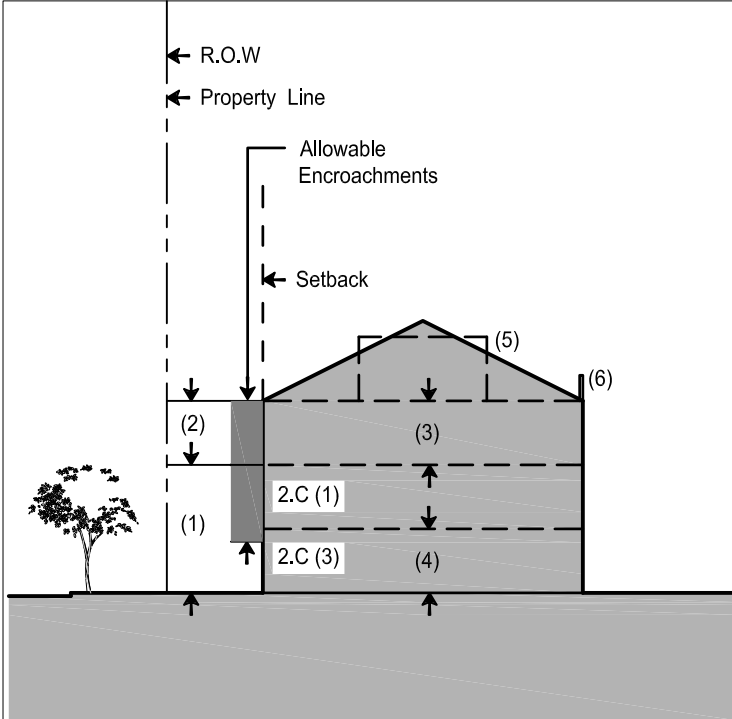
Section 3.C.A provides Urban Form Standards for Commercial and Multi-family uses in the BMS-NC District. Section 3.C.B provides Urban Form Standards for Single Family Residential uses in the BMS-NC District.



Building Placement Diagram (Plan View)

2. BUILDING PLACEMENT

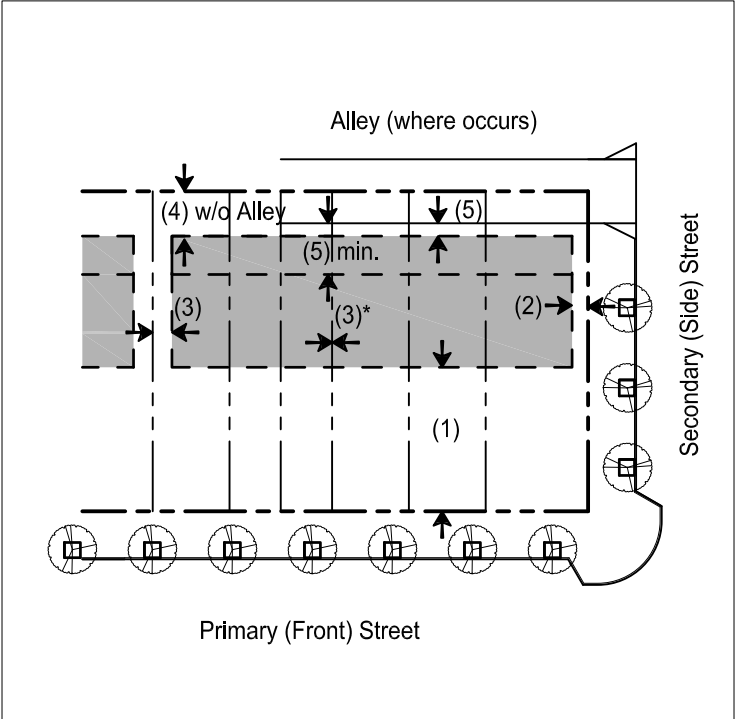
- a. **Setbacks** (as measured from the property line)
Buildings shall be placed within the shaded area as shown in the building placement diagram. Parking garages shall be placed per item 4a. Parking Placement.
- (1) Front Build-to-Line: i. Ground floor commercial: 0 ft. ii. Ground floor residential: 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'.



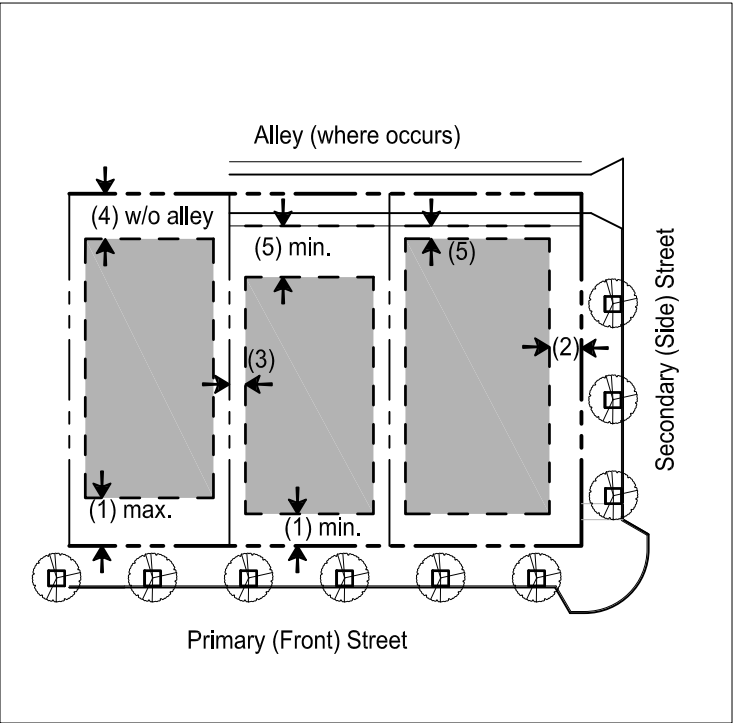
Illustrative Photo: Single-Family Houses and Local Park

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 and maximum lot coverage.
 - 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

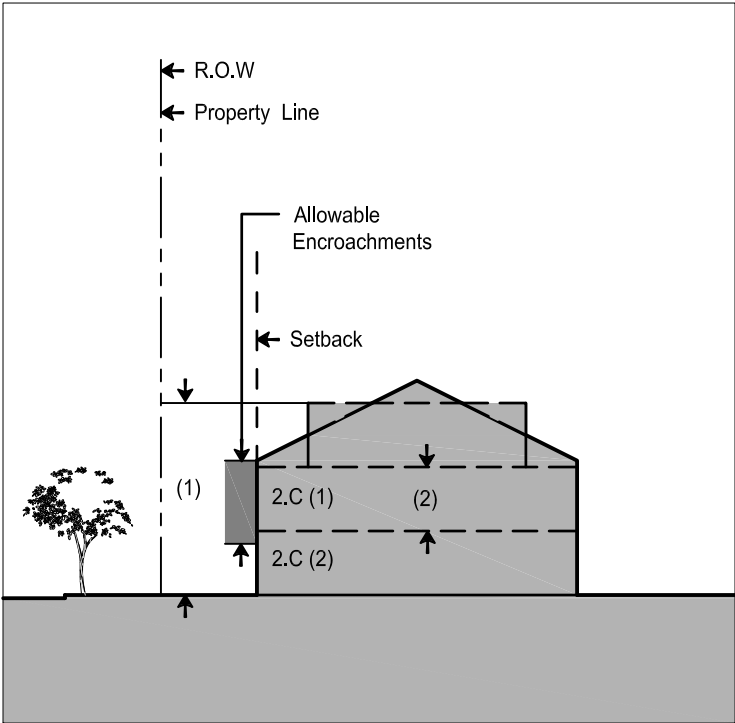
- a. **Setbacks** (as measured from the property line)
- Buildings shall be placed within the shaded area as shown in the building placement diagram.
- | | | |
|--------------------------|-----|--------------------------|
| (1) Front Build-to-Line: | *** | 10 ft. min.; 20 ft. max. |
| (2) Side Street 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.



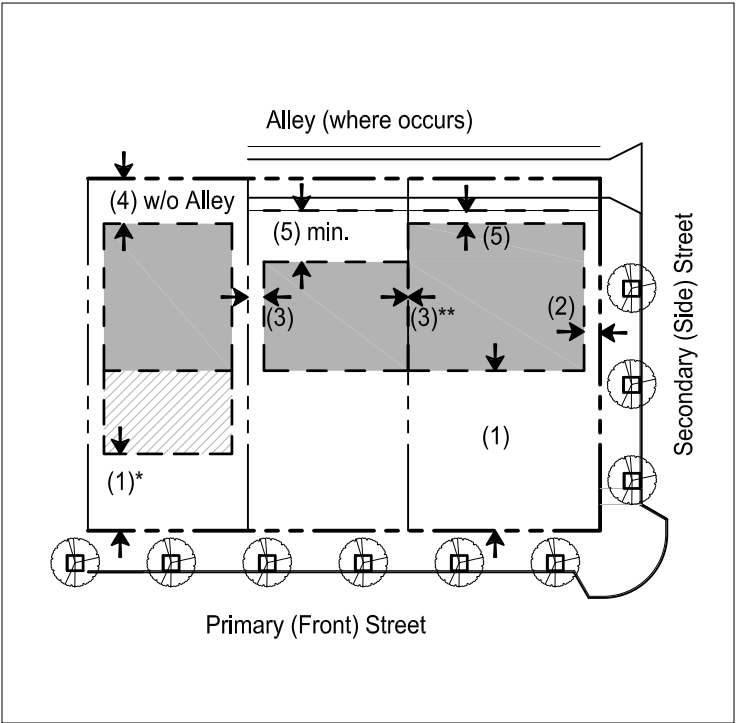
Building Profile Diagram (Section View)

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.

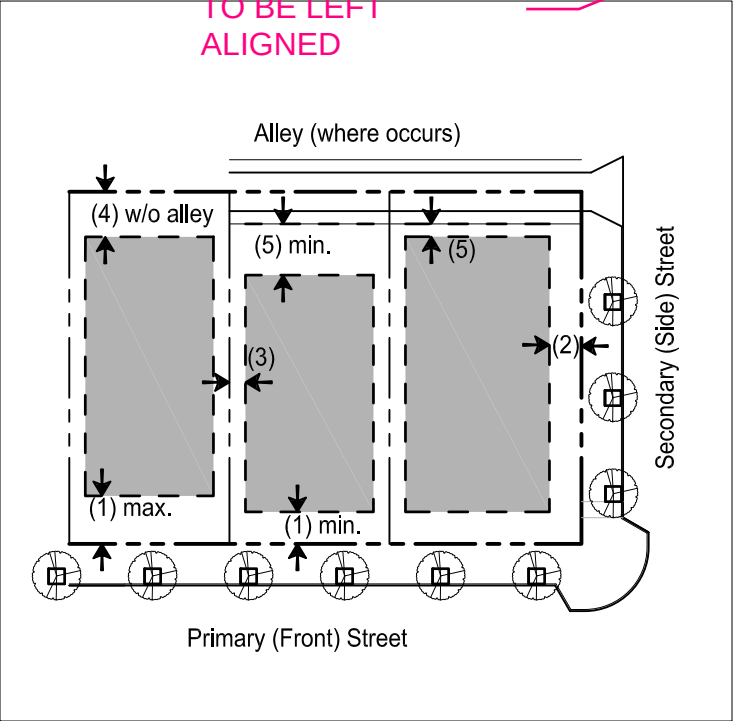
*** Unless alternative standards are recorded on a plat (i.e. additional space could be needed for lots on cul-de-sacs)

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 |

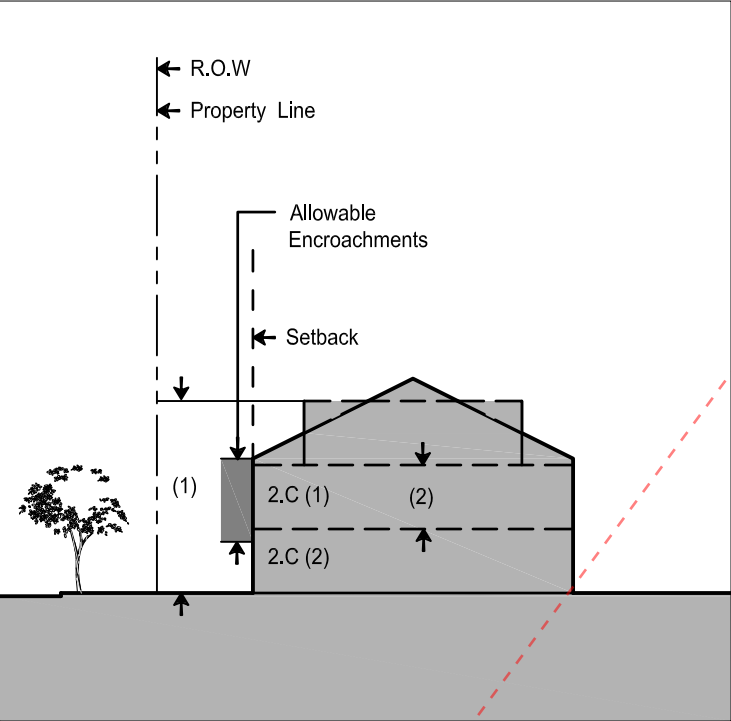
- c. Encroachments**
- Encroachments are allowed subject to the following criteria:
- The following architectural elements are allowed to encroach into required setbacks: awnings, balconies, bay windows, cornices, eaves and similar projected elements, stairs, ramps and handrails.
 - Overhead encroachments 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**
- 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~~ ^{7.B.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 and maximum lot coverage.
 - 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.



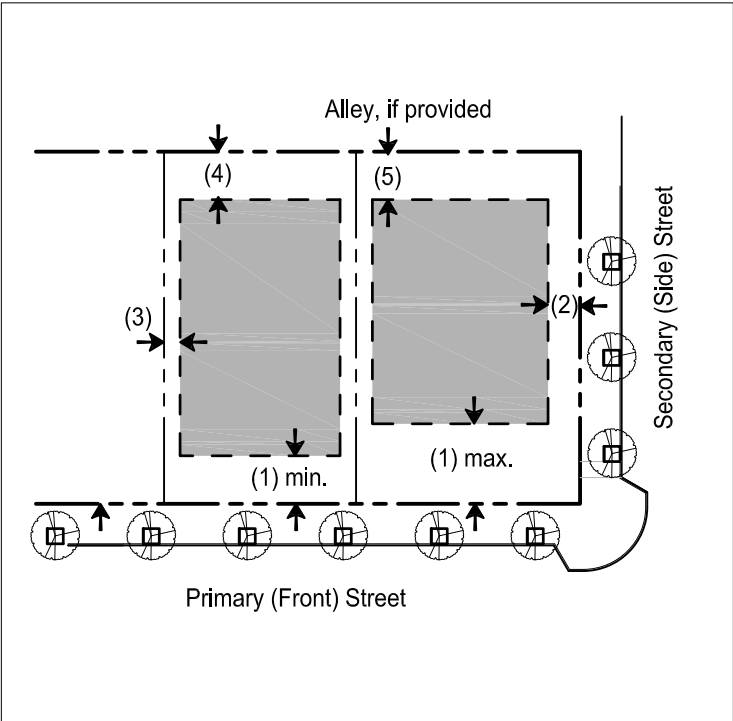
Illustrative Photo: Single Family Homes fronting on Open Spaces

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.

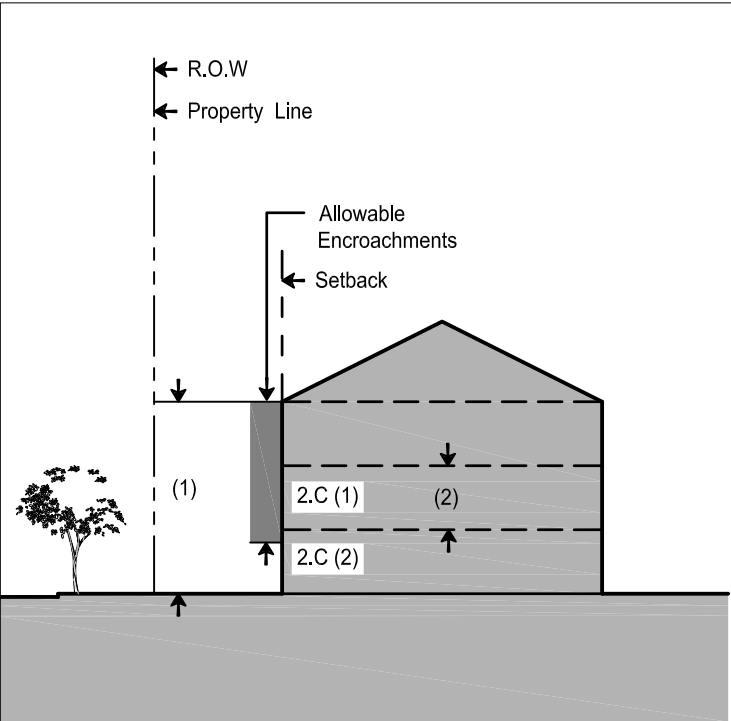
*** Unless alternative standards are recorded on a plat (i.e. additional space could be needed for lots on cul-de-sacs)



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. 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 and maximum lot coverage.
 - c. Detached appurtenant structures in BMS-NE, see RMC 23.38.020

CHANGE POSITION
TO BE LEFT
ALIGNED



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

- a. Enhance pedestrian experience:
 - i. Entries: functional entries must enhance pedestrian experience by fronting onto public space.
 - ii. Sidewalks: Provide continuous sidewalks along all street frontages and between buildings and blocks.
 - iii. 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.
 - iv. Maximize views to Badger Mountain.
- b. Signage, landscaping, and building architectural features will be complementary and will emphasize the District as the entryway to the City of Richland.
- c. 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.
- d. 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.
- e. Landscaping shall meet the Common and Commercial Landscape Standards, Section 11.
- f. Sustainable Standards per Section 12.
- g. Exterior lighting shall meet the Badger Mountain South Light Standards, Section 12.C.3.
- h. Other Site Improvements as appropriate and identified in Section 13.
- i. Parking per Common Parking Standards, Section 13.D.
- j. See also Section 8.C for Common Design Standards for all Districts. ~~Districts.~~ Commercial Districts and Projects.

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

SEE REGULATING
PLAN FOR LOCATION



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.



Illustrative Photo: Cinema Complex

2. SPECIAL DISTRICT - DESTINATION RETAIL STANDARDS

- a. All standards of the BMS-SD-CMU District apply.
- b. 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.
- c. 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 187 acres of open space, including open space in city parks or at school sites*.

* 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.

GREENBELTS

GREENWAY PARKS

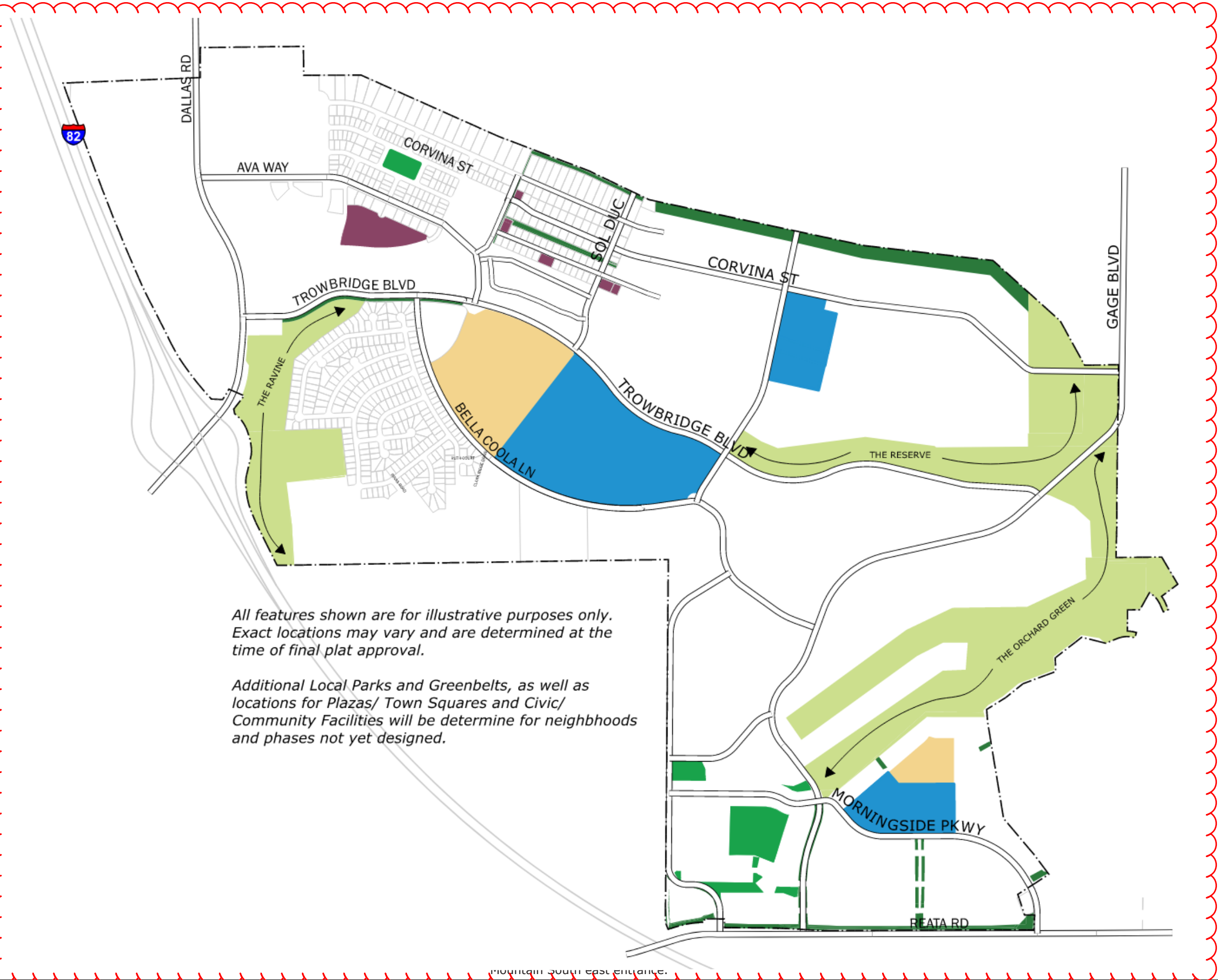
LOCAL PARKS

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)



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. Size**~~

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

~~**b. c. General Character**~~

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

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.
- 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.

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

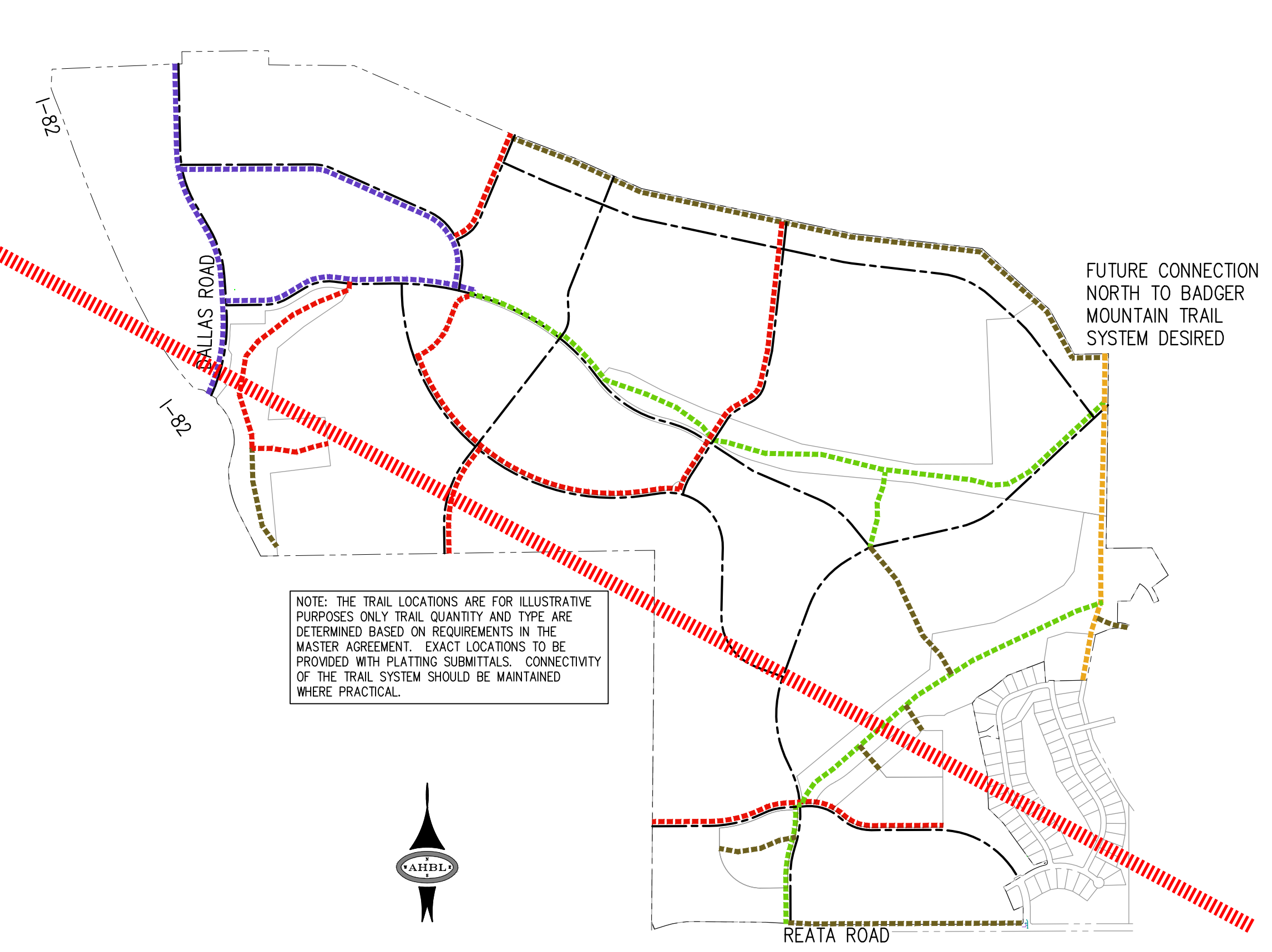
PRIMARY TRAIL

SECONDARY TRAIL

EQUESTRIAN TRAIL

URBAN TRAIL

5.H ILLUSTRATIVE PLAN FOR TRAIL LAYOUT AND TRAIL TYPES



5.G TRAILS INTRODUCTION

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

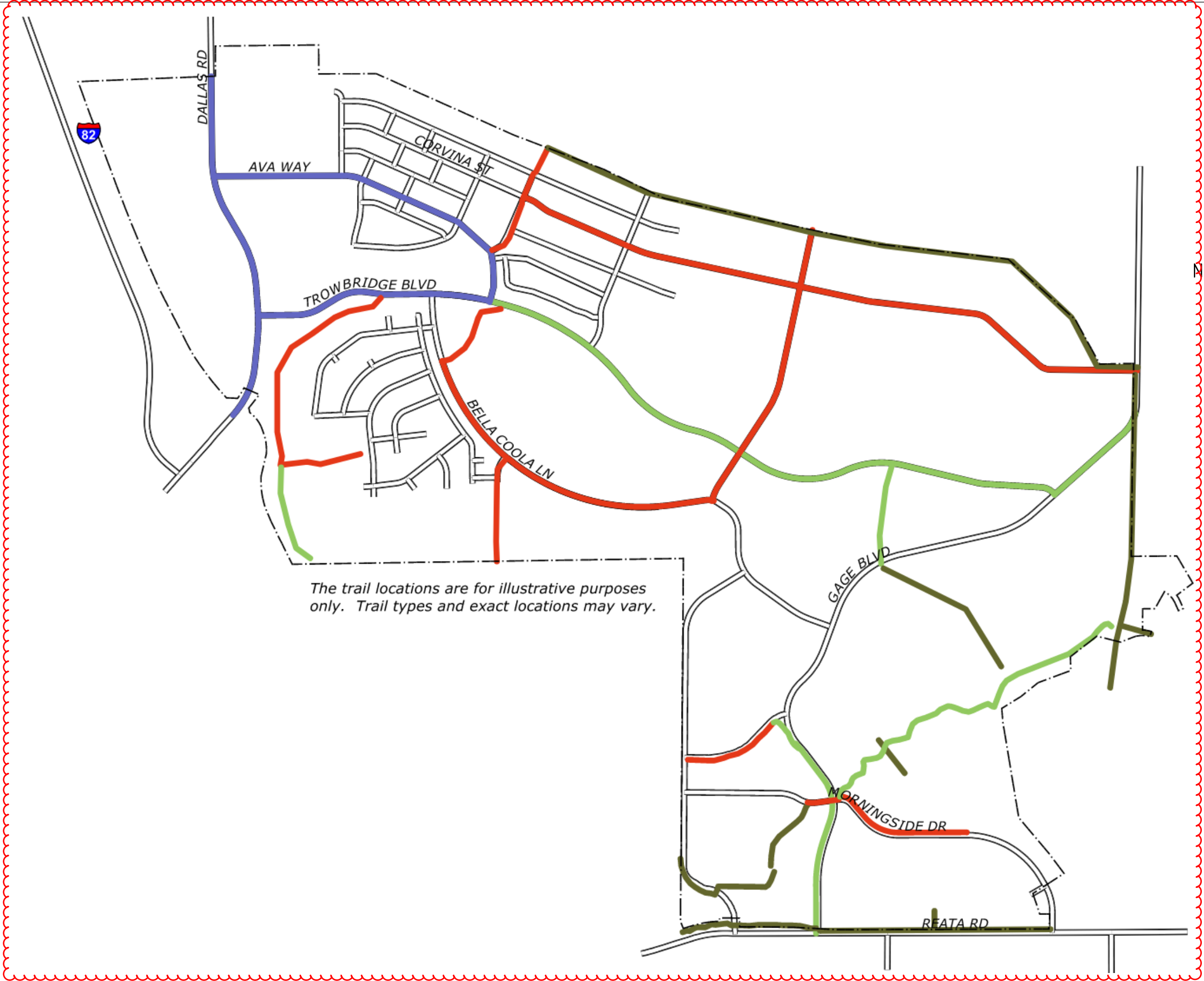
A fourth type of trail, Equestrian Trail, may be also constructed, at the discretion of the developer.

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



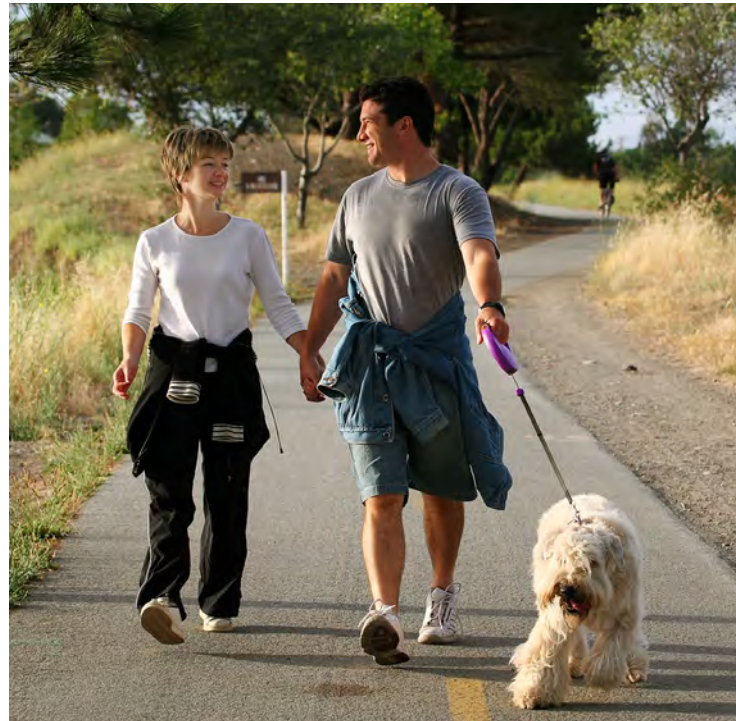
CHANGE POSITION
TO BE LEFT
ALIGNED

5.K

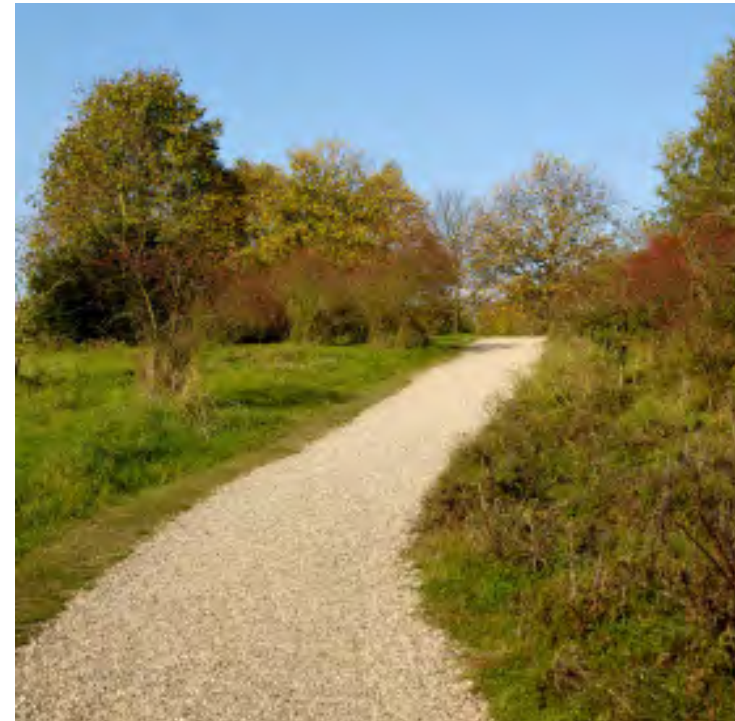
5.1 TRAILS



Illustrative Photo: Urban Trail



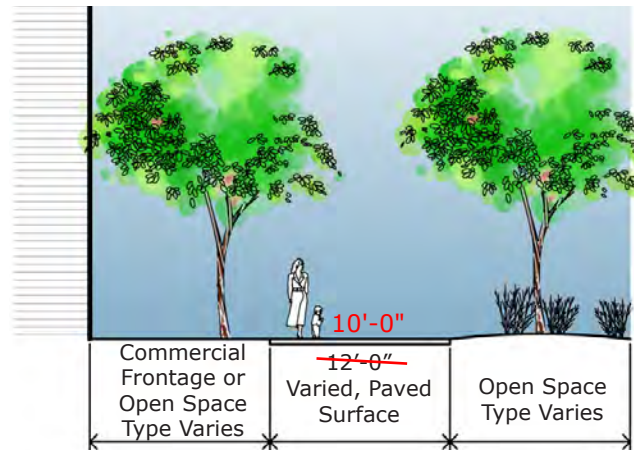
Illustrative Photo: Primary Trail



Illustrative Photo: Secondary Trail

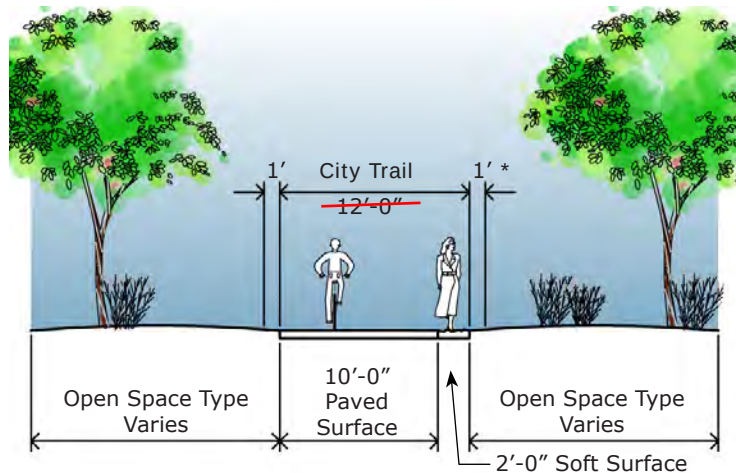


Illustrative Photo: Equestrian Trail



1. DESCRIPTION - URBAN TRAILS

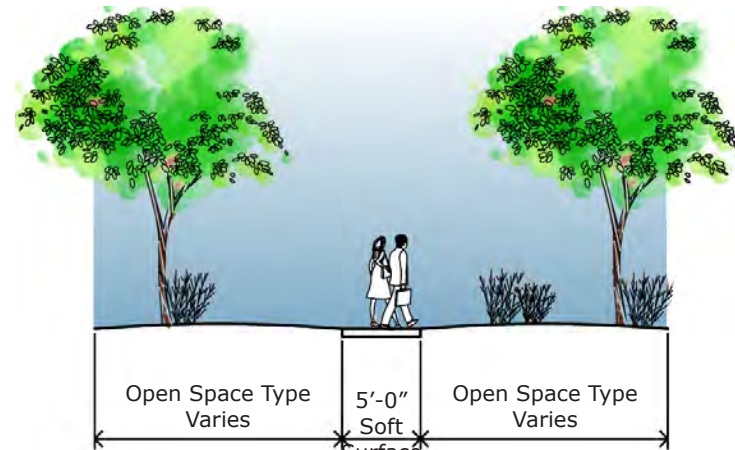
- a. Definition** - Urban Trails will be located in the commercial, retail and mixed-use community Districts or adjacent to School Open Space and Public Parks. These trails may be integrated into the wide, paved plazas and sidewalk areas that serve these uses. The 10 ft. 12' Urban Trails will serve as 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: *10 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

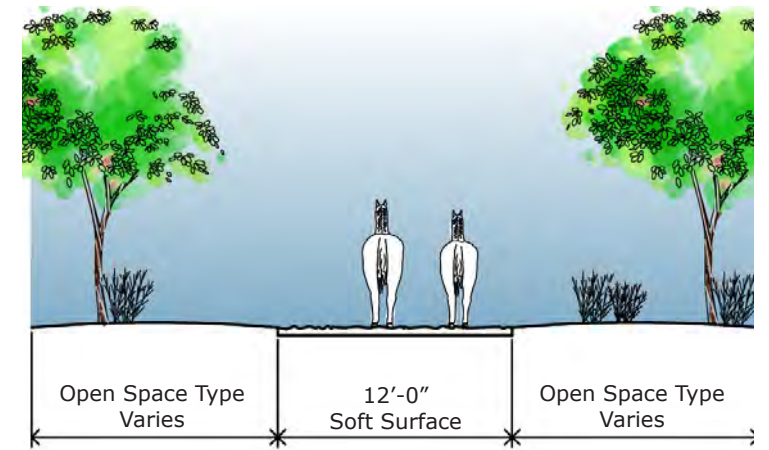
- a. Definition** - Primary Trails will serve as a multi-modal system throughout the community. They are intended to foster connectivity, encourage healthy activities, and provide transportation options. When found adjacent to residential or other structures, the Primary Trail will be concrete and will 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*
- d. Standards** *(2) varied surface, 10' min. (12' section)*
- (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.

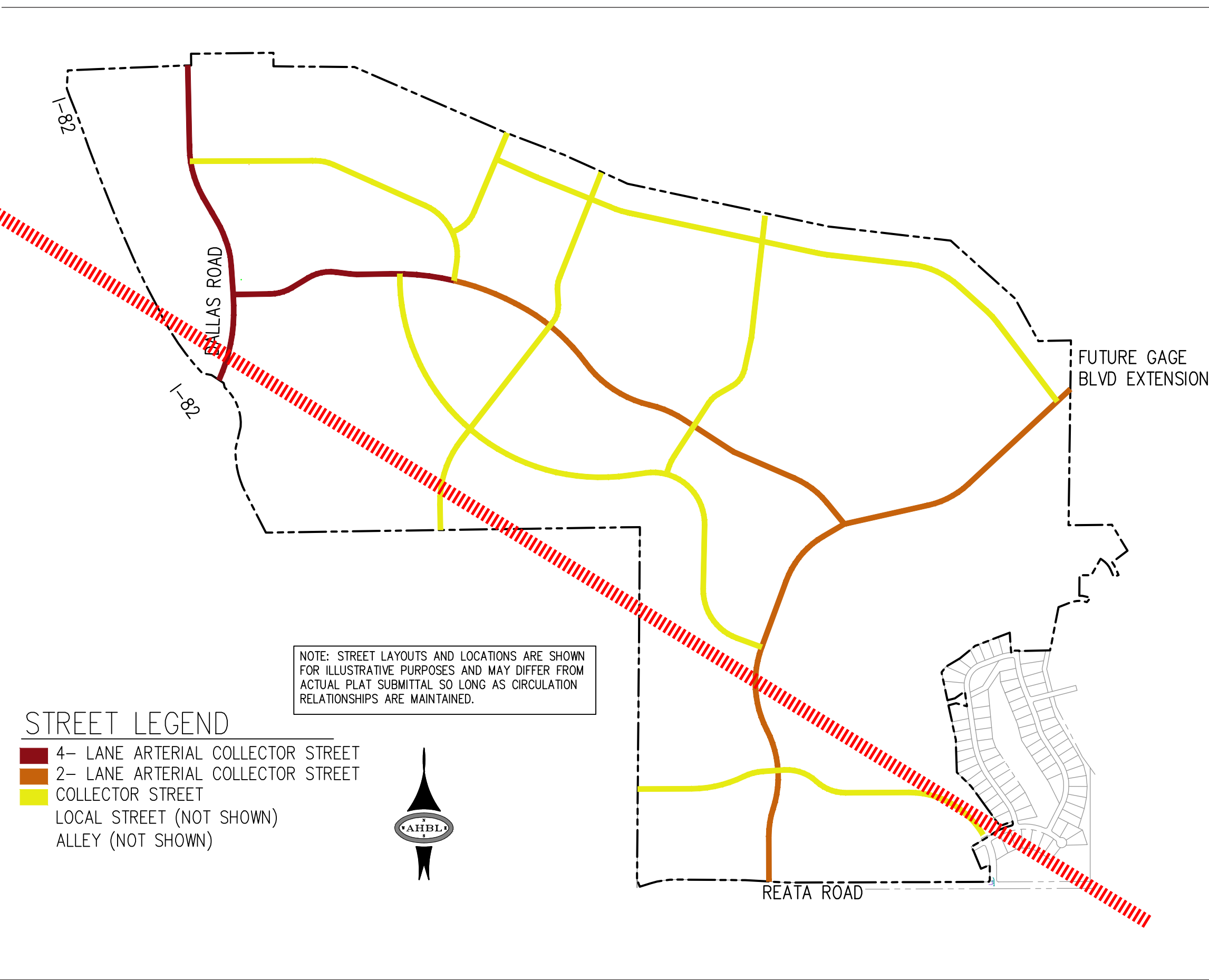
6.A	Introduction	6-2
6.B	Regulating Plan for Streets.....	6-2
6.C	4-Lane Arterial Collector Street.....	6-3
6.D	2-Lane Arterial Collector Street.....	6-3
6.E	Collector Street.....	6-4
6.F	16 ft. Local Street.....	6-4
6.F.1	ALTERNATE - 12 ft. Local Street.....	6-5
6.G	Rear Alley.....	6-5
6.H	Roundabout.....	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~~ ^{street system}, 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~~ ^{details} "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.

STREET LEGEND

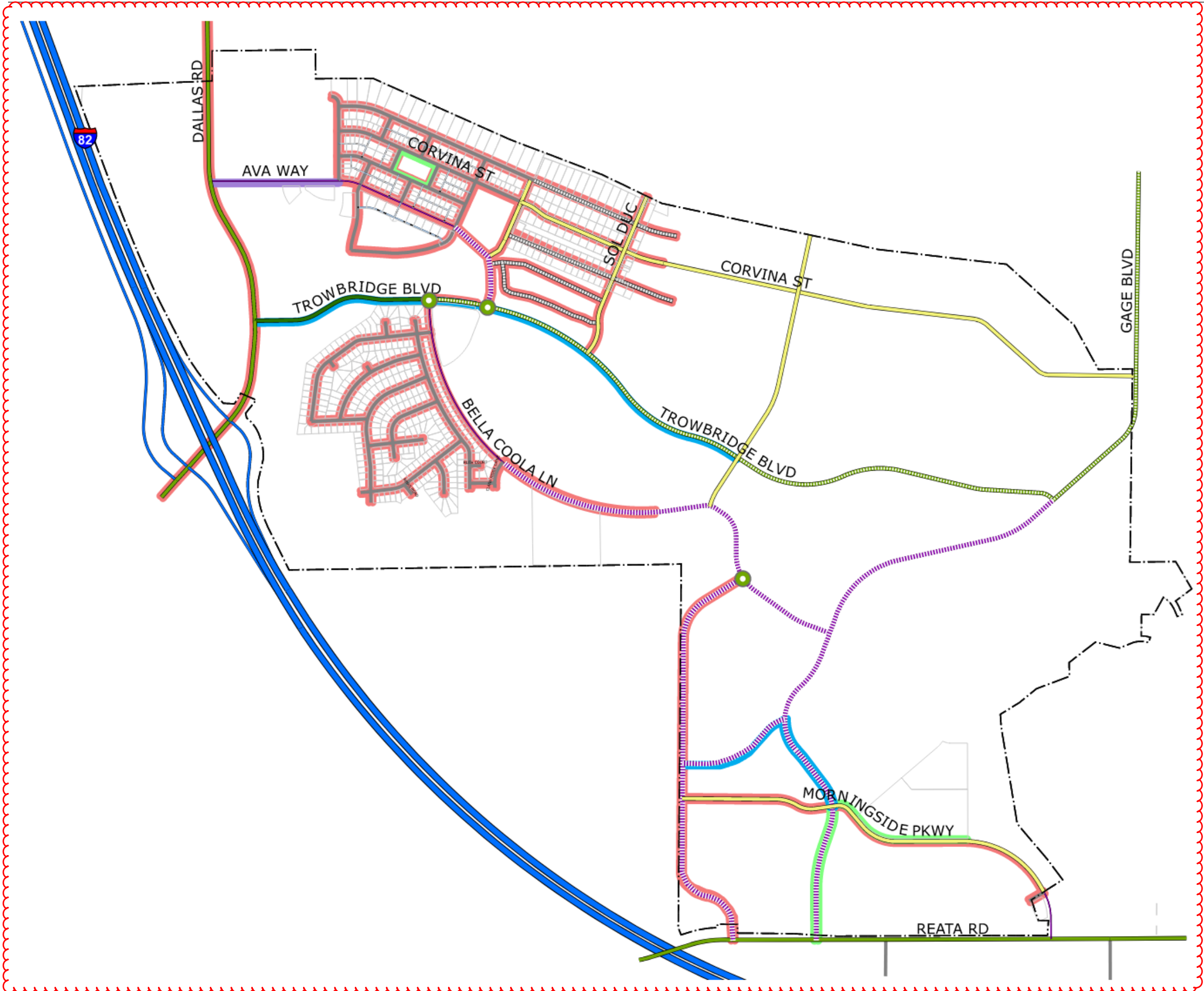
- I-82
- I-82 Ramp
- 5 Lane Minor Arterial
- 3 Lane Minor Arterial ^
- Major Collector ^
- Minor Collector ^
- Local Road * ^
- Alley or Private Acces Rd

^Future roadways are shown with a white hash line, are subject to change *Not all shown

EDGE TYPE LEGEND

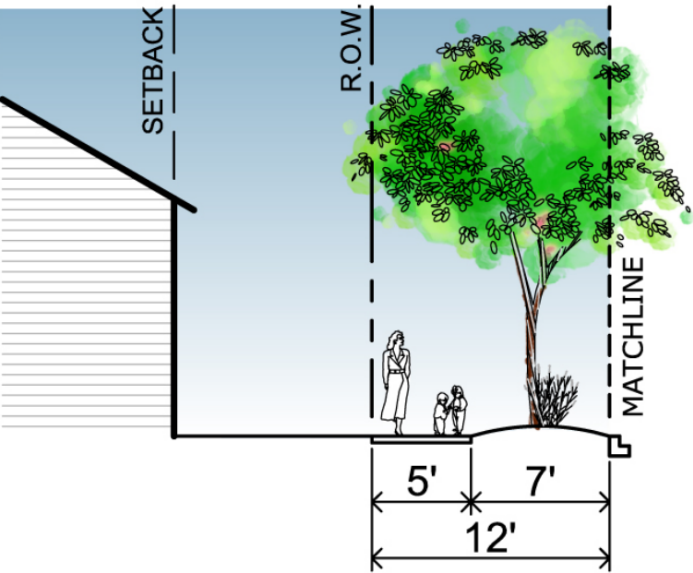
- Undetermined
- Edge Type A
- Edge Type B
- Edge Type C
- Edge Type D

6.B REGULATING PLAN FOR STREETS



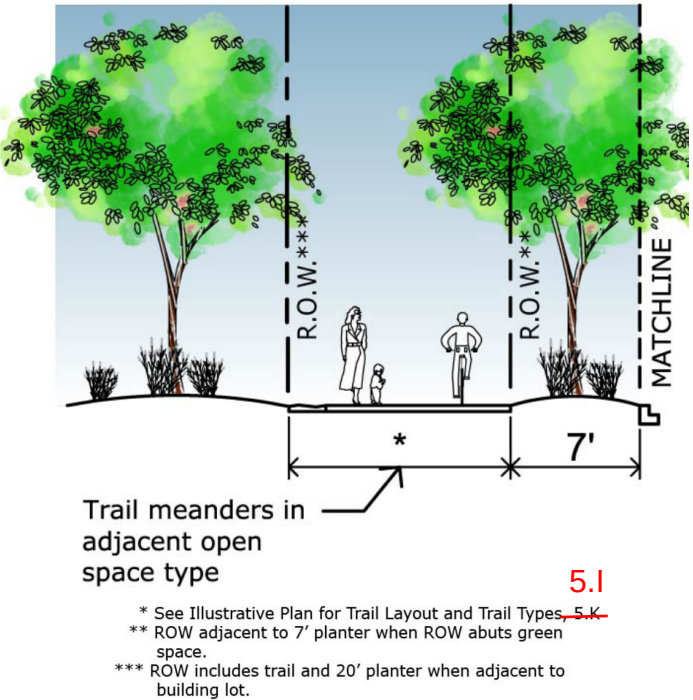
6B.1 EDGE TYPES

6B.1A EDGE TYPE A



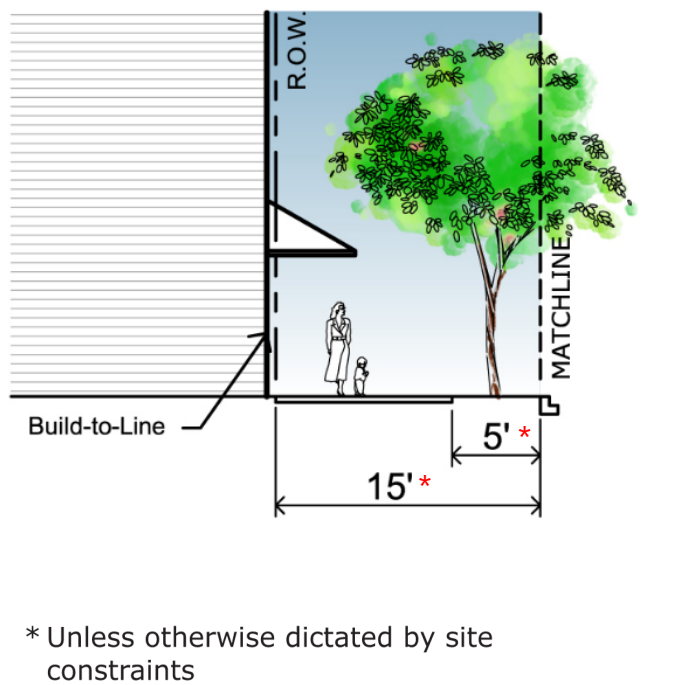
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units

6B.1B EDGE TYPE B



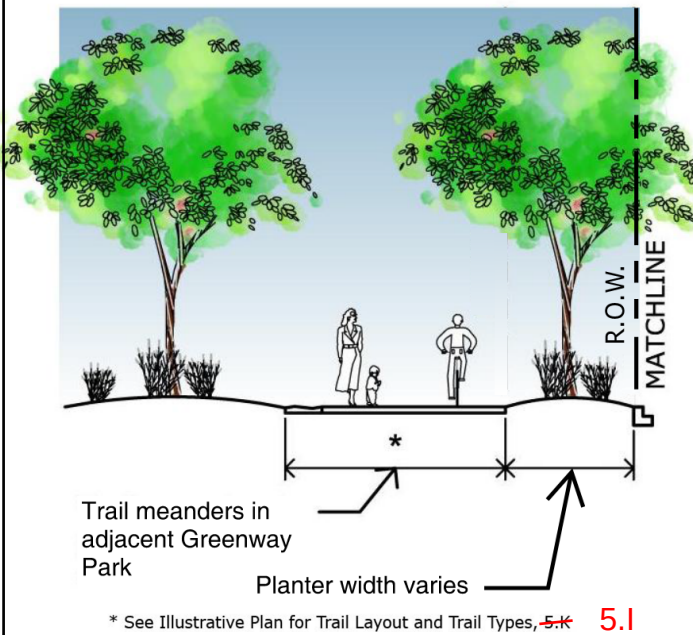
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
Landscape Type	Tree and Spacing Varies
Walkway 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



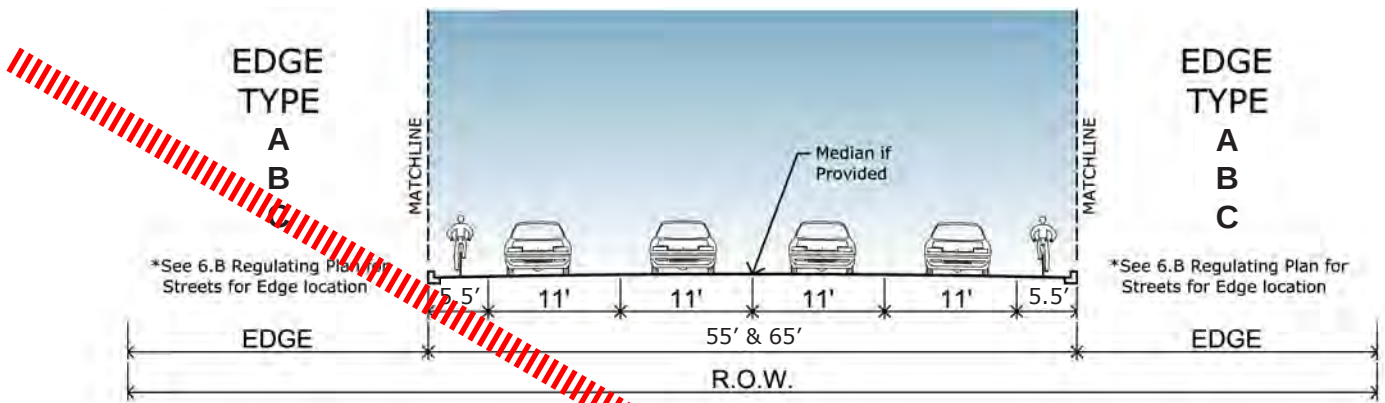
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type *	5 ft. Tree Grate
Landscape Type	Small/Medium Trees @ 25 ft. O.C. Average
Walkway Type *	15 ft. Sidewalks
Frontage Type	Commercial / Multi-family Residential

6B.1D EDGE TYPE D



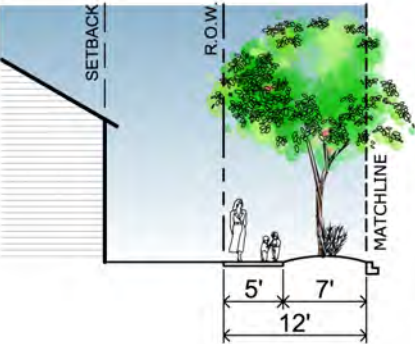
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	Irregular spaced groupings of plant materials
Landscape Type	Principally evergreen trees and other plantings
Walkway Type	Meandering Trail in adjacent Greenway Park
Frontage Type	Open Space

6.C 4-LANE ARTERIAL COLLECTOR STREET

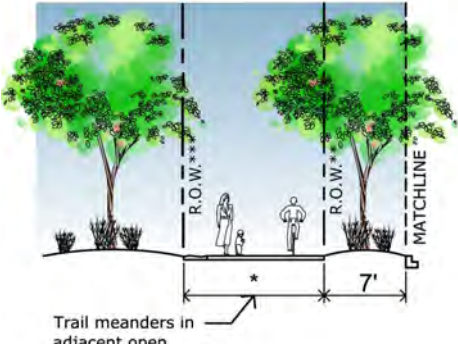


KEY		LANES	
	See 6.B Regulating Plan For Streets	Traffic	11 ft.
		Bicycle	5.5 ft.
		Parking	None
		Median (Where shown on 6.B)	add 10 ft.
APPLICATION		INTERSECTIONS	
Thoroughfare Type	4-Lane Arterial Collector	Curb Radius	20 ft mimum
Design Speed	35 mph		
Posted Speed	35 mph		
Pedestrian Crossing Time	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	

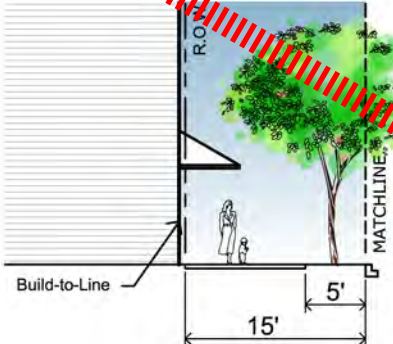


EDGE TYPE A



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

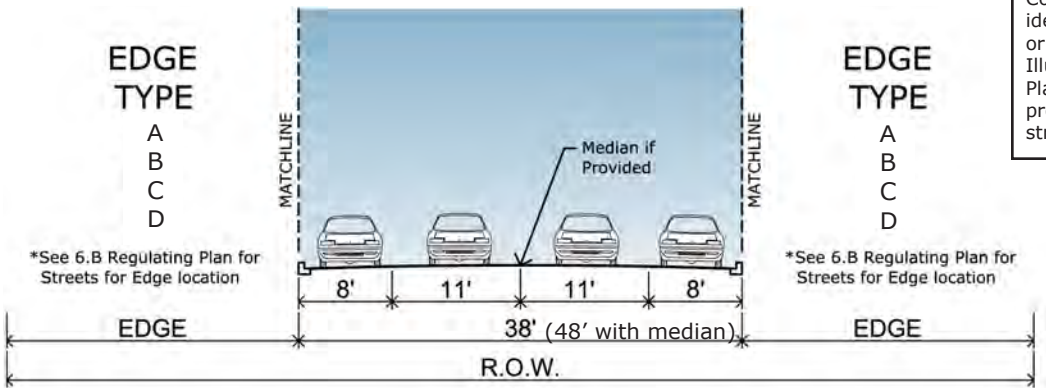
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units
1/2 R.O.W.	28 ft.
R.O.W. - Edge 'A' Both Sides	56 ft.
R.O.W. - Edge 'A' + Edge 'B'	51 ft.

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.

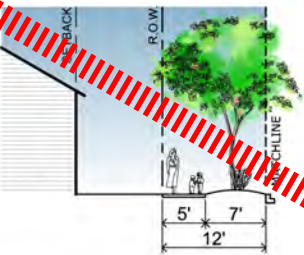
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	5 ft. Tree Grate
Landscape Type	Small/Medium Trees @ 25 ft. O.C. Average
Walkway Type	15 ft. Sidewalks
Frontage Type	Commercial / Multi-family Residential
1/2 R.O.W.	42 ft.
R.O.W. - Edge 'C' Both Sides	84 ft.
R.O.W. - Edge 'C' + Edge 'B'	76 ft.

6.D 2-LANE ARTERIAL COLLECTOR STREET

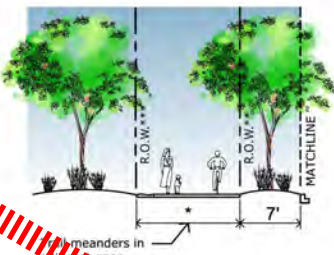


KEY		LANES	
	See 6.B Regulating Plan For Streets	Traffic	11 ft.
		Parking	8 ft.
		Median	(Where shown on 6.B) add 10 ft.
APPLICATION		INTERSECTIONS	
Thoroughfare Type	2-Lane Arterial Collector	Curb Radius	20 ft. minimum
Design Speed	35 mph		
Posted Speed	25 mph		
Pedestrian Crossing Time	6.3 Sec.		
OVERALL WIDTHS			
Pavement Width	38 ft.		
Total R.O.W.	Edge + 38 ft.(+median, if provided)+ Edge		
See totals by Edge Type below			

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

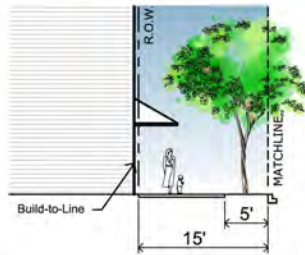


EDGE TYPE A



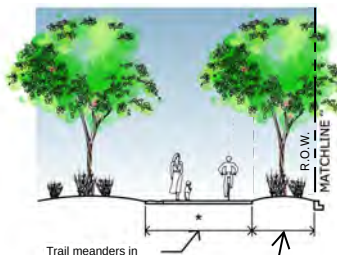
EDGE TYPE B

* 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.

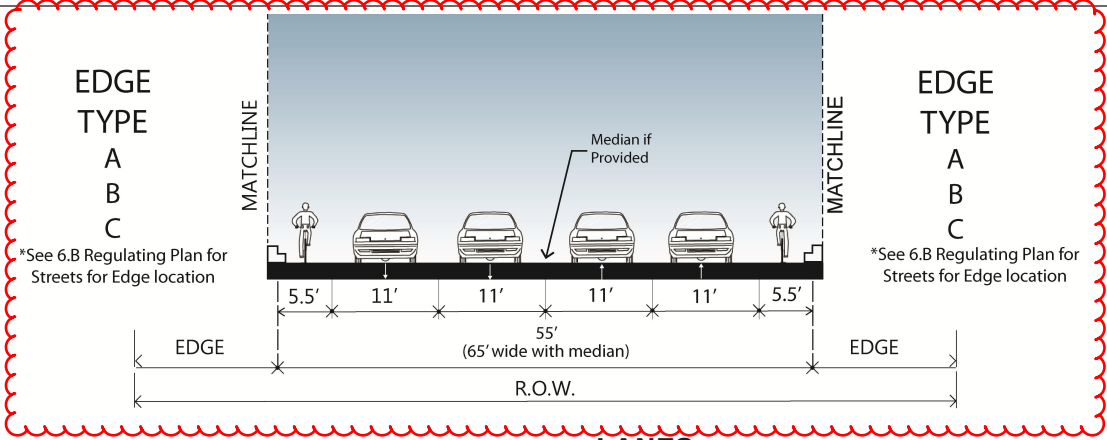
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	5 ft. Tree Grate
Landscape Type	Small/Medium Trees @ 25 ft. O.C. Average
Walkway Type	15 ft. Sidewalks
Frontage Type	Commercial / Multi-family Residential
1/2 R.O.W.	34 ft.
R.O.W. - Edge 'C' Both Sides	68 ft.
R.O.W. - Edge 'C'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

Note: In BMS-VMU Districts, 2-Lane Arterial Collector Streets are identified as either Primary or Secondary. Refer to Illustrative Neighborhood Plans 7.G and 7.J for proposed locations of these street designations.

PROPOSED AMENDMENTS ARE SHOWN:

6.C 4-LANE ARTERIAL COLLECTOR STREET



LANES	
Traffic	11 ft.
Bicycle	5.5 ft.
Parking	None
Median (Where shown on 6.B)	add 10 ft.

INTERSECTIONS	
Curb Radius	20 ft mimum

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		

EDGE TYPE A WIDTHS

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.

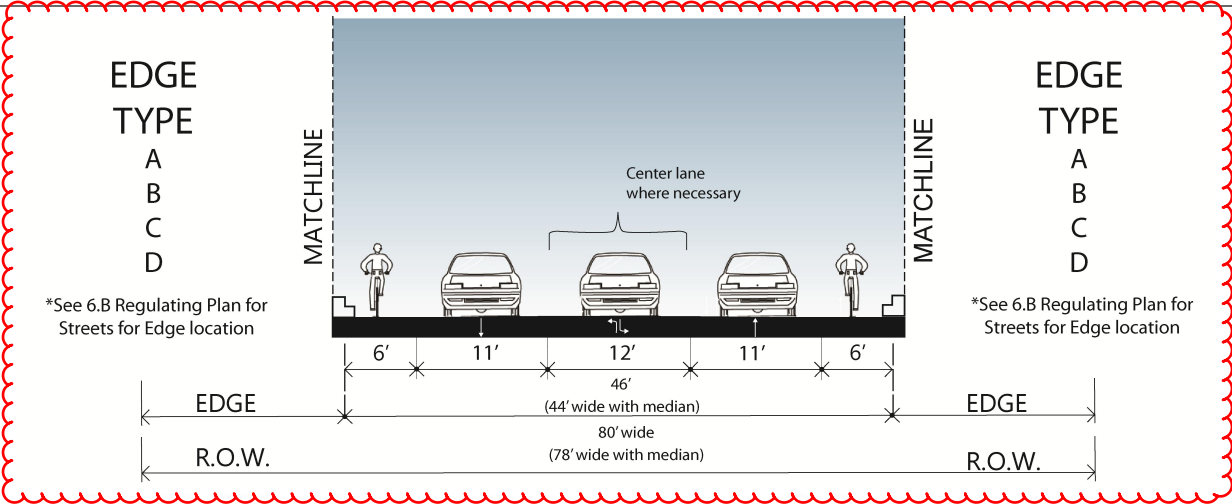
EDGE TYPE B WIDTHS

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.

EDGE TYPE C WIDTHS

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.

3- LANE MINOR ARTERIAL
~~6.D 2-LANE ARTERIAL COLLECTOR STREET~~



LANES	
Traffic	11 ft.
Parking	8 ft. None
Median	(Where shown on 6.B) add 10 ft. 12 ft.

APPLICATION	
Thoroughfare Type	3-Lane Minor Arterial
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	

Two-way Left- Turn*	
Greenbelt Median (5.H)	(See 5.B for locations) add 60 ft.

INTERSECTIONS	
Curb Radius	20 ft. minimum

*per approval by City Public Works director (reduced section wold be 34' curb to curb with 60' ROW)

EDGE TYPE A WIDTHS

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.

EDGE TYPE B WIDTHS

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.

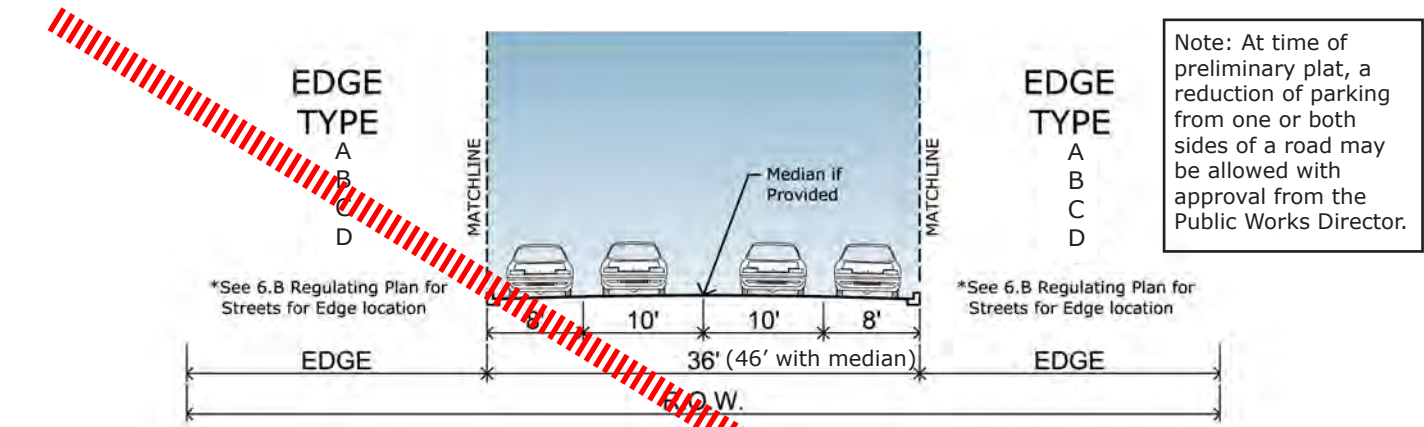
EDGE TYPE C WIDTHS

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.

EDGE TYPE D WIDTHS

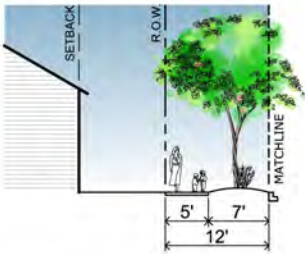
1/2 R.O.W.	19 ft.
R.O.W. - Edge 'D' + Edge 'A'	50 ft.
R.O.W. - Edge 'D' + Edge 'B'	70 ft.

6.E COLLECTOR STREET

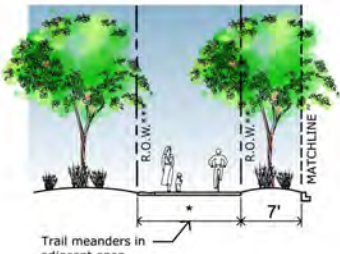


KEY	
	See 6.B Regulating Plan For Streets
APPLICATION	
Thoroughfare Type	Neighborhood Collector
Design Speed	35 mph
Posted Speed	25 mph
Pedestrian Crossing Time	5.7 Sec.
OVERALL WIDTHS	
Pavement Width	36 ft.
Total R.O.W.	Edge + 36 ft.(+median, if provided)+ Edge See totals by Edge Type below

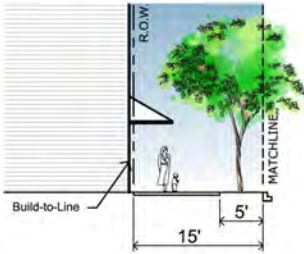
LANES	
Traffic	10 ft.
Parking	8 ft.
Median (Where shown on 6.B)	add 10 ft.
INTERSECTIONS	
Curb Radius	20 ft. minimum



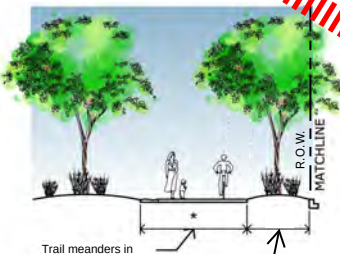
EDGE TYPE A



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.

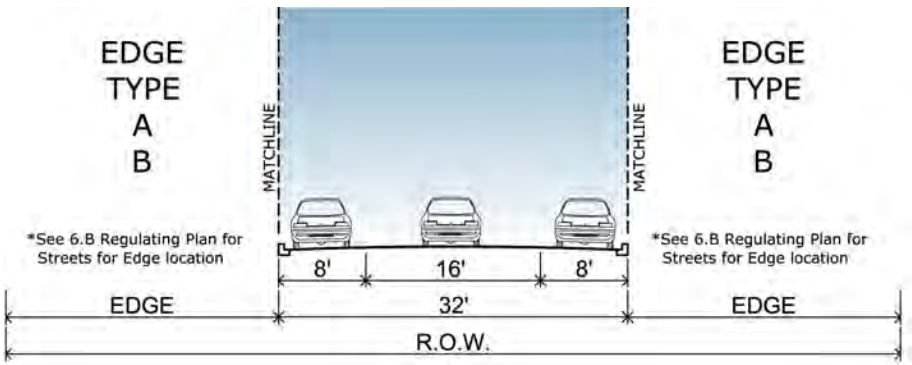
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
Landscape Type	Tree and Spacing Varies
Walkway 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	Primarily 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.

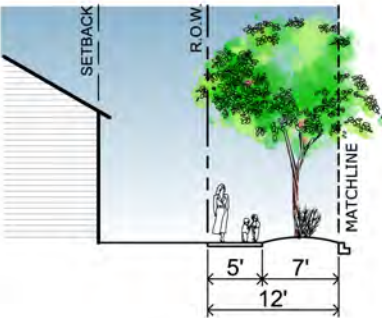
6.F 16 FT. LOCAL STREET

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.

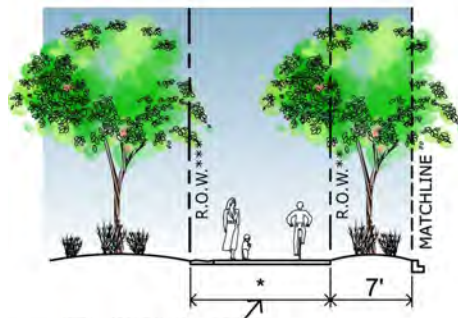


KEY	
	See 6.B Regulating Plan For Streets
APPLICATION	
Thoroughfare Type	Neighborhood
Design Speed	25 mph
Posted Speed	25 mph
Pedestrian Crossing Time	3.4 Sec.
OVERALL WIDTHS	
Pavement Width	32 ft.
Total R.O.W.	Edge + 32 ft.+ Edge See totals by Edge Type below

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



EDGE TYPE A

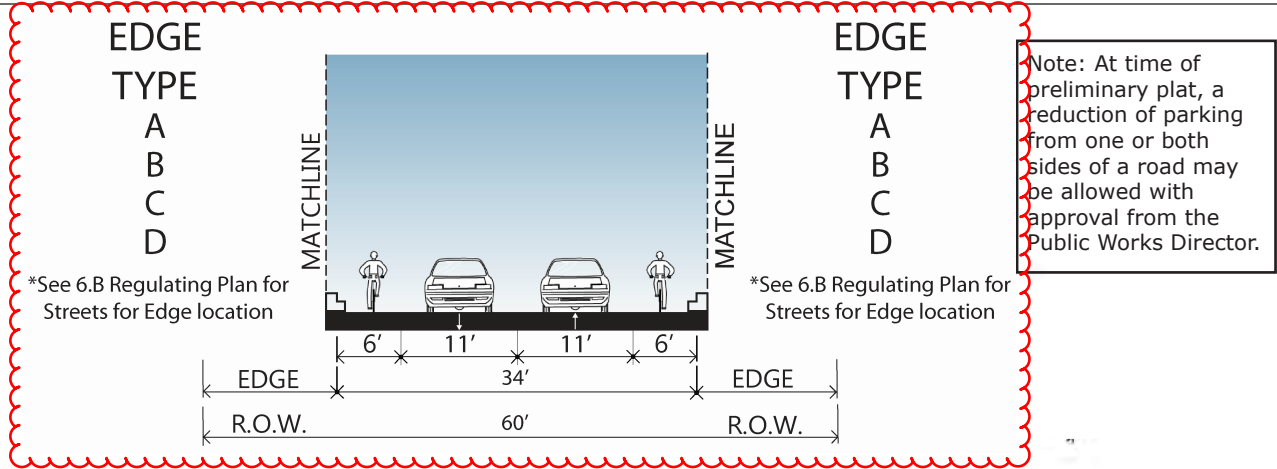


EDGE TYPE B

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.E COLLECTOR STREET 6.E.1 MAJOR COLLECTOR



APPLICATION	
Thoroughfare Type	Major 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. 11 ft.
Parking	8 ft. None
Median (Where shown on 6.B)	add 10 ft.
INTERSECTIONS	
Curb Radius	20 ft. minimum

Striping is generally required

**Select land uses, such as school or commercial, may requiring widening to the 3-lane major collector*

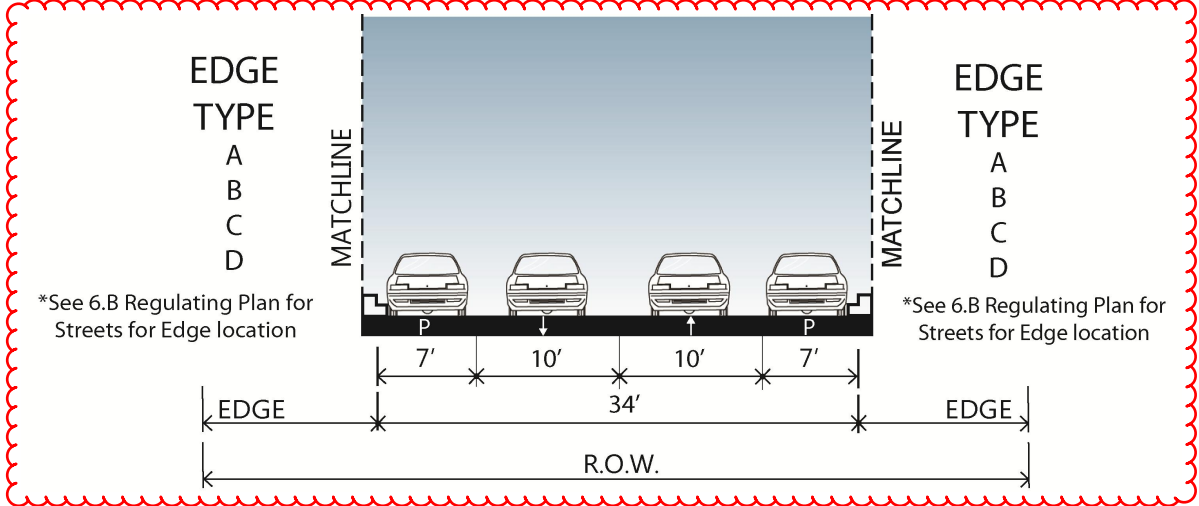
EDGE TYPE A WIDTHS

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.

EDGE TYPE D WIDTHS

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 2 MINOR COLLECTOR



APPLICATION	
Thoroughfare Type	Minor Collector
Design Speed	35 mph
Posted Speed	25 mph
Pedestrian Crossing Time	5.7 Sec.
OVERALL WIDTHS	
Pavement Width	34 ft. 34 ft. 36 ft.
Total R.O.W.	Edge + 36 ft.(+median, if provided)+ Edge
	See totals by Edge Type below

LANES	
Traffic	11 ft. 10 ft.
Parking	7 ft.
Median (Where shown on 6.B)	add 10 ft.
INTERSECTIONS	
Curb Radius	20 ft. minimum

Striping is generally required

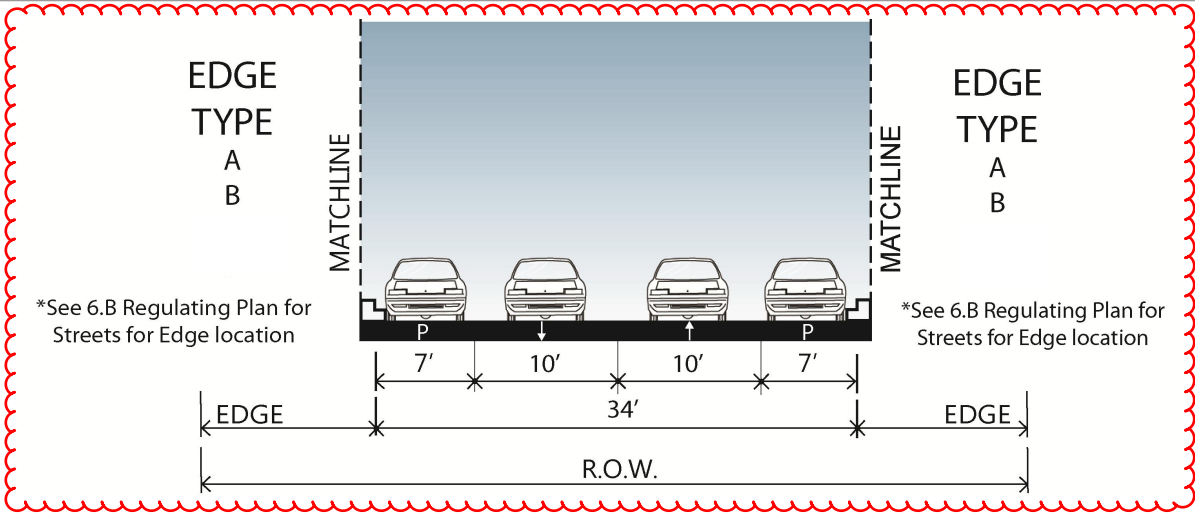
EDGE TYPE A WIDTHS

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.

EDGE TYPE D WIDTHS

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



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	34	32 ft. 34
Total R.O.W.	Edge + 32	ft. + Edge
See totals by Edge Type below		

LANES

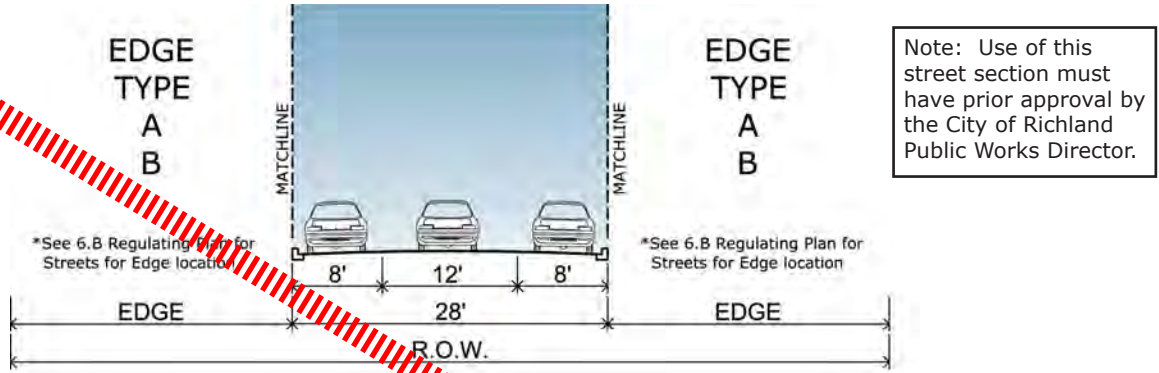
Traffic	10 ft.
Parking	7 8 ft.
Median	None

INTERSECTIONS

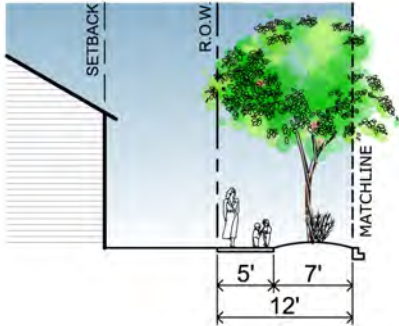
Curb Radius	20 ft. minimum.
-------------	-----------------

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.

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



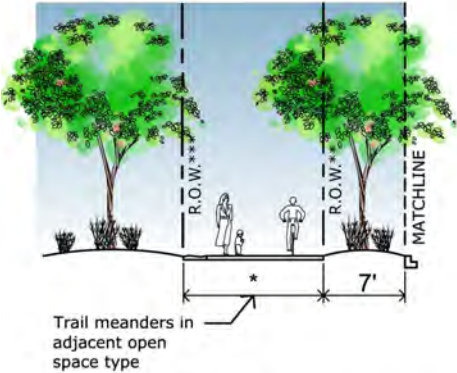
KEY	
	See 6.B Regulating Plan For Streets
APPLICATION	
Thoroughfare Type	Neighborhood
Design Speed	25 mph
Posted Speed	25 mph
Pedestrian Crossing Time	3.4 Sec.
OVERALL WIDTHS	
Pavement Width	28 ft.
Total R.O.W.	Edge + 28 ft. + Edge
See totals by Edge Type below	



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

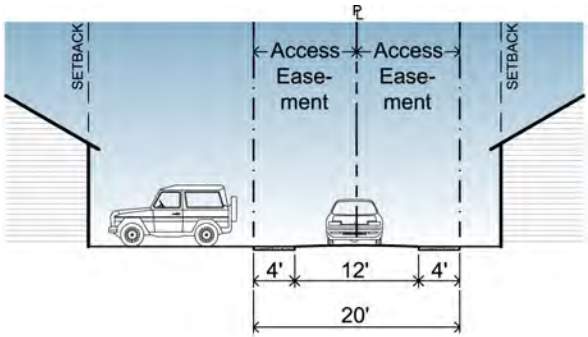
LANES	
Train	10 ft.
Parking	8 ft.
Median	None
INTERSECTIONS	
Curb Radius	20 ft. Typ.



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.	
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

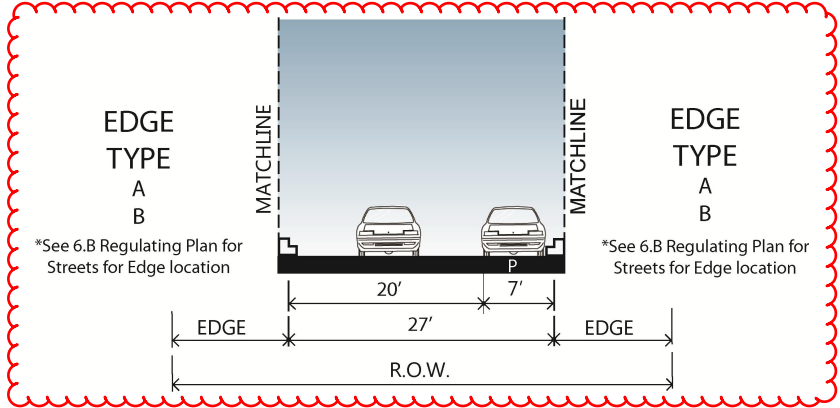
6.G REAR ALLEY



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.F.1 ALTERNATE - 12FT. LOCAL STREET



Note: Use of this street section must have prior approval by the City of Richland Public Works Director.

APPLICATION

Thoroughfare Type	Neighborhood
Design Speed	25 mph
Posted Speed	25 mph
Pedestrian Crossing Time	3.4 Sec.

OVERALL WIDTHS

Pavement Width	27 27 ft.
Total R.O.W.	Edge + 28 28 ft. + Edge
See totals by Edge Type below	

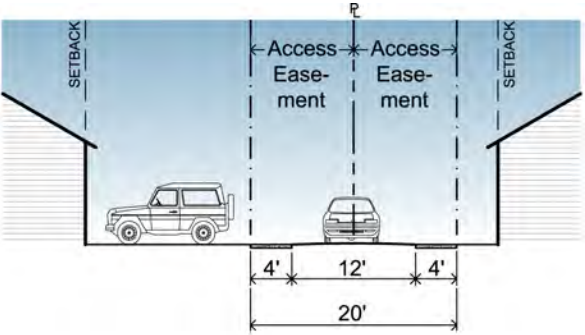
LANES

Traffic	10 20 ft.
Parking	8 7 ft.
Median	None

INTERSECTIONS

Curb Radius	20 ft. Typ.
-------------	-------------

6.G REAR ALLEY



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.
------------------------------	--------

APPLICATION

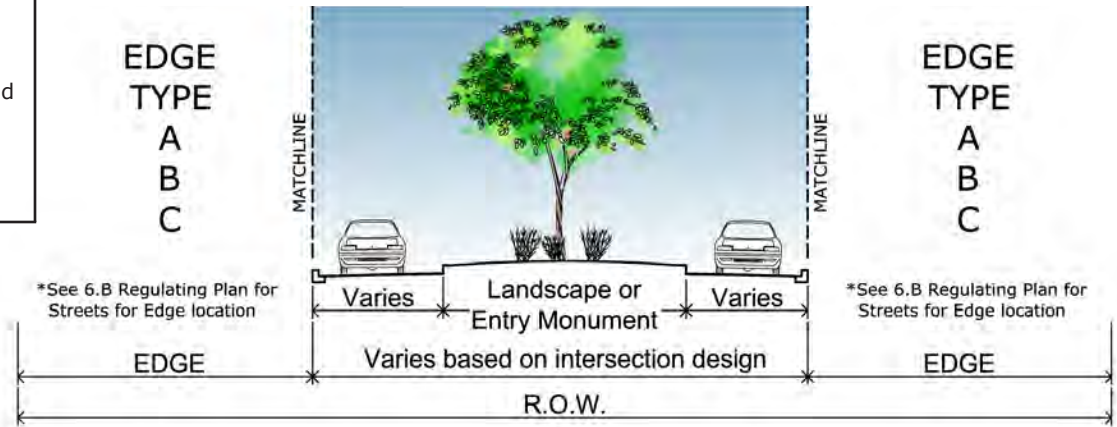
Thoroughfare Type	Alley
Movement Type	Yield
Design Speed	10 mph
Posted Speed	10 mph
Pedestrian Crossing Time	3.4 Sec.

OVERALL WIDTHS

Pavement Width	12 ft.
Shoulder Width	4 ft.
Total Width	20 ft.

6.H ROUNDABOUT

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



KEY

○ See 6.B Regulating Plan For Streets

APPLICATION

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

LANES

Traffic Varies based on intersection design

INTERSECTIONS

Curb Radius Varies 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



**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.)

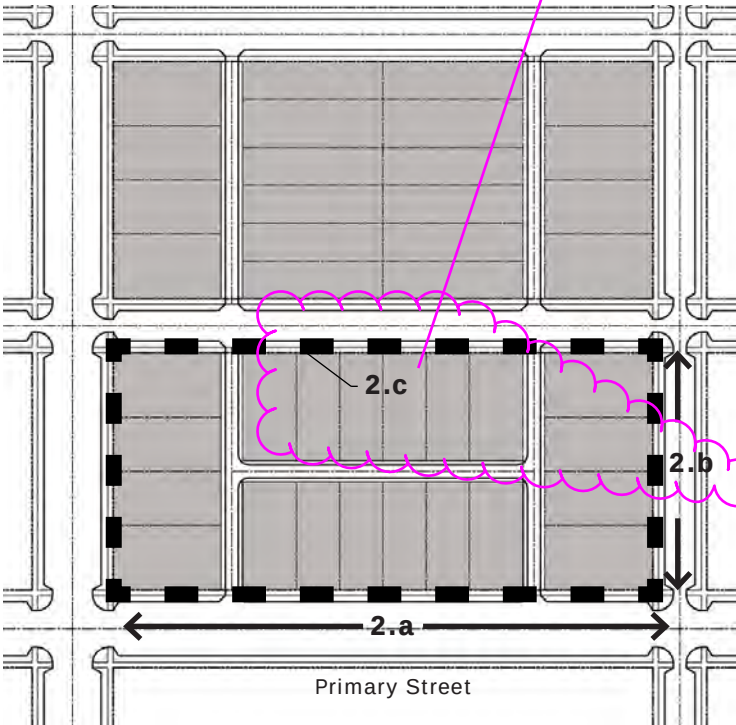
When creating a residential subdivision, it is important to understand the Building Type intended to be constructed as well as the District in which the properties is found. Both the District and the Building Types establish particular standards that will influence the lot sizes created during the platting 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.

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
and on cul-de-sacs.

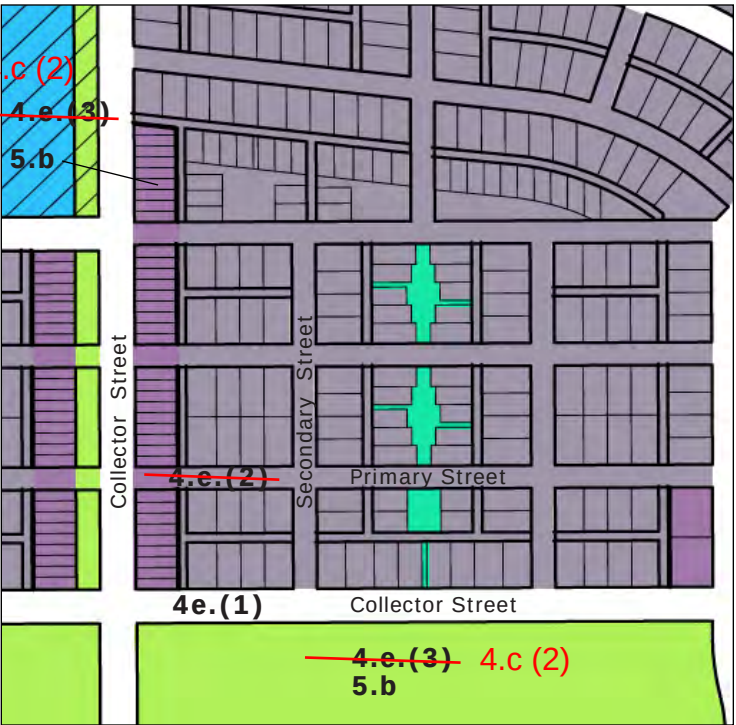
3. STREET NETWORK

- 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. ~~e.~~ 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.

Remove 2.b and 2.c labels



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~~ variation, 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.
fix spacing
 - (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.

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

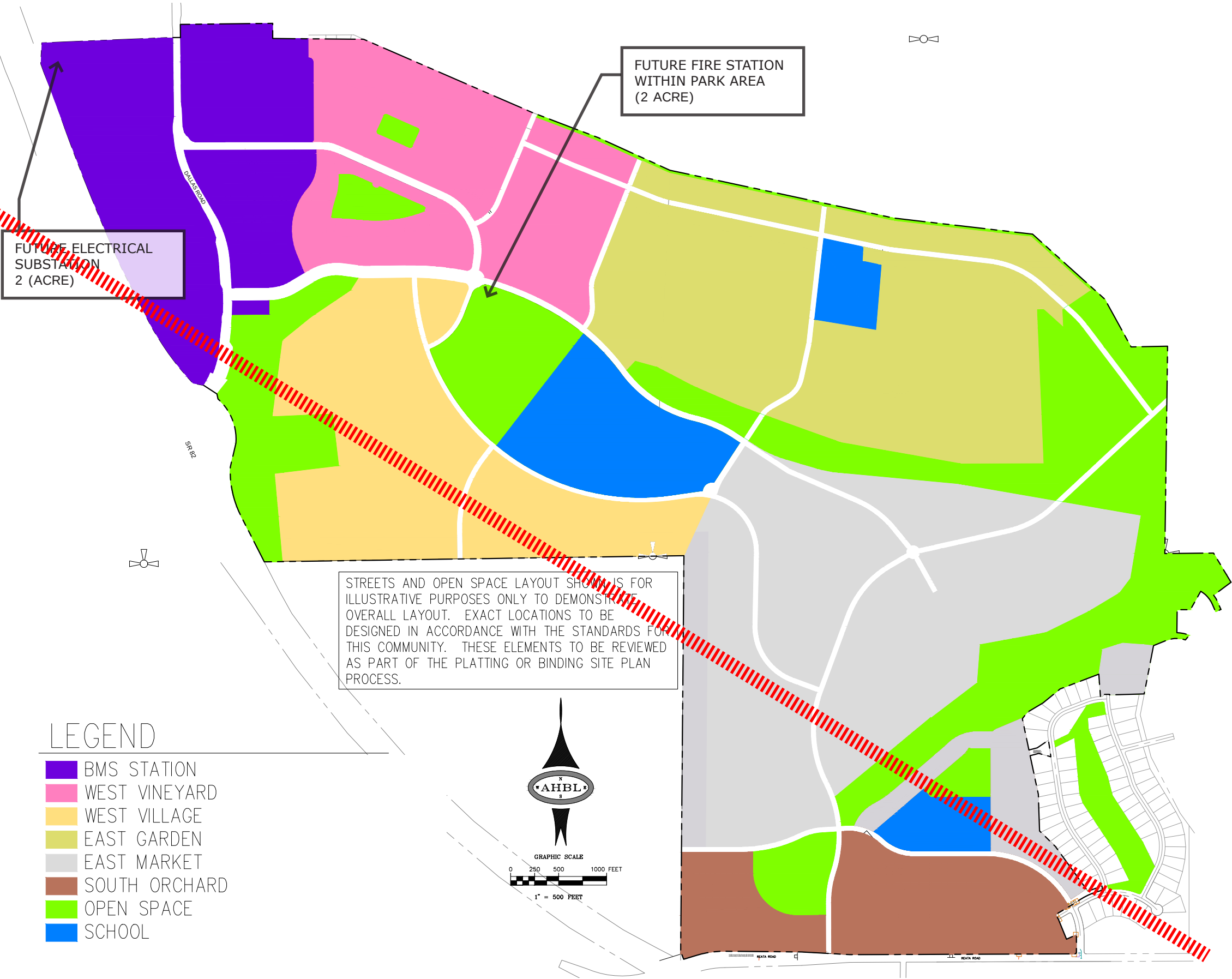
NOTES:

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 mixed-use 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.

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



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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
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8.C Common Design Standards for all Districts.....	8-3
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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.

Commercal 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~~ includes Special Districts.
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-VMU	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	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.



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.

correct heading
placement

←
reposition photos for proper alignment

such as schools, public safety buildings, libraries, recreation and other buildings,

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.



Illustrative Photo: School / Institutional Building

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 to 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.



Illustrative Photo: Community Building

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**



Illustrative Photo: Civic Building

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. ~~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.~~
See

9. SUSTAINABLE STANDARDS

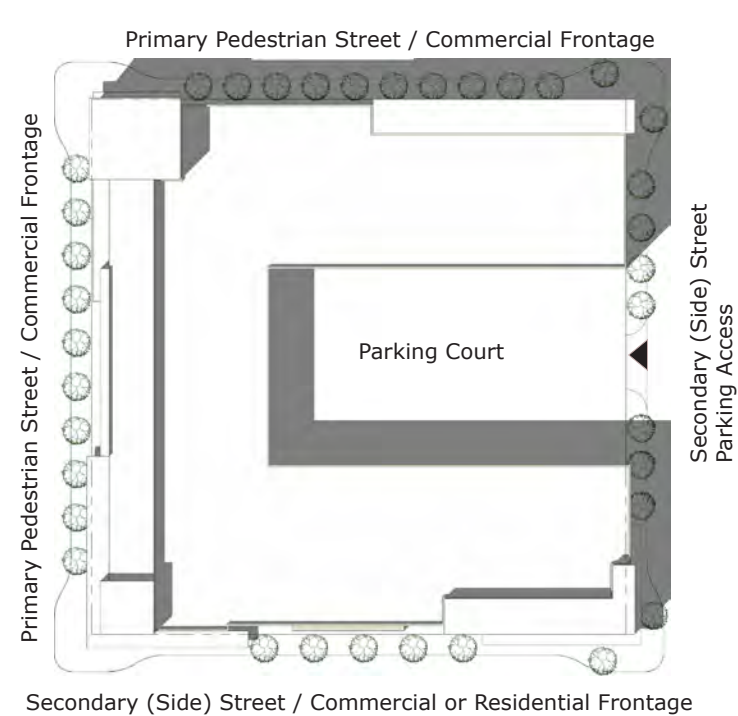
- a. ~~The Common standards in 12.C and the Non-Residential Sustainable standards set forth in Section 12.D are applicable to Neighborhood Goods and Services Buildings.~~
See

10. SITE IMPROVEMENT STANDARDS

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

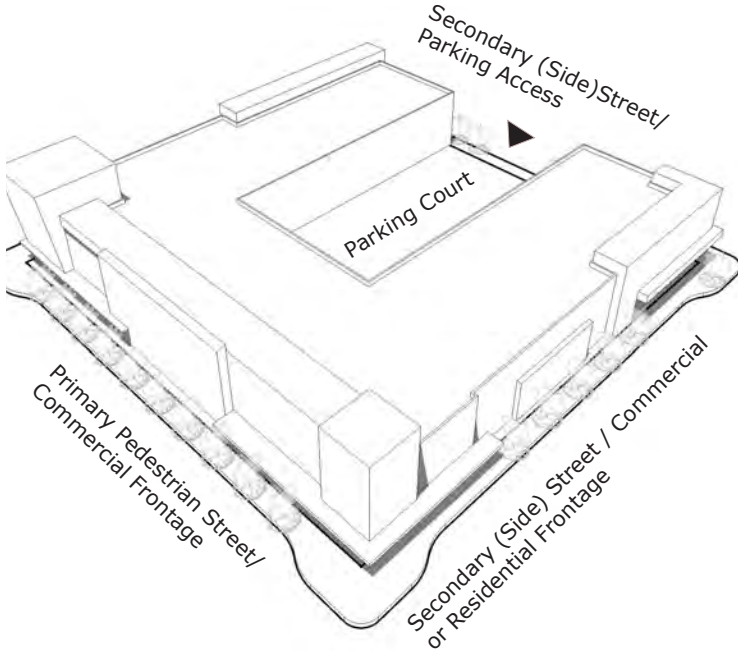
2. APPLICABLE DISTRICTS

- 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



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.~~



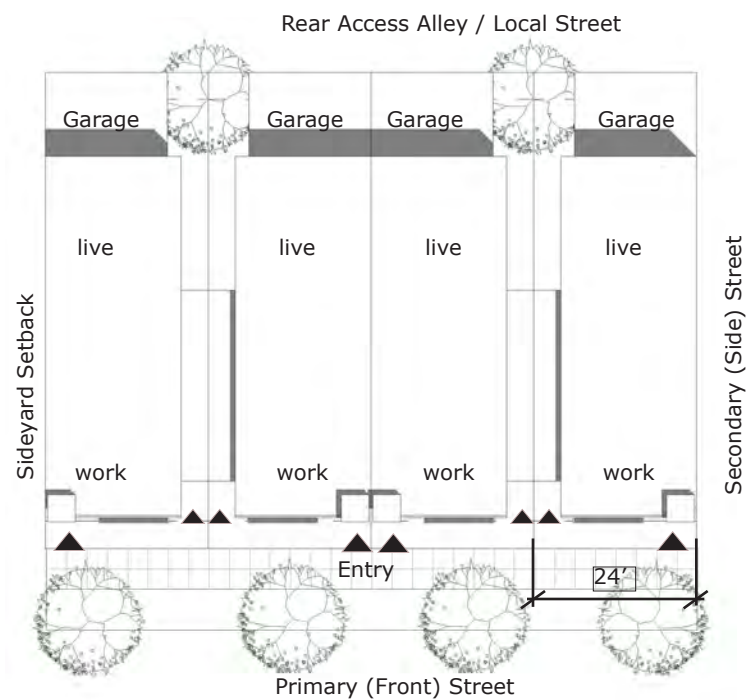
Illustrative Photo: Residential Units above Retail Frontage

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 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

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.

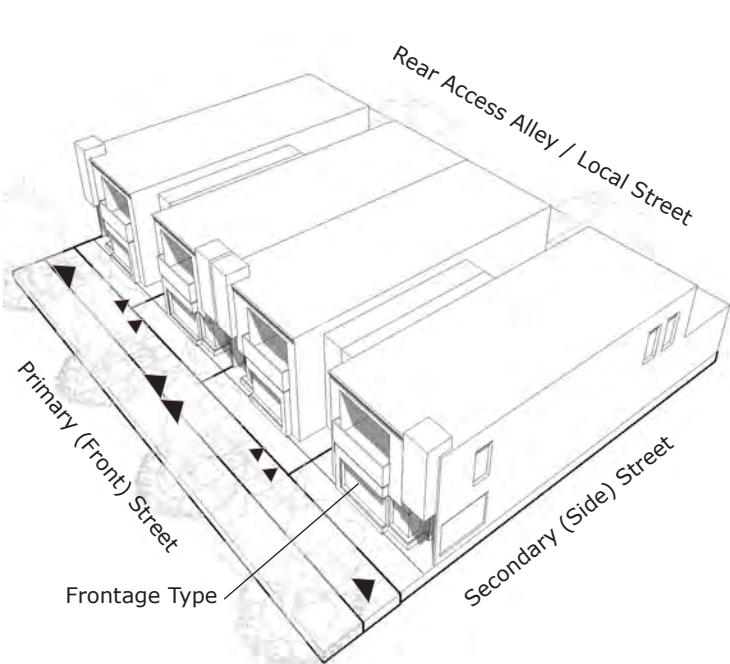
2. APPLICABLE DISTRICTS

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.



Illustrative Axonometric Diagram

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.



Illustrative Photo: Urban Character Live/Work Building

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.~~



Illustrative Photo: Residential Character Live/Work Building

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.~~

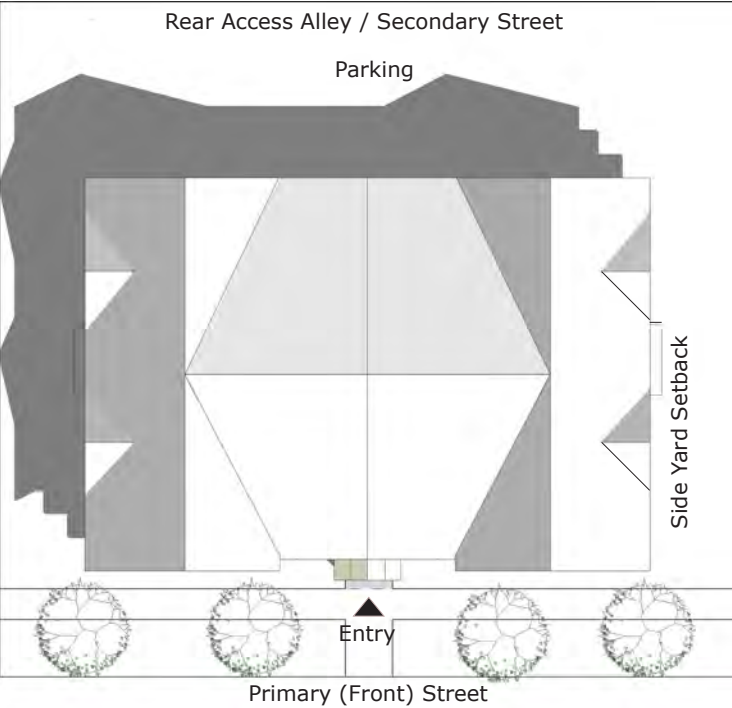
10. SITE IMPROVEMENT STANDARDS

- 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.~~

BUILDING AND DEVELOPMENT STANDARDS FOR
8.H STACKED UNIT BUILDING



Illustrative Plan Diagram

1. TYPE DESCRIPTION

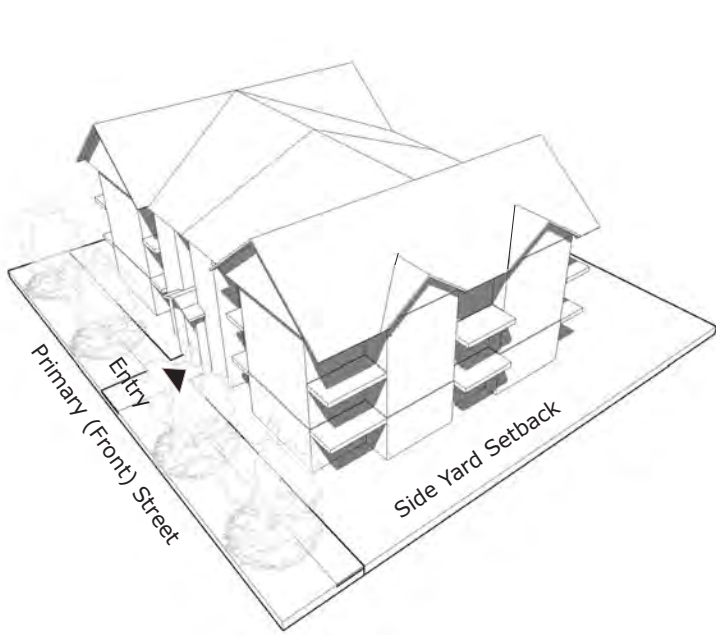
The Stacked Unit Building Type, commonly known as an Apartment, is a Multi-family residential only structure consisting of a number of dwellings units arranged side by side and stacked on multiple floors. Unit types may be either single level (flats) or multi-floor (townhouse).

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.~~
See

10. SITE IMPROVEMENT STANDARDS

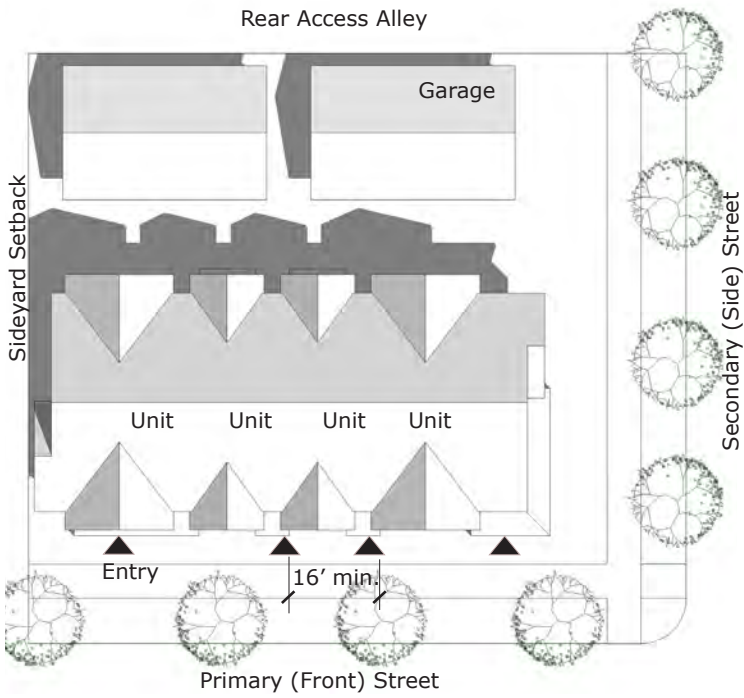
- a. ~~The Standards set forth in Section 13 are applicable to Stacked Unit Buildings.~~
See



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

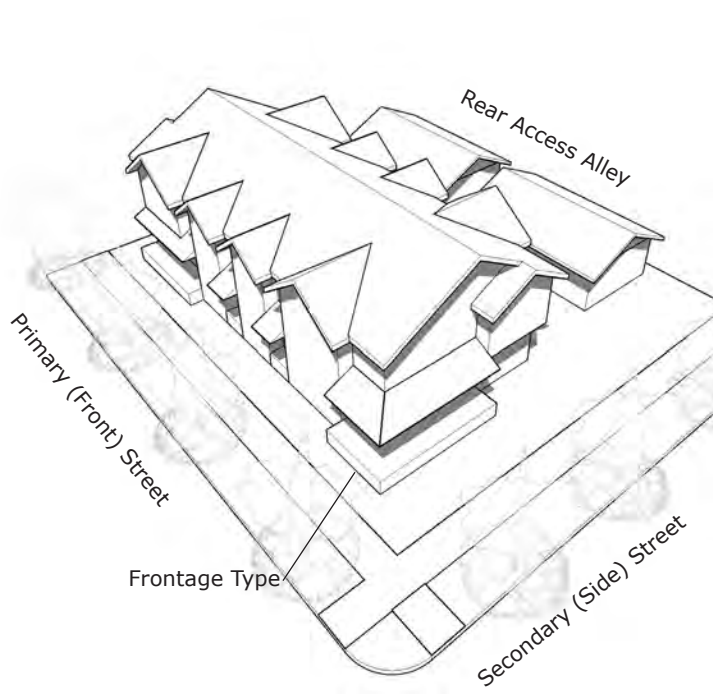
The Row House Building Type is a structure of townhouse (multi-level) unit types arranged side by side in a zero lot line configuration. Residential units in Row Houses have individual entrances along the frontage. Entry porches, stoops and raised front yards create a strong presence along the streetscape.

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.~~

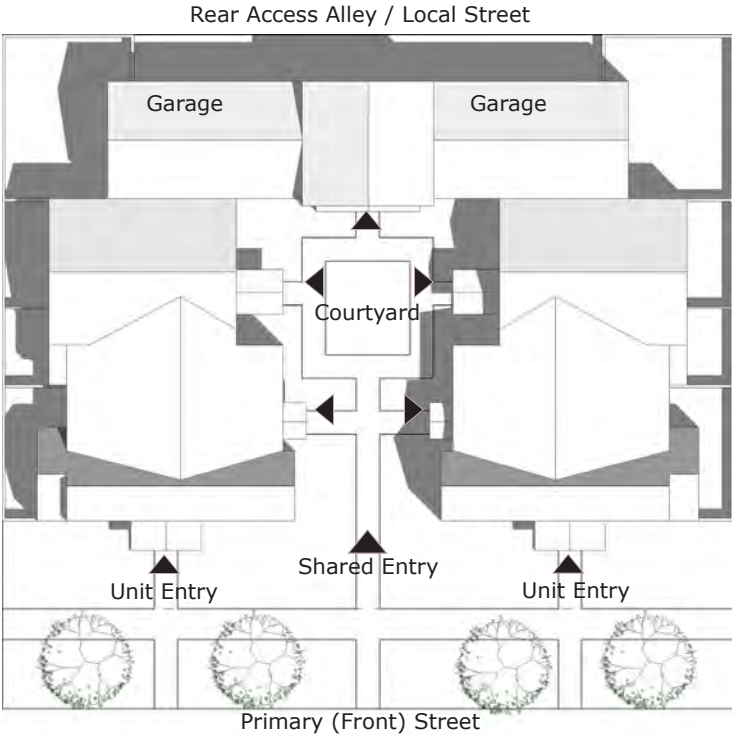


Illustrative Photo: Contemporary Row House with Stoop Frontage

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.~~

BUILDING AND DEVELOPMENT STANDARDS FOR
8.J COURTYARD HOUSING



Illustrative Plan Diagram

1. TYPE DESCRIPTION

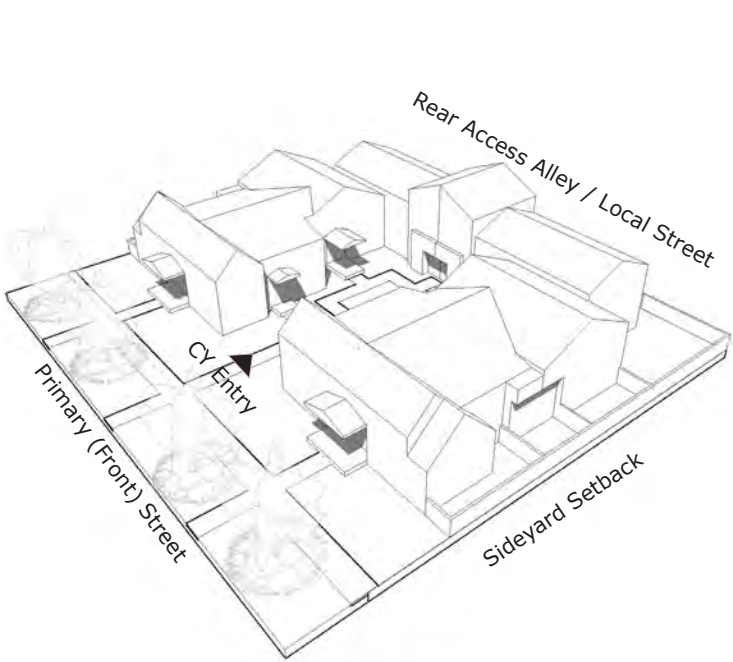
The Courtyard Housing Building Type consists of Multi-family residential units arranged around a central court. The court is open to the facing street. Residential units may be in stacked units, townhouses, or both.

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.~~

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.~~

10. SITE IMPROVEMENT STANDARDS

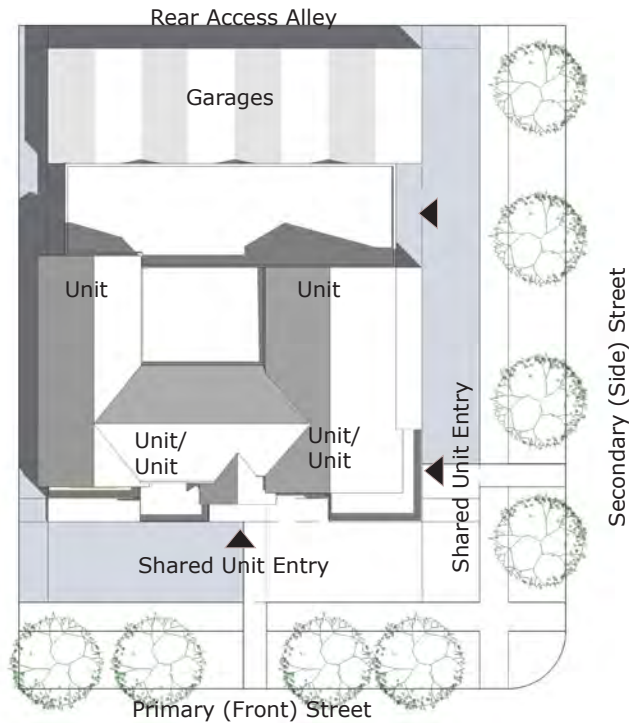
- a. ~~The Standards set forth in Section 13 are applicable to Courtyard Housing.~~



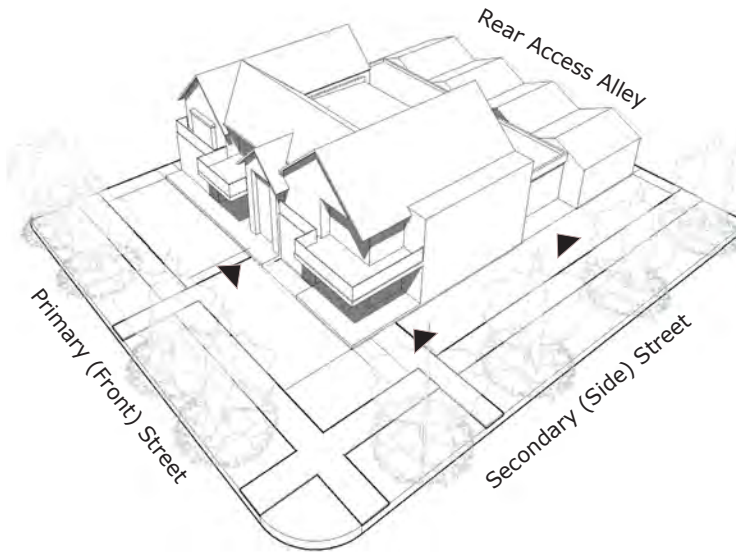
Illustrative Photo: Courtyard Apartments - Townhouses

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



Illustrative Axonometric Diagram



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



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

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.

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

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**

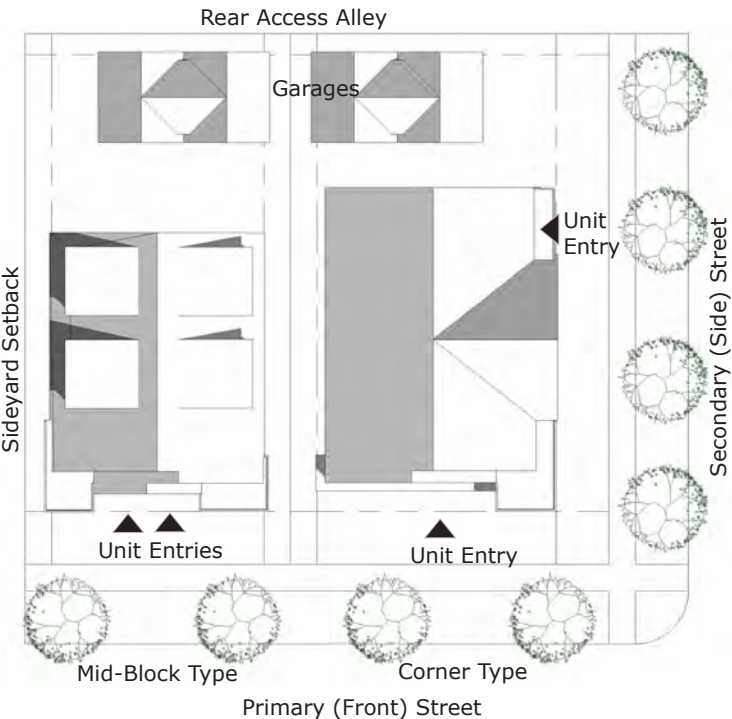
10. SITE IMPROVEMENT STANDARDS

- 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 wither 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.~~

BUILDING AND DEVELOPMENT STANDARDS FOR
8.L PAIRED HOUSE (DUPLEX)



Illustrative Plan Diagram

1. TYPE DESCRIPTION

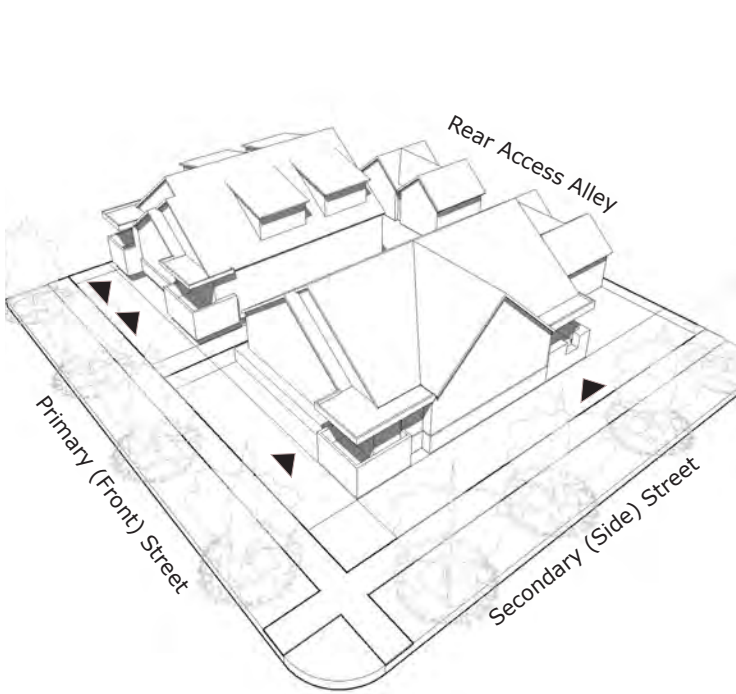
The Paired House Building Type, also known as a Duplex, combines two residences within one structure designed to resemble a Single-Family house in a typical neighborhood setting. The units may include stacked flats or side by side townhouse units. This Building Type allows for smaller scale Multi-family 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.
- 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

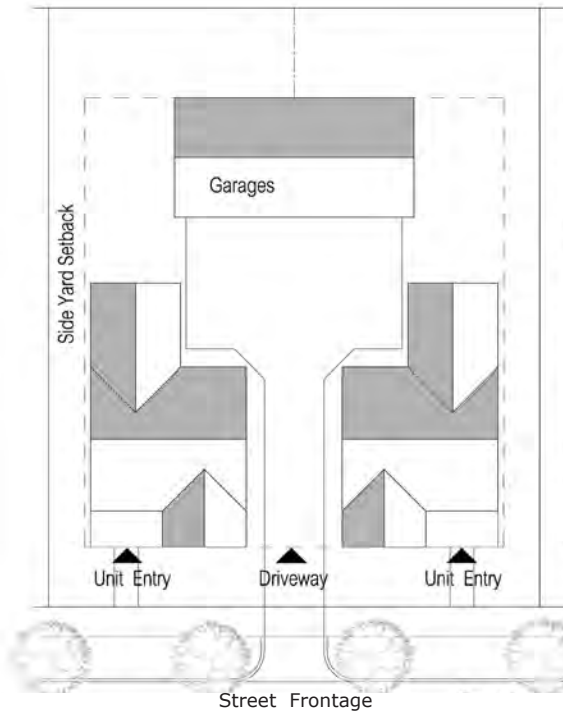
- a. Since this Multi-family Building Type is designed to be integrated into a Single-Family neighborhood, the Common standards in 11.C and the Single-Family Landscape standards set forth in Section 11.E.1 ~~are applicable to Paired Houses.~~ **apply**

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**



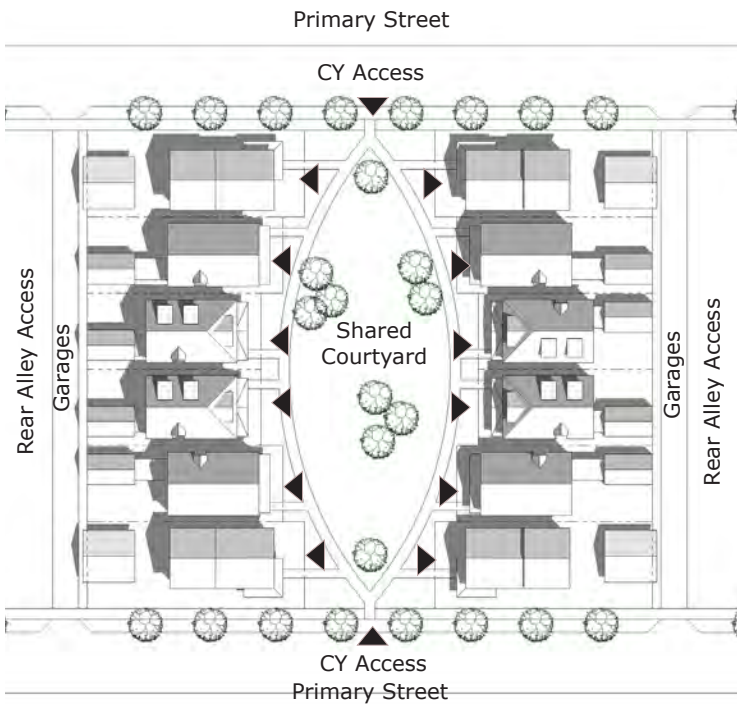
Illustrative Diagram: Mid-Block Duplex

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

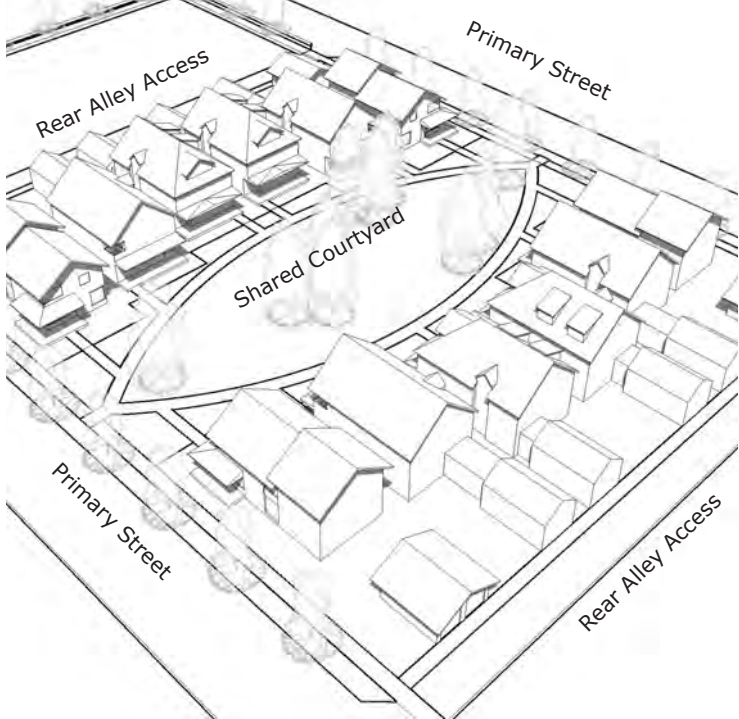
The Cottage Court Building Type consists of free-standing Single-Family residences arranged around a common, shared courtyard. A shared common building may also be provided. House and lot sizes are smaller in comparison to others in the neighborhood. The trade-off for smaller lots is the large common 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

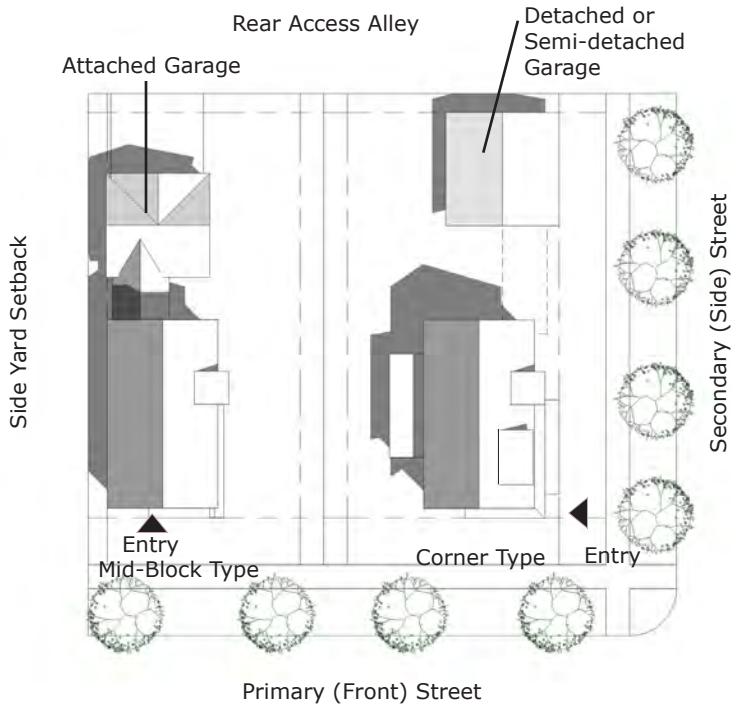
11. PARKING

- 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.

BUILDING AND DEVELOPMENT STANDARDS FOR
8.N SINGLE-FAMILY HOUSE - ALLEY ACCESS



Illustrative Plan Diagram

1. TYPE DESCRIPTION

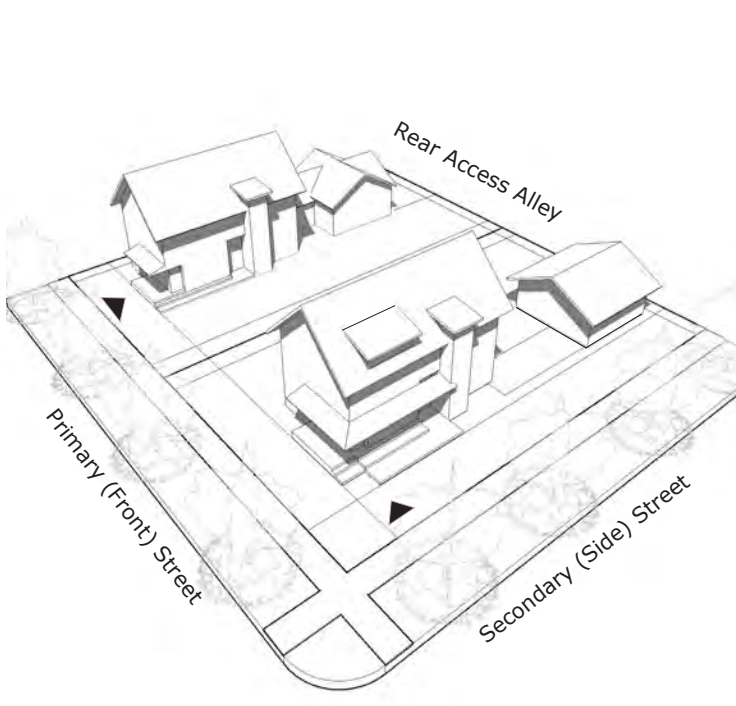
The Single-Family House - Alley Access Building Type is a structure that accommodates one primary residence. Garages are accessed by a rear Alley. Home Occupations may also be allowed per District standards. A variety of lot sizes will allow for a diverse range of Single-Family homes in order to respond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



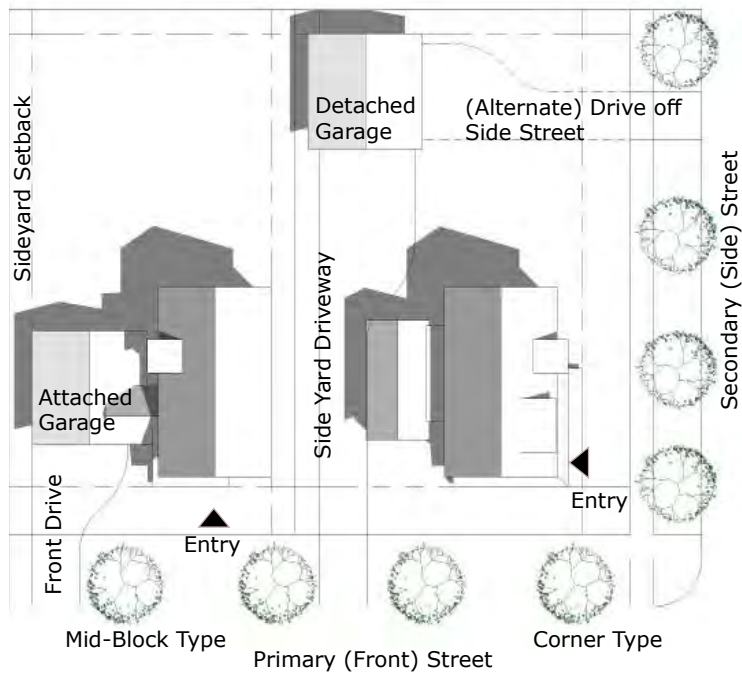
Illustrative Photo: Mid-Block Single-Family House

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

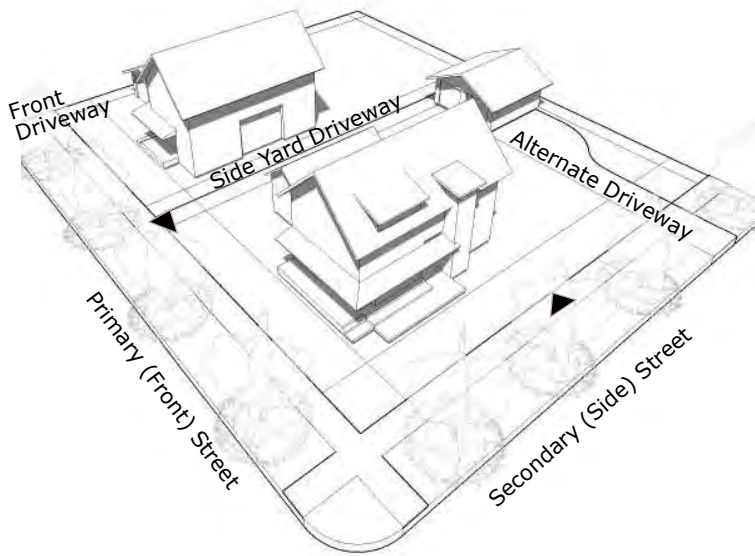
The Single-Family House - Street Access Building Type is a structure that accommodates one primary residence. Garages are accessed from the street by a side yard or front driveway. This type cannot be used if a rear Alley is provided. Home Occupations may also be allowed per District standards. A variety 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.



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Min. 50 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 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.
 - (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.

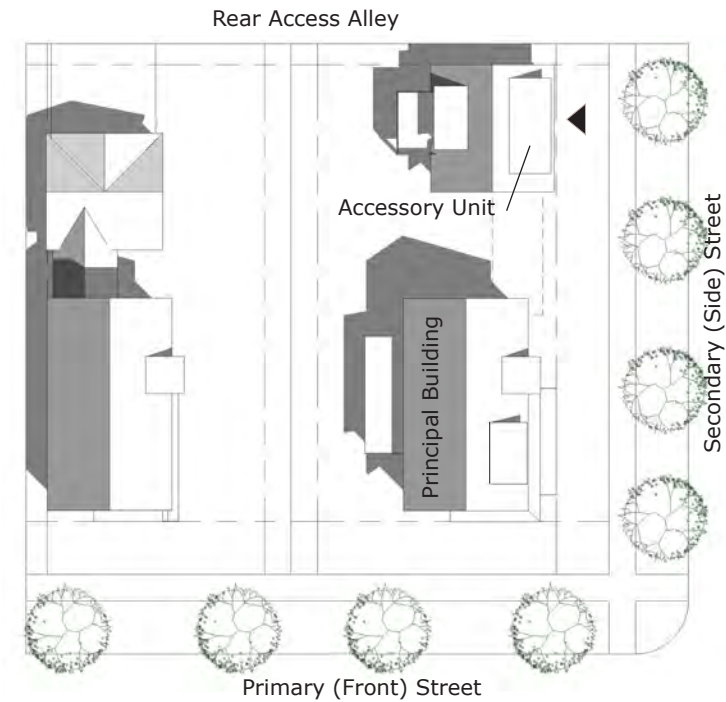
11. PARKING

- 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.

BUILDING AND DEVELOPMENT STANDARDS FOR
8.P ACCESSORY UNIT



Illustrative Plan Diagram

1. TYPE DESCRIPTION

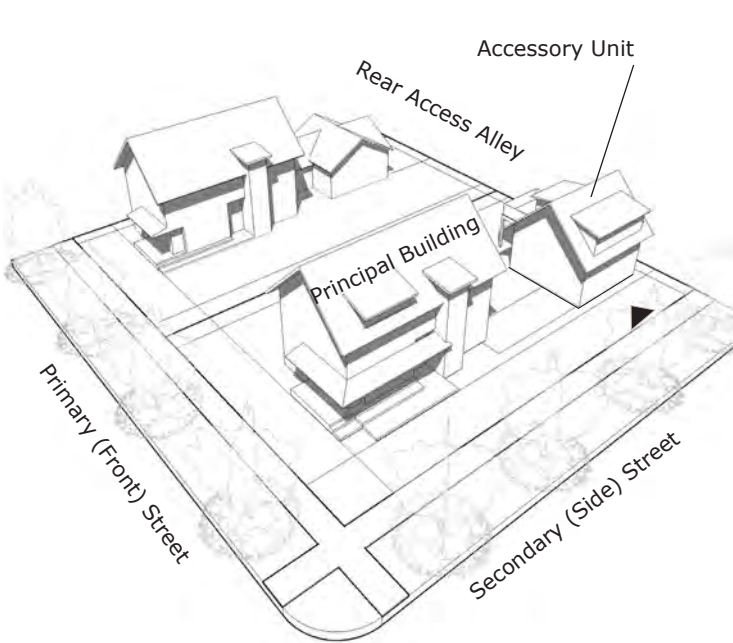
The Accessory Unit Building Type is a structure that accommodates accessory uses above a detached or semi-detached garage or within the principal building. The Accessory Unit is located on a lot which also contains the principal building. The Accessory Unit can be used as an accessory (rental) dwelling, 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.
- b. The main entry to the unit must be separate from the garage below and direct to the exterior.
- c. The entry may be accessed from the Alley, side street, rear or sideyard of the main house.
- d. 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.
- 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.



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.
- d. ~~Refer to Section 3 for additional District specific parking standards.~~



**FRONTAGE
TYPE
STANDARDS**

9

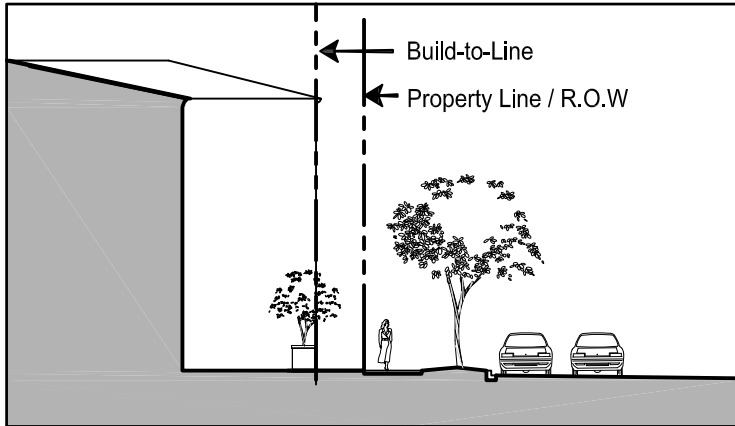
Section 9 identifies design standards for the Frontage Types permitted in each district.

9.A Introduction	9-2
9.B Storefront	9-2
9.C Arcade	9-2
9.D Gallery	9-2
9.E Forecourt	9-3
9.F Greenbelt	9-3
9.G Porch	9-3
9.H Stoop	9-3

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)

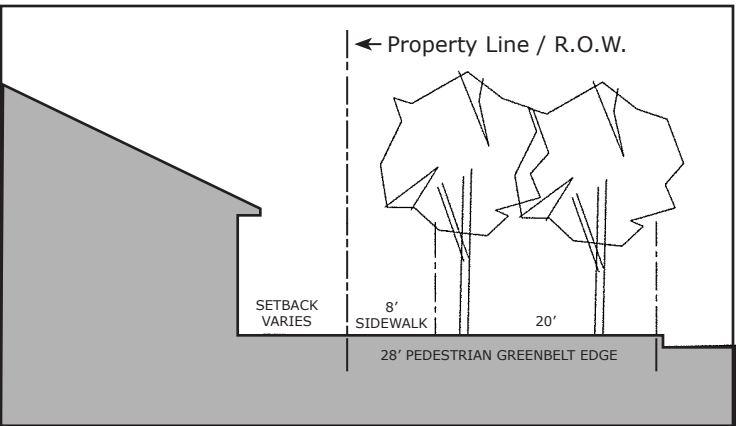
4. STANDARDS

- 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)

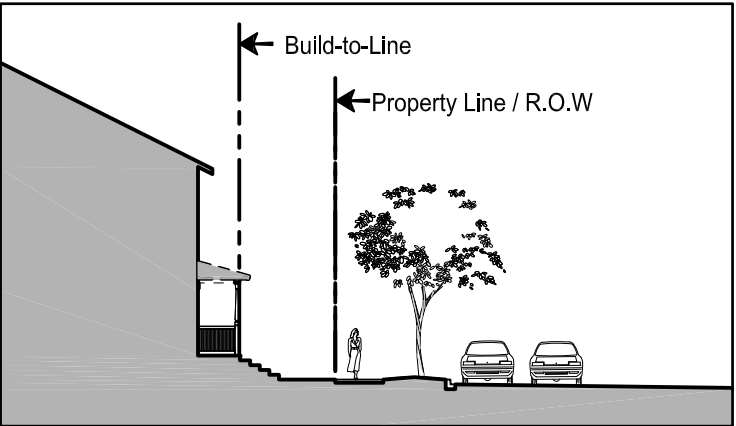
4. STANDARDS

- 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 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 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)

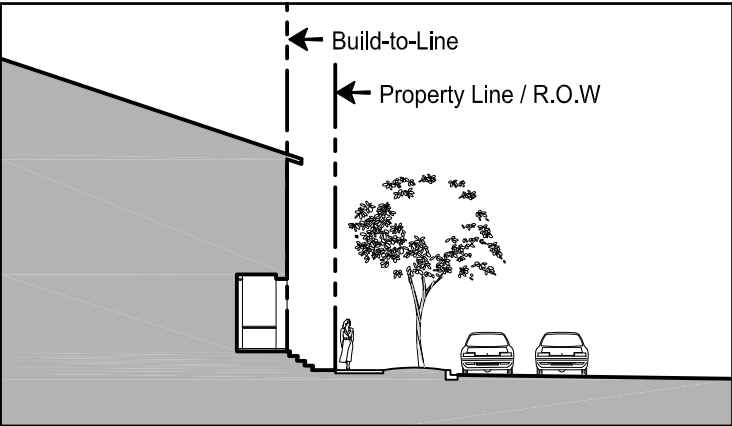
4. STANDARDS

- 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.

11.A	Introduction.....	11-2
11.B	Guiding Principles.....	11-2
11.C	Common Standards Applicable to all Districts.....	11-3
11.D	Civic and Commercial District Standards.....	11-4
11.E	Residential Standards.....	11-4
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.
- b. Native/naturalized plants, suitable for site.
- c. Plants grouped into areas of similar water needs.



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.



WATER CONSERVATION continued

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



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.



2. REGIONAL LANDSCAPE CHARACTER

- a. Establishment of regional landscape character is encouraged.



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 miminum, 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.

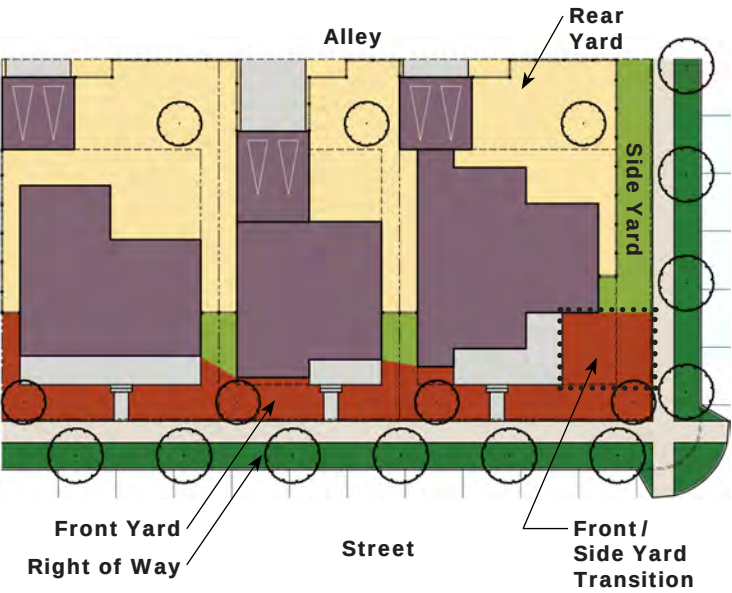
3. RIGHT OF WAY STANDARDS

- 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

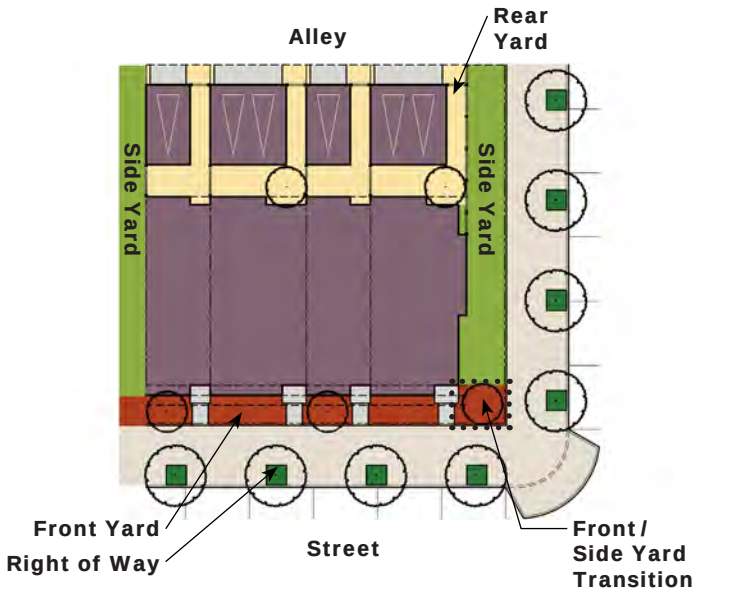
- (1) Front yard tree per lot - 1 encouraged.
- (2) Informal or formal landscape design: 100% Landscape Coverage.
- (3) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or Usable Lawn.

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

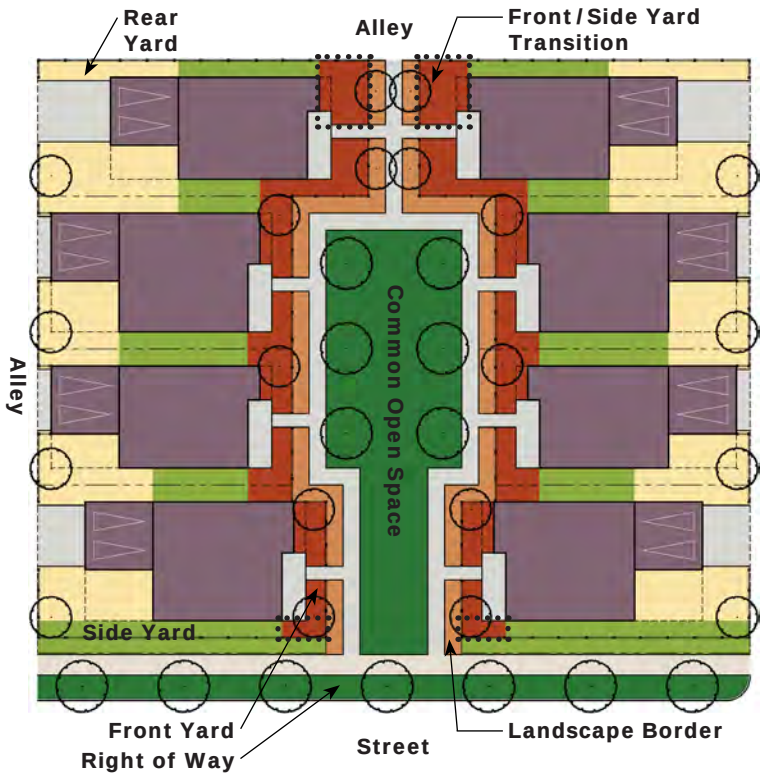
- (1) Front yard tree per lot - 1 encouraged.
- (2) Informal or formal landscape design: 100% Landscape Coverage.
- (3) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or useable lawn.

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



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

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	*

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

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 Pussies	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 abrotanum</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	1" X 18"	4" pots	Sun	*
<i>Liriope spicata</i>	Creeping Lily Turf	8-16" 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 chalcodonica</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</i> sp.	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</i> sp.	Speedwell	Varies	4" pots	Sun	*

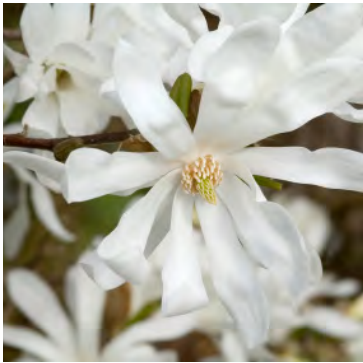
11.G REFINED PLANT LIST

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



Star Magnolia



Bird's Nest Spruce



Winged Euonymus



Maiden Hair Grass



Sedum

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

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

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.

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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

12.A INTRODUCTION

1. In Badger Mountain South, sustainable development means development that looks to the long-term social and environmental health of the community. It is the key concept to what is unique about this community of homes, businesses, schools and play fields. This section provides sustainability goals for Badger Mountain South.
2. The standards and requirements of previous sections of the LUDR relate to the concept of sustainability through the following ways:
 - a. **Compact Design**
Compact design is a recognized element of sustainable development because it allows a reduction of infrastructure, yields a higher proportion of contiguous preserved open space, facilitates transit use, and is more conducive to walking.
 - b. **Mix of Uses**
Permitting a mix of land uses in close proximity creates attractive places to live, provides employment, business and shopping opportunities in close proximity to residences, and encourages alternatives to driving.
 - c. **Connectivity**
Connected open space in Badger Mountain South will provide over 300 acres of parks, trails, and open space connecting neighborhoods, schools, and businesses.
 - d. **Walkability**
Each neighborhood in Badger Mountain South is designed to create multiple destinations within a five-minute walk. The street and trail network provides safe accommodations for pedestrians and easy access to (proposed) neighborhood schools.
 - e. **Housing Choice**
Badger Mountain South will provide a range of housing types and affordability levels to accommodate most any household and to facilitate the creation of intergenerational neighborhoods.
 - f. **Transportation Choice**
The street and trail network will provide multiple ways into the community for vehicles, bicyclists, pedestrians and transit. As build out occurs, transit expansion will likely follow.
3. In this section of the LUDR, more specific direction is provided to address energy and other resource conservation through standards that apply to all buildings and sites. These standards are guided by sustainability principles which follow. At their best, sustainability principles, when applied as standards to the built environment, reconnect people to their community and provide attainable performance targets without limiting innovation.
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.

12.B SUSTAINABILITY PRINCIPLES

1. **ENERGY:**
 - a. Promote energy conservation in all aspects of development and life cycle operation.
 - b. Promote production and use of renewable energy.
2. **WATER:**
 - a. Promote water conservation in all aspects of development and life cycle operation.
 - b. Promote re-use, recycling and ground water recharge of rain water and grey water.
3. **TRANSPORTATION:**
 - a. Promote pedestrian, bicycle and community transit modes of transportation.
 - b. Promote a compact, walkable and mixed-use pattern of development.
4. **EXTERIOR LIGHTING:**
 - a. Minimize light trespass from the building and site to achieve:
 - (1) Energy savings
 - (2) Night-sky ambience; and
 - (3) Increased visibility, safety, and security by reducing glare.
5. **RECYCLING:**
 - a. Promote reduction in waste during development and life cycle operation.
 - b. Promote reuse of materials during construction.
 - c. Promote recycling of materials during development and life cycle operation.
6. **HEALTHY LIFESTYLE:**
 - a. Promote an active, healthy lifestyle by connecting areas of activity with non-motorized means of circulation.
 - b. Promote opportunities for active recreation through community-wide trail system as well as provisions for parks and play areas in each neighborhood.
7. **BUILDING MATERIALS:**
 - a. Choose building materials and systems that:
 - (1) Protect and promote indoor air quality;
 - (2) Contain recycled content, or can be recycled;
 - (3) Are extracted, processed, and manufactured regionally;
 - (4) Utilize renewable, salvaged, or FSC Certified materials
8. **URBAN AGRICULTURE:**
 - a. Promote opportunities for community gardening within each neighborhood.

12.C COMMON STANDARDS



Illustrative Photo: Walkable and Sustainable Community

The following Common Standards are applicable to all development within Badger Mountain South. Refer to Section 12.D and 12.E for additional standards specific to use or to District.

1. **ENERGY**
 - a. Include passive and/or active means of allowing for both solar gain where used for passive solar heating as well as sun protection from unwanted solar heat gain.
 - b. Include building space and conduits for future addition of solar hot water or photovoltaic systems on every building. When provided, the use of geo-thermal may substitute for any of the above requirements. Geo-thermal wells and realated infrastructure is permitted in all setback areas.
2. **GREEN BUILDING COMPLIANCE**
 - a. Achieve the minimum level for one of the following green building or energy star rating systems or their equivalent:
 - (1) Built Green – as promoted by the local building trade organization
 - (2) LEED – as promoted the U.S. Green Building Council (www.usgbc.org)
 - (3) Green Globes – as promoted by the Green Building Initiative (www.thegbi.com)
 - (4) National Green Building Standards – 2008 (www.nahbgreen.org) for residential only
 - (5) Energy Star Certification
3. **EXTERIOR LIGHTING**
Goals: Nighttime building illumination should reinforce prominent building design elements yet avoid off-site lighting and night sky pollution. Technologies to reduce light pollution include full cutoff luminaires, low-reflectance, and low-angle spotlights. Computer modeling of commercial project’s site lighting is encouraged.
 - a. For all buildings except Low Rise Residential (under four stories):
 - (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

- (2) Lighting power densities must not exceed ANSI/ASHRAE/IESNA Standard 90.1-2010.
 - (3) Meet exterior lighting control requirements from ANSI/ASHRAE/IESNA Standard 90.1 - 2010.
 - (4) Follow all the requirements that applies to the development proposed as found in ANSI/ASHRAE/IESNA Standard 90.1 - 2010.
 - b. For all Low Rise Residential Buildings (under four stories):
 - (1) Lighting fixtures shall have translucent covers that eliminate glare and have full cutoff features/shielding to prevent direct light from the fixture to shine beyond the property limits where the fixture is installed.
 - (2) Lights of less than 15 watts used for holiday decoration are exempt.
 - (3) Lighting for U.S. flags intended to be properly displayed at night is exempt.
4. **REACH CODES**
 - a. Projects that achieve Passive House Certification shall be deemed compliant with the energy conservation requirement.
 - b. Projects that achieve Living Building Challenge shall be deemed compliant with both the energy conservation requirement, and the green building requirement.

5. **RECOMMENDED ELEMENTS (NOT REQUIRED)**
 - a. Solar Hot Water system
 - b. Photovoltaic system
 - c. LEED Platinum

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 Superintendant 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

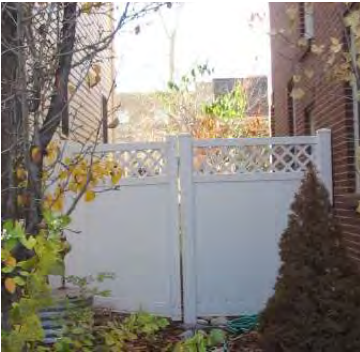
Section 13 describes regulations for the Site Improvements throughout the Badger Mountain South community.

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 - District.
 - (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 where adjacent to pedestrian paths

- i. Fencing along the primary front yard must not exceed 5 ft. in height and must be located at or behind the rear half of the home.
- ii. Fencing along the flanking front yard must not exceed 5 ft. in height along the rear half of the home elevation; setback minimum 1 ft. from the inside edge of the sidewalk
- iii. 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 wayfinding 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..



Commercial Building Sign



Awning Signage



Directory Signage



Monument Signage



Projecting Signage



Wall Signage

- (4) Flags of country, state, city or other governmental body, and not to exceed 25 sq. ft. in area.
- (5) Garage/yard sale. Two movable signs allowed per sale, not to exceed 6 sq. ft. per sign face; not to be posted for longer than three days prior to sale; and not be placed over public utility poles.
- (6) Real estate signs. Directional arrow signs are to be used solely for directing people to a house for sale or lease, or a condominium unit for sale. They may not be used for advertising of sale or lease opportunities of commercial property. They may not be used for any properties outside the City limits.

f. Sign Lighting

- (1) Signs may not be top lit with single or multiple sources. The light source may not be visible from a 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.

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.
 - 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 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 20 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.

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..



Commercial Building Sign



Awning Signage



Directory Signage



Monument Signage



Projecting Signage



Wall Signage

- (4) Flags of country, state, city or other governmental body, and not to exceed 25 sq. ft. in area.
- (5) Garage/yard sale. Two movable signs allowed per sale, not to exceed 6 sq. ft. per sign face; not to be posted for longer than three days prior to sale; and not be placed on public utility poles.
- (6) Real estate signs. Directional arrow signs are to be used solely for directing people to a house for sale or lease, or a condominium unit for sale. They may not be used for advertising of sale or lease opportunities of commercial property. They may not be used for any properties outside the City limits.
- 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.

BMS-SD-DR and BMS-SD-CMU districts

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 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 sidewalks 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

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.

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 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~~ 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 sidewalks 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

- 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 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.

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 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-VMU 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.

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 façade 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.
Façade. The vertical surface of a building, generally set facing a street ("front façade").

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 façade 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.

Primary Street. Streets designated within the Village Mixed-Use Districts where vehicular access points are restricted and active

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.

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.~~



~~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 '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	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 '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>	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</i> sp.	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</i> sp.	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</i> sp.	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</i> sp.	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</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>Helictotrichon 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 B
To
MASTER AGREEMENT
ENVIRONMENTAL MITIGATION CONDITIONS

1. To mitigate potential **Erosion and Soil Stability** impacts during construction:
 - 1.1 Implement erosion control measures per City of Richland requirements.

Provide vegetative cover on exposed soils as soon as practicable following clearing and grading.

 - 1.2 Water exposed areas during construction in accordance with local air-quality agency requirements.
 - 1.3 Compact soils at densities appropriate for planned land uses.
2. To mitigate **Air Quality** impacts during construction, develop a dust control plan prior to construction and comply with applicable Benton County Clean Air Authority's Fugitive Dust standards.
3. To mitigate **Surface Water** impacts, use the Washington State Department of Ecology's Stormwater Management Manual for Eastern Washington for Hydrologic and Hydrology design. All stormwater improvements are identified, sized and related to development activity in identified basins. A treatment BMP shall be used for each entire pond basin or individual BMPs shall be used on a project by project basis.
4. To mitigate **Noise** impacts from construction, comply with existing city noise regulations.
5. To mitigate **Transportation** impacts the following mitigation measures will be taken:
 - 5.1 Traffic mitigation measures for the first 1000 PM peak hour trips is as follows (for transportation impact purposes this is known as Phase 1):
 - 5.1.1 Dallas Road
Phase 1 of the Badger Mountain Subarea is expected to add roughly 900 trips to Dallas Road just north of the I-82 ramps during the PM peak hour, and over 9,400 daily trips. While Dallas is currently a high speed, low-volume road with significant excess capacity, the additional volumes would require the roadway to be widened to a four-lane cross section between the site and the I-82 WB ramp intersection. Dallas Road north of the site should be adequate as a two-lane section.

Mitigation Trigger:
Lanes will be added when Dallas Road intersections require them due to LOS deficiencies. Further analysis will occur at the 1,000 p.m. peak trip level and every 500 p.m. peak trip level thereafter.
 - 5.1.2 Dallas Road and Project Access
While the access configurations are not known at this time, some preliminary analysis indicates that a major project access could require dual left turn lanes for the westbound approach. Dallas Road would require left turn lanes at project entrances, and right turn lanes would be advisable.

Mitigation Trigger:

Further analysis will occur at the 1,000 p.m. peak trip level and every 500 p.m. peak trip level thereafter. Specific site improvements will occur to meet the City of Richland's adopted LOS.

5.1.3 Dallas Road and I-82 EB Ramps

This intersection would see heavy delays for the left turn from the off ramp onto Dallas Road. MUTCD Warrant 3 is met for the PM peak hour. Recommended mitigation for this intersection is widening on Dallas Road for a left turn lane for the southbound to eastbound turn onto the on ramp. In addition, the eastbound off-ramp approach should be widened for a separate left turn lane. Finally, the intersection should be signalized.

Mitigation Trigger:

Turn lane improvements shall be made when at the 600 p.m. peak trip level and the traffic signal shall be installed at the 750 p.m. peak trip level.

5.1.4 Dallas Road and I-82 WB Ramps

While this intersection would meet MUTCD Warrant 3 for the PM peak hour, delays at this location would not be as severe as at the I-82 EB ramp intersection. Recommended improvements include a free right turn lane for the I-82 WB off ramp approach (this movement becoming the additional travel lane required on Dallas between I-82 and the project as listed above), and a free right turn drop lane for the turn from Dallas onto the NB on ramp. Finally, the eastbound Dallas approach should be widened for a left turn lane for the eastbound left turn onto the on ramp. This would be a continuation of the left turn lane widening for the EB ramp intersection (continuous 3-lane section for Dallas between the two ramp intersections, assuming adequate space is available under the I-82 overpass). This intersection should be monitored for signal warrants as the project develops.

Mitigation Trigger:

Improvements shall be constructed when at the 600 p.m. peak trip level. Further analysis of traffic signal warrants will occur at the 1,000 p.m. peak trip level and every 500 p.m. peak trip level thereafter.

5.1.5 Dallas Road and Badger Mountain Parkway → Trowbridge Blvd.

At the start of Phase 1, this intersection should have additional left turn lanes and right turn pockets on Dallas Road. The intersection could operate adequately with stop control for Badger Mountain Parkway at roughly up to 60% of Phase 1 volumes, or 7.5% of full build out. At higher volumes, a signal should be considered to mitigate delays. At full build out this intersection should be widened with separate lanes for all turning movements, and dual left turn lanes for the westbound approach.

Mitigation Trigger:

At the start of Phase 1, this intersection should have additional left turn lanes and right turn pockets. The intersection could operate adequately with stop control for Badger Mountain Parkway at up to the 600 p.m. peak trip level. At that level of development, a traffic signal shall be constructed. At full build out this intersection should be widened with separate lanes for all turning movements, and dual left turn lanes for the westbound approach. Further analysis will occur at the 1,000 p.m. peak trip level and every 500 p.m. peak trip level thereafter.

5.1.6 Queensgate Drive & I-182 EB Ramps

This intersection should perform adequately with project traffic assuming WSDOT improvements are in place.

5.1.7 Leslie Road & Badger Road

This intersection is to be reconstructed from its current all-way stop configuration to a roundabout, as listed in the City of Richland TIP. Performance at this intersection is expected to be adequate at LOS B.

5.2 Transportation Mitigation beyond Phase 1 of Badger Mountain South

Analysis of on-site mitigation improvements will be tied to each new 500 peak p.m. trips generated within in Badger Mountain South and as follows:

5.2.1 Badger Mountain Parkway

Badger Mountain Parkway will be completed at a rate that will cause full completion to occur on or before 50% development of the entire Badger Mountain South site, i.e., 10% of site development will trigger 20% of parkway to be completed.

5.2.2 Market Street

Market Street will be completed on or before 50% build out of the East Market neighborhood.

5.2.3 Orchard Green Parkway

Orchard Green Parkway will be completed on or before 50% build out of the South Orchard neighborhood.

5.2.4 Local and Collector Streets

Improvements within Badger Mountain South will be made on a project-specific basis to serve the project and foster connectivity within and among neighborhoods, using the road standards identified in the LUDR and providing two avenues of access to each residential structure.

5.3 For off-site improvements beyond Phase 1:

After the Phase 1 threshold has been reached, and the Phase 1 improvements constructed, a Traffic Impact Analysis (TIA) will be provided to the city by the master developer at every point when 500 p.m. peak hour trips are generated from the Badger Mountain South development. The analysis shall be made using the city's traffic impact formulas for general applicability throughout the city that are in effect at the time the need for the TIA is triggered. The master developer will pay its fair share of improvements that are identified in the TIA as being needed to mitigate the effects of the additional 500 p.m. peak hour trips. The fair share payment shall be paid within 30 days after the city's acceptance of the TIA.

6. To mitigate **Potable Water** impacts the following mitigation measures will be taken:

6.1 Service to Badger Mountain South will require both on-site and off-site water system improvements.

6.2 A list of all of the proposed improvements is as follows:

- Approximately 1.0 Million gallons of water storage facilities located on the west side of Badger Mountain

New Tapteal 4 Pump Station located near the west end of the existing City distribution system.

Approximately 1.0 Million gallons of water storage facilities located on the east side of Badger Mountain

- New Tapteal 4 Pump Station located near the end of Meadow Hills Drive
- Two wholesale water distribution connections from the City's water system to the BMID distribution system.
- Approximately 2,300 lineal feet of 20" water mains, 600 feet of which is within Badger Mountain South and 1,700 feet off-site.
- Approximately 40,700 lineal feet of 16" water mains, of which 25,000 lineal feet is within Badger Mountain South, 10,500 feet is off site but intended to serve Badger Mountain South, and 5,200 feet is off site and principally intended to serve the Wilson properties, as identified in the BMS SubArea Plan.
- Approximately 39,300 lineal feet of 12" water mains, of which 23,000 lineal feet is within Badger Mountain South, 5,500 feet is off site but intended to serve Badger Mountain South, and 10,800 feet is off site and principally intended to serve the Wilson properties, as identified in the BMS SubArea Plan.
- Approximately 6 Pressure Reducing Valves (PRV's) to maintain separation between BMID Zone 1 and BMID Zone 3.

Upstream improvements to the pumps and pipes in Tapteal 1, 2 and 3 as identified in the City's water model.

6.3 Improvements will be constructed in phases as development progresses. All proposed improvements will be designed and constructed in accordance with the City of Richland standards.

6.4 Additional techniques will be used to reduce water consumption overall in the development of the Badger Mountain South master planned community. First, incorporating the use of xeriscaping techniques including the use of native and other drought tolerant plants that have adapted to dry conditions and require less water once established. Second, residential and commercial structures will include low-flow and water-efficient appliances. Developers of commercial structures will be encouraged to consider the use of "green roofs" or "cool roofs" on their buildings. All private homeowners associations will be provided education materials for their membership that identifies household water conservation methods.

7. To mitigate **Sanitary Sewer** impacts the following mitigation measures will be taken: The Badger Mountain South development will require 10 different capital improvements to mitigate the impacts to the City of Richland's current sewer system. The need for these improvements is triggered by the addition of new customers to the sewer system. Each project as identified below is triggered by a different number of equivalent residential units (ERU's). One ERU is defined as 200 gallons per day. Capital improvement projects were identified for

all offsite improvements and for all on-site improvements resulting in a sewer pipe diameter of 10" or larger. Following are the capital improvements:

7.1 On-site improvements include 3,000 lineal feet of new 15" sewer that conveys flows from the West Vineyard and West Village Basins to the Badger West Lift Station. Off-site improvements include 15,000 lineal feet of new 10" forcemain (or equivalent) to convey flows from the Badger West Lift Station to the west end of Strawberry Roane Lane in the Country Ridge Subdivision. The need for this project is triggered by development in the Badger West Basin.

7.2 On-site improvements include the Badger East Lift Station, approximately 6,900 lineal feet of 8" forcemain (or equivalent), and 4,200 lineal feet of new 10", 15", and 18" sewers. The need for this project is triggered by development in the Badger East Basin.

7.3 On-site improvements include 2,600 lineal feet of new 10" sewer and 1,900 lineal feet of new 12" sewer that convey flows from Wilson/Other Basin A, East Garden Basin, East Market Basin, and South Orchard Basin towards the Badger East Lift Station. The need for this project is triggered by development within tributary basins.

7.4 On-site improvements include 3,300 lineal feet of new 10" sewer that conveys flows from Wilson/Other Basin A towards the Badger East Lift Station. The need for this project is triggered by development within the Wilson Basin A.

7.5 Off-site improvements include 3,000 lineal feet of new 8" sewers to serve the Wilson/Other Basin B. The need for this project is triggered by development within Wilson Basin B.

7.6 Off-site improvements include the upsizing of 2,450 lineal feet of existing 8" sewers to 12", 18", and 21" sewers. The need for this project is triggered by the construction of 1,100 ERU's within the Badger Mountain Subarea.

7.7 Off-site improvements include the upsizing of 1,850 lineal feet of existing 8" sewers to 15", 18", and 21" sewers. The need for this project is triggered by the construction of 1,700 ERU's within the Badger Mountain Subarea.

7.8 Off-site improvements include the upsizing of 3,600 lineal feet of existing 12" sewers to 15", 18", 21", and 24" sewers. The need for this project is triggered by the construction of 2,000 ERU's within the Badger Mountain Subarea.

7.9 Off-site improvements include the upsizing of 3,700 lineal feet of existing 8" sewers to 12", 15", 18", & 21" sewers. The need for this project is triggered by the construction of 2,100 ERU's within the Badger Mountain Subarea.

7.10 Off-site improvements include the upsizing of 1,000 lineal feet of existing 15" and 21" sewers to 18", 24", & 27" sewers. The need for this project is triggered by the construction of 7,4 ERU's within the Badger Mountain Subarea.

8. To mitigate **Life Safety Services** impacts the following mitigation measures will be taken:

8.1 Two avenues of access will be provided to each residential structure to allow life-safety access.

8.2 All single family and duplex residential structures shall be constructed with a sprinkler system that meets NFPA standard 13-D.

8.3 A two-acre site for a new fire station facility will be dedicated in Badger Mountain South upon the city's determination that a new fire facility is needed.

9. To mitigate **Electrical Services** impacts the following mitigation measures will be taken:

9.1 A site up to two-acres in size and located in the northwest corner of Badger Mountain South, and adjacent to I-82, will be dedicated upon the city's determination that a new substation facility is needed.

9.2 Additional energy conservation measures are required for all development including:

- Achieve Energy Star certification applicable for the year of construction.
- Include passive and/or active means of allowing for both solar gain where used for passive solar heating as well as shading protection from unwanted solar gain.
- Include building space, conduits and roof support for future addition of solar hot water and PV systems on every building.
- Meet ANSI/ASHRAE/IESNA standards for all exterior lighting (Dark Sky Standards).
- Within residential structures, reduce energy demand for domestic hot water through the installation of either a solar hot water system or an on-demand hot water system.

10. To mitigate **Carbon Footprint** impacts the following mitigation measures will be taken:

10.1 Create development densities that support transit, walking and bicycling to reduce VMT and direct and indirect emissions from reduced parking facilities.

10.2 Develop with compact building design and mixed uses to reduce onsite fuel combustion emissions and purchased electricity consumption.

10.3 Require the planting of new street trees, establishing new greenways, and require solar-readiness in all development to reduce onsite fuel combustion emissions and purchased electricity plus enhance carbon sink.

10.4 Require the use of water conserving fixtures that exceed building code requirements and use drought-tolerant landscaping to reduce water consumption.

10.5 Require the use of low-VOC paints and building materials in all development to reduce fugitive emissions and indirect emissions.

10.6 Develop as a walkable and sustainable community in order to reduce sprawl and direct and indirect VMT.

11. To mitigate **School** impacts the following mitigation measures will be taken:

11.1 The school sites identified in the LUDR land use map as school sites and that are currently within the Richland School District, are intended to be used for the construction of two elementary schools and a middle school. By making these sites available for acquisition for the construction and operation of schools for the children intended to live within Badger Mountain South and the Richland School District (RSD) boundaries Nor Am has adequately mitigated the impacts of the Badger Mountain South development for school sites (Kennewick School District has already acquired a site from Nor Am that is located within Badger Mountain South as well as

in the Kennewick School District that will service the children within Badger Mountain South if and when a school is constructed on the site). The sites within the Richland School District that are identified as school sites shall remain available for acquisition by the Richland School District, or such other entity as is authorized by the State of Washington to operate an elementary school or middle school, until such time as Nor Am provides a census of the students living in the area with BMS and the RSD that shows there are currently children residing in that area that would reach 80 percent of the capacity of the average design capacity for then existing Richland School District Middle schools, in case of the Middle School site, and elementary schools in case of an elementary school site, not including portables. Nor Am will then give the Richland School District notice, with a copy to the City, of the census results, and the RSD, or such other entity as is authorized by the State of Washington to operate an elementary school, or middle school, shall then have two years to purchase the school site. The purchase price for the RSD shall not be more than the fair market value of the property at the time the census is provided to the RSD. If the RSD, or another entity authorized by the State of Washington to operate an elementary school or middle school, does not purchase the property within the two year period, then Nor Am may sell and/or develop the applicable school site for which the census applied, either for school purposes, or any other use permitted in the BMS-NG district or the Civic District.

11.2 The school site identified in the LUDR land use map as school site and that is currently within the Kennewick School District is intended to be used for the construction of an elementary school. By making this site available for acquisition for the construction and operation of a school for the children intended to live within Badger Mountain South and the Kennewick School District boundaries Nor Am has adequately mitigated the impacts of the Badger Mountain South development for school sites within the Kennewick School District. The Kennewick School District has already acquired the site from Nor Am.

END OF MITIGATION CONDITIONS.

4. East Garden Neighborhood – 870 RU

Improvements	RU – Residential Unit Non-Sequential Trigger
○ Local Park #2	45 RU
○ 1,500 LF – Primary Trail 1,750 LF – Secondary Trail 3,250 LF – Greenbelt	100 RU
○ Local Park #1 (West Vineyard)	300 RU
○ The Reserve: 1/4 of Landscape Improvements 5,000 LF – Primary Trail 1,400 LF Secondary Trail (3) Picnic Areas	210 RU
○ Local Park #1	120 RU
○ 2,300 LF - Secondary Trail 2,300 LF – Greenbelt 650 LF – Equestrian Trail	35 RU
○ <u>Block Parks (to be distributed) – 1.8 Acres</u>	60 RU
	870 RU

Chapter 19.50

CONSISTENCY WITH DEVELOPMENT REGULATIONS AND SEPA

Sections:

19.50.010 Determination of consistency.

19.50.020 Initial SEPA analysis.

19.50.030 Categorically exempt and planned actions.

19.50.010 Determination of consistency

A. Purpose. When the city receives a project permit application, consistency between the proposed project and the applicable regulations and comprehensive plan should be determined through the process in this chapter and the city's adopted SEPA ordinance, Chapter 22.09 RMC.

B. Consistency. During project permit application review, the city shall determine whether the items listed in this subsection are defined in the development regulations applicable to the proposed project. In the absence of applicable development regulations, the city shall determine whether the items listed in this subsection are defined in the city's adopted comprehensive plan. This determination of consistency shall include the following:

1. The type of land use permitted at the site, including uses that may be allowed under certain circumstances, if the criteria for their approval have been satisfied;
2. The level of development, such as units per acre, density of residential development in urban growth areas, or other measures of density;
3. Availability and adequacy of infrastructure and public facilities identified in the comprehensive plan, if the plan or development regulations provide for funding of these facilities as required by Chapter 36.70A RCW; and
4. Character of the development, such as development standards.

C. Concurrency. For Type II and Type III applications, a concurrency review shall be completed by the city. The review shall consist of an evaluation of the transportation impacts created by the proposed project on the city street system. The city shall make a determination as to whether the transportation impacts of the proposed project will cause the level of service on the city street system to drop below the level of service adopted in the city's comprehensive plan. In the event that a proposed project is anticipated to create a drop in the level of service below the standard adopted in the comprehensive plan, the city shall identify mitigation measures that could be implemented to prevent the projected decline in the level of

service. Nothing in this section would prevent an applicant from modifying his proposal to avoid a projected decline in the level of service. Mitigation measures may not be necessary if the city has a transportation project listed in its adopted six-year plan that, if implemented, would prevent the decline in the projected level of service. [Ord. 12-96; Ord. 02-00; Ord. 29-12 § 1.01].

19.50.020 Initial SEPA analysis

A. The city shall also review the project permit application under the requirements of the State Environmental Policy Act ("SEPA"), Chapter 43.21C RCW; the SEPA rules, Chapter 197-11 WAC; and RMC Title 22 (Environment), and shall:

1. Determine whether the applicable regulations require studies that adequately analyze all of the project permit application's specific probable adverse environmental impacts;
2. Determine if the applicable regulations require measures that adequately address such environmental impacts;
3. Determine whether additional studies are required and/or whether the project permit application should be conditioned with additional mitigation measures;
4. Provide prompt and coordinated review by government agencies and the public on compliance with applicable environmental laws and plans, including mitigation for specific project impacts that have not been considered and addressed at the plan or development regulation level.

B. In its review of a project permit application, the city may determine that the requirements for environmental analysis, protection and mitigation measures in the applicable development regulations, comprehensive plan and/or in other applicable local, state or federal laws provide adequate analysis of the mitigation for the specific adverse environmental impacts of the application.

C. A comprehensive plan, development regulation or other applicable local, state or federal law provides adequate analysis of and mitigation for the specific adverse environmental impacts of an application when:

1. The impacts have been avoided or otherwise mitigated; or
2. The city has designated as acceptable certain levels of service, land use designations, development standards or other land use planning required or allowed by Chapter 36.70A RCW.

D. In its decision whether a specific adverse environmental impact has been addressed by an existing rule or law of another agency with jurisdiction with environmental expertise with regard to a specific environmental impact, the city shall

consult orally or in writing with that agency and may expressly defer to that agency. In making this deferral, the city shall base or condition its project approval on compliance with these other existing rules or laws.

E. Nothing in this section limits the authority of the city in its review or mitigation of a project to adopt or otherwise rely on environmental analyses and requirements under other laws, as provided by Chapter 43.21C RCW.

F. The city shall also review the application under RMC Title 22 (Environment). [Ord. 12-96; Ord. 29-12 § 1.01].

19.50.030 Categorically exempt and planned actions.

A. Categorically Exempt. Actions categorically exempt under RCW 43.21C.110(1)(a) do not require environmental review or the preparation of an environmental impact statement. An action that is categorically exempt under the rules adopted by the Department of Ecology (Chapter 197-11 WAC) may not be conditioned or denied under SEPA.

B. Planned Actions.

1. A planned action does not require a threshold determination or the preparation of an environmental impact statement under SEPA, but is subject to environmental review and mitigation under SEPA.

2. A “planned action” means one or more types of project action that:

a. Are designated planned actions by an ordinance or resolution adopted by the city;

b. Have had the significant impacts adequately addressed in an environmental impact statement prepared in conjunction with:

i. A comprehensive plan or subarea plan adopted under Chapter 36.70A RCW; or

ii. A fully contained community, a master planned resort, a master planned development or a phased project;

c. Are subsequent or implementing projects for the proposals listed in subsection (B)(2)(b) of this section;

d. Are located within an urban growth area, as defined in RCW 36.70A.030;

e. Are not essential public facilities, as defined in RCW 36.70A.200; and

f. Are consistent with the city’s comprehensive plan adopted under Chapter 36.70A RCW.

C. Limitations on Planned Actions. The city shall limit planned actions to certain types of development or to specific geographical areas that are less extensive than the jurisdictional boundaries of the city, and may limit a planned action to a time period identified in the environmental impact statement or the adoption of this chapter.

D. During project review, the city shall not reexamine alternatives to or hear appeals on the items identified in RMC 19.50.010(B), except for issues of code interpretation.

E. Project review shall be used to identify specific project design and conditions relating to the character of development, such as the details of site plans, curb cuts, drainage swales, the payment of impact fees, or other measures to mitigate a proposal's probable adverse environmental impacts. [Ord. 12-96; Ord. 29-12 § 1.01].

STATEMENT FOR THE NOVEMBER 8 PUBLIC HEARING ON GOOSERIDGE ESTATES, PHASE II

Deborah and Harold Snider, 4356 Corvina Street, Richland WA 99352

My husband, Harold, and I made a road trip from Cedar City, Utah to Richland in 2017, to investigate where we wanted to retire. We had identified New Tradition Homes as our builder and made an appointment to meet with a sales representative in their then-model home on Vineyard Estate Lane.

As we entered the subdivision, we were thrilled to see the Country Mercantile, and then to drive into the Badger Mountain South – West Vineyard neighborhood. We felt like we had found our piece of heaven for our “forever” home.

We moved into our home on December 6, 2018, quickly becoming friendly with the seven other homeowners on our block of Corvina between Malbec and Bellaview. In early 2019, not only did we experience a “1,000-year” snowstorm and blizzard, but then the pandemic hit. Because our neighborhood was outside Richland city limits at that time, we had no public services. However, what was amazing was the mutual support in our community for snow plowing and transportation. In 2019, we all posted red hearts in the windows on our block to show solidarity with our neighbors.

For a while, we were blissful in our new home, and deeply grateful that we had found a neighborhood with an exciting Master Plan...in particular, the wine village that would include wine tasting rooms, restaurants, and boutique shops. Parks and walking paths were also exciting. I even wrote a proposal for a community gallery and classroom that could also serve as a meeting place for diverse activities.

Then, Goose Ridge Estates began development of its Phase I neighborhood. The first impact was trucks delivering huge boulders, which they literally dropped from their beds, causing our homes on Corvina (and I presume Highview) to shake. We had to monitor that our home foundations were not cracking during this process.

When construction on homes began, heavy construction vehicles of all sorts drove down Ava to Bellaview, to Corvina and Highview. After them followed construction workers, who often sped down our streets to their building destinations.

For reasons unknown to us, the Ava and Trowbridge extensions and roundabouts were not, and still are not in the case of Trowbridge, open for the construction and worker vehicles to use as preferred access to Goose Ridge Estates. Now, we have been notified that Phase II of Goose Ridge Estates is going to be developed. Trowbridge has still not opened.

Our concerns are many: for the past two years, we have had to deal with relentless construction vehicle and building noise, dirty streets, vehicles going way over the speed limit, potential safety factors because there are often children and bicyclists on our roads, possible degradation of our roads, and a significant diminishment of the quality of life we had anticipated in retirement. The Master Plan seems to be dissolving. Vineyards have disappeared. There is no indication that a wine village will be built. We – as a distinct HOA community – have not been regularly updated by the Master Plan Board on what we can expect in future phase development.

In the past year, four of the eight homes on our block of Corvina have been impacted by these issues (and other personal factors), and residents have sold their homes and moved out. I am aware of two more homes that may be sold next spring or summer, including ours. Construction will continue for the foreseeable future, and certainly for the duration of Harold's and my lifetimes. There has been little or no regard by the developers and builders of Goose Ridge Estates for the families who invested in West Vineyard and the Master Planned Community.

To mitigate this situation, we request that Trowbridge be opened immediately to relieve the stresses on our impacted blocks. We also ask for the Master Plan Board to provide regular updates on the Master Plan, so that rumors do not continue to swirl about what may or may not happen, and on what timeline.

Thank you for your kind attention.

**West Vineyard Homeowners Association
Richland, WA 99352**

29 October 2021

**Shane O'Neill
Senior Planner
City of Richland
625 Swift Boulevard, MS-35
Richland, WA 99352**

Dear Mr. O'Neill:

Please accept this correspondence as the West Vineyard HOA Board's written comments regarding the proposed Goose Ridge Estates II development application. The information contained herein represents the input from both our board members and community members.

Sincerely,

A handwritten signature in black ink, appearing to read "Heather Nicholson", written in a cursive style.

Heather Nicholson
Acting President of West Vineyard HOA
702-981-3237
hansen.hch@gmail.com

Enclosure: Comments on Goose Ridge Estates II Development Application

COMMENTS ON GOOSE RIDGE ESTATES II DEVELOPMENT – TABLE OF CONTENTS

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PHASE INCONSISTENCY ISSUE

STATEMENTS FROM APPLICATION

The Goose Ridge Estates II Development Application “the Application”, as found on the City of Richland’s Land Use Actions section on 10/28/2021, states the following:

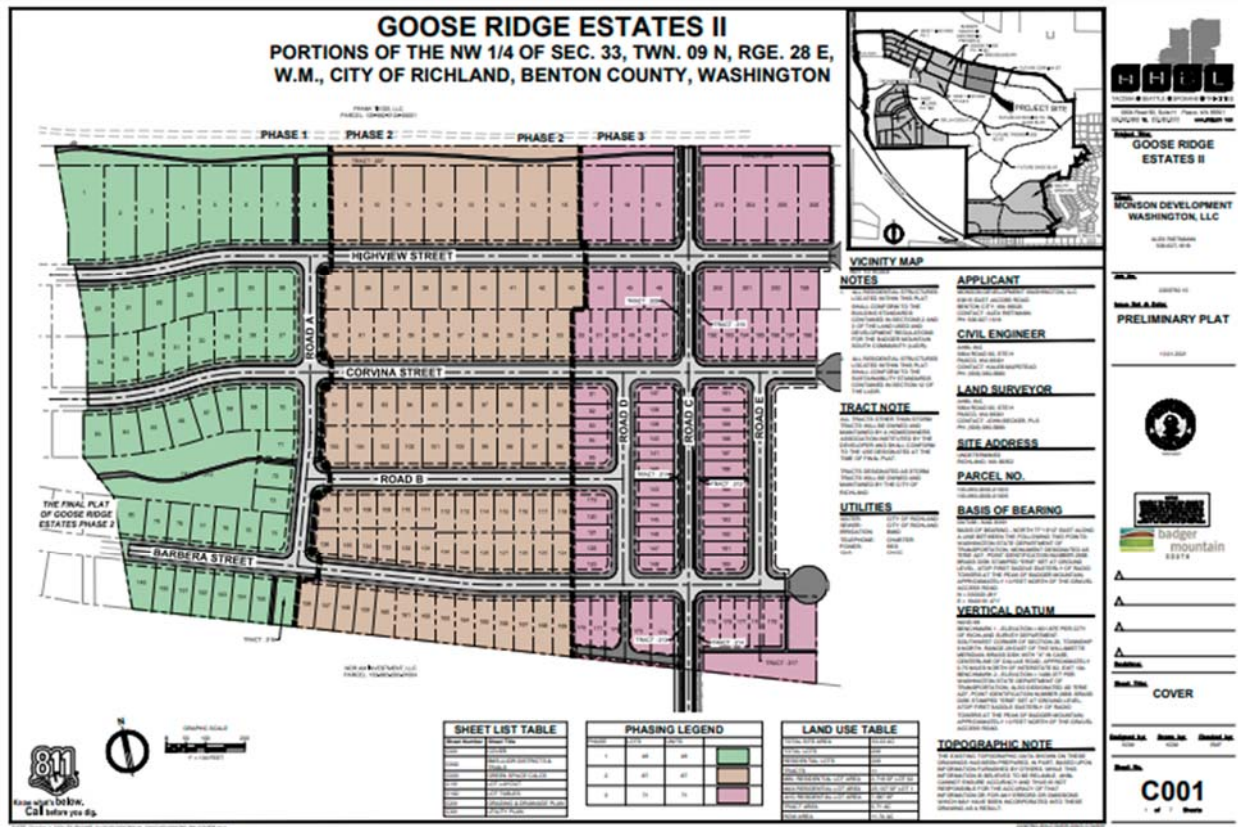
“The applicant has stated that this plat will be finalized in two phases” (Page 10)

And

“The project will be completed in two phases (see C001 for phase line). The phase line runs North/South between lots 12 & 13, 38 & 39, 57 & 58 ... Phase 1 includes 90 lots and Phase 2 includes 116 lots.” (Page 11)

ISSUE

C001 clearly shows three phases, with no phase line running in between lots 12 & 13, 38 & 39, 57 & 58, etc.:



Our analysis contained in this report has been performed with the information provided on the City of Richland’s website. An inconsistency of this nature gives us pause for the quality of the application as a whole. While our community does not take issue with the project occurring in either two or three phases, we are concerned that we are working with outdated maps and/or information.

RECOMMENDATION

We ask that the applicant perform a full review of their application and repost the application once inconsistencies are resolved.

PARK, MINI PARK, OR OPEN SPACE PROXIMITY ISSUE

STATEMENTS FROM APPLICATION

On Application Page C003, and further parsed out on Page 4 of the Master Agreement Consistency Recommendation Application, the applicant acknowledges that their project triggers additional Green Infrastructure Improvements:

Green Infrastructure Improvements are required and as found in the Master Agreement Exhibit D, are linked to the numbers of residential units (RU) developed.

The applicant determined they need to meet the additional requirements by adding 206 RU. The builder decided to meet this constraint by adding in 4,867 feet of green belt trail. This gives them a total of 211.5 RU and exceeds the required 206 RU.

ISSUE

The proposed development is zoned for BMS-NG: Neighborhood General, and BMS-NE: Neighborhood edge.

The LUDR states on Page 1-3:

BMS-NG District: The Neighborhood General District is the primary residential district...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 LUDR extensively details what constitutes a local park or mini park on Page 5-3. The definition reads: (emphasis added)

*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.***

Open Spaces are only found within areas zoned as BMS-Civic. This is made apparent on Page 3-8:

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.

It is of note that there is an area designated as BMS-CIVIC Special Designation immediately east of Goose Ridge II. According to Page 2-3 of the LUDR, under foot note 29, this area is restricted to a school site and would therefore not constitute an Open Space.

The currently under-construction Goose Ridge plat and its southern neighbor, West Vineyard phase 2 & 3 plats, contain no parks or mini parks. Using the LUDR Map found on Page 2.B, it's clear to see that both Goose Ridge and Goose Ridge II lack their own Civic Districts and will never be within 3 blocks of an Open Space.

To highlight the distance from these developments to the nearest park, here is an aerial photo (labels added) courtesy of the Benton County Assessor's Office. The green box encompasses the only local park in BMS:



Clearly the homes in these developments are more than 3 blocks from the nearest park. There are no mini parks in all of the BMS community. The Civic Districts aren't zoned to be near the development, therefore there's no future plans for Open Spaces that would address this concern.

As the first community established in BMS, we have seen developer after developer meet their additional RU requirements by adding in trails rather than parks. Because these developments are individual projects that go through the approval process at separate times, it's easy to forget that these communities need to fit together and support each other in order to meet the intent of the LUDR.

RECOMMENDATION

The lack of a park in Goose Ridge II clearly violates the BMS-NG District definition. Our recommendation is for Goose Ridge II to have a Local Park incorporated into it in such a manner as to meet the BMS-NG requirements.

TRAFFIC SAFETY CONCERNS

STATEMENTS FROM APPLICATION

The Master Plan Administrator brings up traffic concerns (Page 13):

Specifically, the traffic study shows connectivity from Road C in Goose Ridge Estates II to Trowbridge. Without this connection, the traffic generated from this development will run through the residential neighborhoods in Goose Ridge and West Vineyard and create more congestion, noise, and safety concerns. The Master Plan Administrator recommends the City of Richland identify when the connection from Road C to Trowbridge should be made as part of this phase of Goose Ridge Estates.

ISSUE

The Master Plan Administrator is absolutely correct on this point. Goose Ridge 1 construction traffic is funneling entirely through Highview, Corvina, Barbera, and Ava Way (indicated in green below). Trowbridge has been extended to Sol Duc, but is not opened for use (noted with the red X below):



As the first subdivision in the BMS area, we are all aware that as BMS gets built out there will be lots of construction. This will logically result in construction equipment and construction worker traffic. However, previous HOA boards were led to believe that traffic would be rerouted off our residential streets and directed to main arterials once that infrastructure was in place.

As it exists now, Ava Way, Corvina, and Highview have become the de-facto arterials for the construction vehicles. Many residents have observed that the majority of construction traffic drives well over the posted speed limits. This is especially concerning due to the high number of children who play outdoors in our neighborhood. We have reached out to the city to ask for stop signs but our requests were denied.

Residents have also expressed concern about potential property damage. Some are worried about the foundations of their house, as the bigger construction equipment causes their whole house to shake. Others are concerned about damage to their vehicles when they are parked on the street. The construction equipment's size provides little room for error when navigating our residential streets. This issue becomes even more problematic when residents are parked across from each other on the street, thereby making egress even narrower. In addition to complaints about construction traffic coming late at

night and in the early hours of the morning, we've also had complaints of construction crews damaging private alleyways.

RECOMMENDATION

Construction shouldn't be allowed to begin until Road C is connected to Trowbridge and opened for use. In addition, all construction vehicles & builders should be required to use Trowbridge to access the construction site as it's meant for this purpose.

ONGOING CONCERNS FOR LUDR ENFORCEMENT

STATEMENTS FROM APPLICATION

Page 10 of the Application states:

The successful development of the Badger Mountain South Master Plan Community requires close attention to the detailed planning and standards created in the adopted Master Agreement, specifically to the Land Use and Development Regulations as found in Exhibit C of the Master Agreement, commonly identified as the LUDR (Land Use and Development Regulations). The LUDR standards are designed to go beyond the more typical City requirements or standards because they are seen by the Master Developer as building blocks to creating a walkable and sustainable community.

And

The conditions of the approved Preliminary Plat, the Master Agreement, and specifically, the LUDR must be met before it will be finalized.

ISSUE

Existing developments within the Badger Mountain South community often fall short of the minutia in the LUDR. Some examples from the LUDR:

- (Page 5-2 *The Ravine*) Extensive trail and exercise system, minimum width 150 feet
 - Site Furnishings including benches, trash and recycling receptacles and bike racks
 - Multi-station exercise course
 - ***There are multiple other requirements that haven't been met, we've excluded them for readability purposes.***
- (Page 5-4) Each Greenbelt will contain at least two of the following additional amenities every 1 mile:
 - Mile marker indication element
 - Public art
- (Page 13.C) *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.*

The Ravine is currently a sidewalk, with no other amenities. There are no exercise stations, shade trees, trash cans or benches. Additionally, there are no trash cans or recycling receptables, mile markers or public art on Greenbelts which have been around for years. A major safety concern of note, is that there are no bollards in place on the greenbelts.

We are concerned that the developers will continue to build out BMS and not adhere to the finer requirements in the LUDR.

RECOMMENDATION

We would like to know who is specifically responsible for ensuring that all LUDR requirements are met. We are also asking for a defined process so that we can escalate issues that haven't been addressed.

SUMMARY

Our community is very excited for the new developments occurring in BMS. We all bought our homes here because we believe in the community and vision the LUDR provides.

Unfortunately, many of our community members are tired of the developers skirting the standards set forth in the LUDR. Some residents have even sold and left the community as a result of what they felt were broken promises.

We're hoping that West Vineyard HOA can be the voice for our community members. We all want to see the LUDR followed. We want our children to play safely in our neighborhoods, and we thank you for your time and dedication to making sure Badger Mountain South develops according to the intent of the LUDR.

ONeill, Shane

From: DAlessandro, Carlo
Sent: Friday, October 29, 2021 11:36 AM
To: Roscoe Slade
Cc: Eric Mendenhall; O'Neill, Shane; Rogalsky, Pete; Stevens, Mike
Subject: Badger Mountain South Traffic Impact Analysis

Roscoe,

I had my meeting with TENW regarding the TIA. They told me that we would most likely see the new draft in 6 to 8 weeks. They are making progress on it. They were not prepared to discuss Goose Ridge II impacts on West Richland intersections. I looked into the Master Agreement a little more regarding off-site improvement triggers. My understanding, regarding off-site improvements, is that once the Phase 1 threshold of 1,000 trips has been reached, and the Phase 1 improvements constructed, a Traffic Impact Analysis (TIA) will be provided to the city by the master developer at every point when 500 p.m. peak trips are generated. We have not yet reached the 1,000 trips trigger, but we are close and we are moving ahead with the TIA. By the master agreement, off-site improvements would not be considered until after 1,000 PM peak hour trips have developed. As Pete had mentioned previously, we are going to move ahead with conditioning final plat on completion of the TIA.

Thank you,



Carlo D'Alessandro, PE
Transportation and Development Manager
625 Swift Blvd., MS-26 | Richland, WA 99352
(509) 942-7461

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Allyson Brooks Ph.D., Director
State Historic Preservation Officer

October 12, 2021

Shane O'Neill
Senior Planner
City of Richland
505 Swift Blvd. MS#35
Richland, WA 99352

In future correspondence please refer to:
Project Tracking Code: 2021-10-06975
Property: City of Richland_Goose Ridge Estates II (S2021-107)
Re: Survey Requested

Dear Shane O'Neill:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a moderate to high probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).



Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Sydney Hanson
Transportation Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 West Alder Street • Union Gap, Washington 98903-0009 • (509) 575-2490

October 20, 2021

Shane O'Neill
City of Richland
PO Box 190
Richland, WA 99352

Re: S2021-107

Dear Shane O'Neill:

Thank you for the opportunity to comment on the Notice of Application for the Goose Ridge Estates II subdivision of 53.33 acres into 206 lots, proposed by Monson Development Washington, LLC. The Department of Ecology (Ecology) has reviewed the application and has the following comments.

WATER QUALITY

Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Lloyd Stevens, Jr.** at the Dept. of Ecology, (509) 574-3991 or email lloyd.stevensjr@ecy.wa.gov, with questions about this permit

Shane O'Neill
October 20, 2021
Page 2

WATER RESOURCES

Under RCW 90.03.350, a Dam Safety construction permit is required for those dams or ponds that can impound a volume of 10 acre-feet or more of water or other liquids above ground level. The Goose Ridge Estates II project references the construction of stormwater facilities. If any part of this project meets the above referenced criteria you will need to apply for a dam construction permit. To determine if a Dam Safety construction permit is required for your project, the applicant must submit a set of construction plans to:

WA Department of Ecology
Dam Safety Office
P.O. Box 47600
Olympia, WA 98504-7600

For more information, please contact **Charlotte Lattimore** by e-mail at clat461@ecy.wa.gov or by telephone at (360) 407-6066.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepa@ecy.wa.gov

202105503

ONeill, Shane

From: Stevens, Mike
Sent: Thursday, September 2, 2021 9:31 AM
To: O'Neill, Shane
Subject: FW: Goose Ridge Estates II Phase 1 and 2 Preliminary Plat

For next week's meeting from Ken

From: Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>
Sent: Wednesday, September 1, 2021 8:15 PM
To: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>; Reathafor, Jason <JReathafor@CI.RICHLAND.WA.US>; Jennings, Tyler <tjennings@CI.RICHLAND.WA.US>
Cc: Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>
Subject: Goose Ridge Estates II Phase 1 and 2 Preliminary Plat

Hello Team!

I will be out of town for the Goose Ridge Estates II, Phase 1 and 2 meeting scheduled on September 9, 2021 @ 10:00.

I will actually be gone from September 3rd-10th.

I wish to leave my review comments with you to pass on if you would.

If I have cell service capable of logging in through a hotspot from West Glacier, I might log in. 😊

Hydrant Spacing:

- 1. Hydrant spacing between hydrants F11 & F14 on road E is 754'. On road C it's 719'.**
- 2. Between F11 and F13 is 624'.**
- 3. Between F7 and F13 is 658'.**

600' maximum hydrant spacing, with no more than 300' to any residence. See below for RMC reference.

Street Widths:

All streets meet the minimum width for parking on both sides.

Major Collectors are 34' curb to curb.

Minor Collectors are 34' curb to curb.

Local Streets are 34' curb to curb.

20.02.051 Fire protection water supplies – Amendment to Section 507. SHARE

Section 507 of the International Fire Code is amended by amending Section 507 to read as follows:

Section 507.5.1 Where required. Where any portion of a facility or building hereafter constructed or moved into or within the jurisdiction, either by physical relocation or annexation, is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official; provided, however, that the nearest hydrant from any commercial building shall be not more than 200 feet travel distance on an approved fire apparatus road.

Exceptions:

1. For Group R-3 and Group U occupancies, the maximum hydrant separation distance shall be 600 feet, with no more than 300 feet travel distance to any structure on an approved fire apparatus road. The 300 feet hydrant distance shall not be obstructed by grade change, physical barriers, or other obstacles as determined by the fire code official.

SUPER THANK YOU!



Kenneth L Buechler

Fire Marshal

625 Swift Blvd., MS-16 | Richland, WA 99352

(509) 942-7556

(509) 578-9321

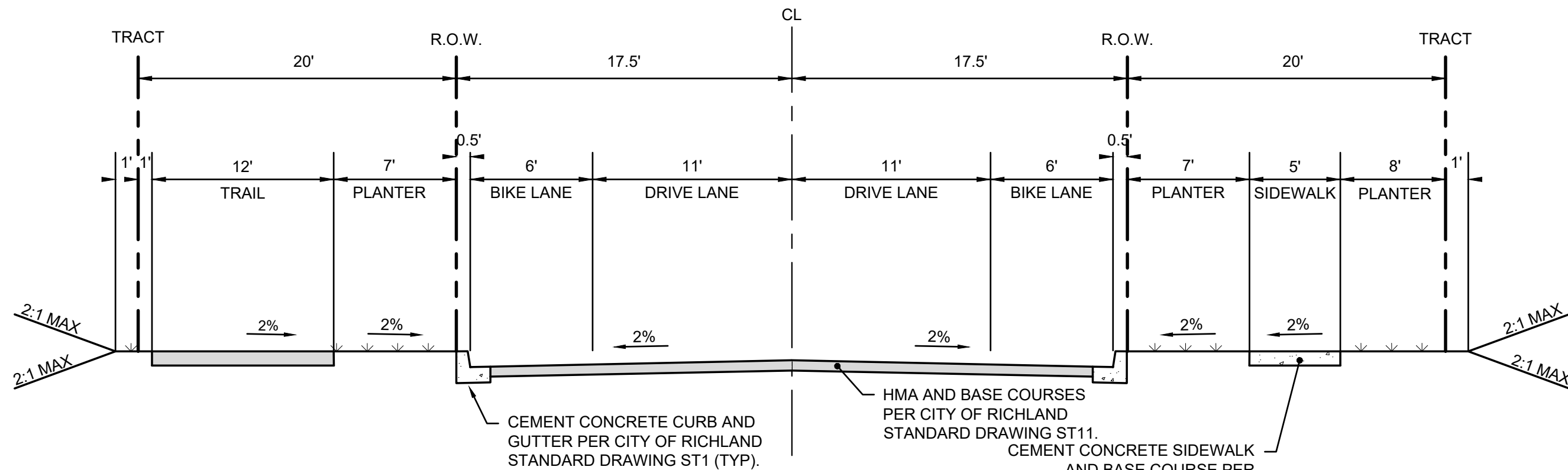
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GOOSE RIDGE ESTATES II
PORTIONS OF THE NW 1/4 OF SEC. 33, TWN. 09 N, RGE. 28 E,
W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

LEGAL DESCRIPTION

133-983-0000-01003
THAT PORTION OF REVISED PARCEL 3 OF CITY OF RICHLAND BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 1 OF SURVEYS AT PAGE 4497, UNDER AF#2014-011777, RECORDS OF BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M. THENCE SOUTH 02° 34' 25" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 1330.21 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3 AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 77° 57' 11" EAST ALONG THE NORTH LINE OF SAID PARCEL 3 A DISTANCE OF 2389.13 FEET; THENCE SOUTH 83° 23' 24" EAST ALONG SAID LINE A DISTANCE OF 1450.15 FEET; THENCE ALONG SAID LINE SOUTH 48° 00' 49" EAST A DISTANCE OF 1013.42 FEET; THENCE SOUTH 28° 44' 51" EAST ALONG SAID LINE A DISTANCE OF 566.25 FEET; THENCE LEAVING SAID LINE SOUTH 02° 04' 53" WEST A DISTANCE OF 756.86 FEET; THENCE SOUTH 89° 36' 54" WEST A DISTANCE OF 1579.81 FEET; THENCE NORTH 49° 55' 56" WEST A DISTANCE OF 1260.01 FEET, THENCE NORTH 71° 45' 56" WEST A DISTANCE OF 2398.54 FEET TO THE WEST LINE OF SAID PARCEL 3; THENCE NORTH 02° 34' 25" EAST ALONG SAID LINE A DISTANCE OF 1046.42 FEET TO THE POINT OF BEGINNING. (BOUNDARY LINE ADJUSTMENT PER AF#2014-024714, 10/01/2014).

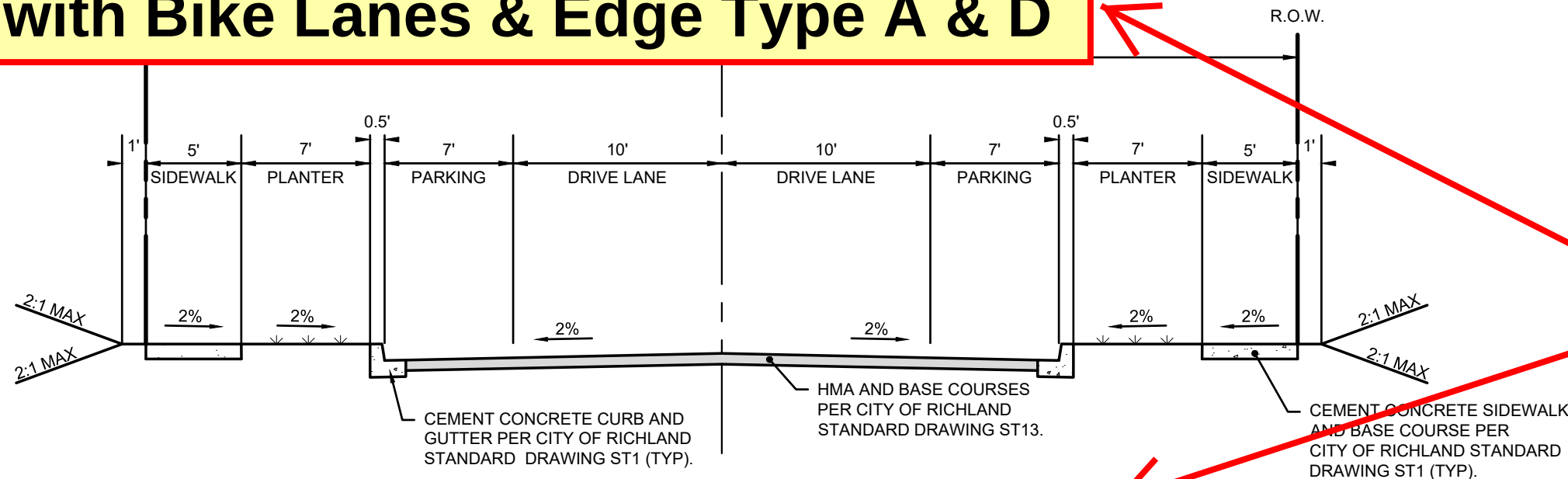
133-983-0000-01005
THAT PORTION OF REVISED PARCEL 3 OF CITY OF RICHLAND BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 1 OF SURVEYS AT PAGE 4497, UNDER AF#2014-011777, RECORDS OF BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M. THENCE SOUTH 02° 34' 25" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 2376.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID LINE SOUTH 71° 45' 56" EAST A DISTANCE OF 2398.54 FEET; THENCE SOUTH 49° 55' 56" EAST A DISTANCE OF 1260.01 FEET; THENCE NORTH 89° 36' 54" EAST A DISTANCE OF 1579.81 FEET; THENCE NORTH 02° 04' 53" EAST A DISTANCE OF 756.86 FEET TO THE NORTH LINE OF SAID PARCEL 3; THENCE NORTH 88° 55' 28" EAST ALONG SAID LINE A DISTANCE OF 380.42 FEET TO THE EAST LINE OF SAID PARCEL 3; THENCE SOUTH 00° 45' 17" WEST ALONG SAID LINE A DISTANCE OF 910.92 FEET; THENCE LEAVING SAID LINE SOUTH 89° 36' 54" WEST A DISTANCE OF 2029.92 FEET; THENCE NORTH 49° 55' 56" WEST A DISTANCE OF 1286.35 FEET; THENCE NORTH 71° 45' 56" WEST A DISTANCE OF 2327.56 FEET TO THE WEST LINE OF SAID PARCEL 3; THENCE NORTH 02° 34' 25" EAST ALONG SAID LINE A DISTANCE OF 155.78 FEET TO THE POINT OF BEGINNING. (BOUNDARY LINE ADJUSTMENT PER AF#2015-014644, 5/26/2015).



MAJOR COLLECTOR SECTION WITH EDGE TYPE A & D

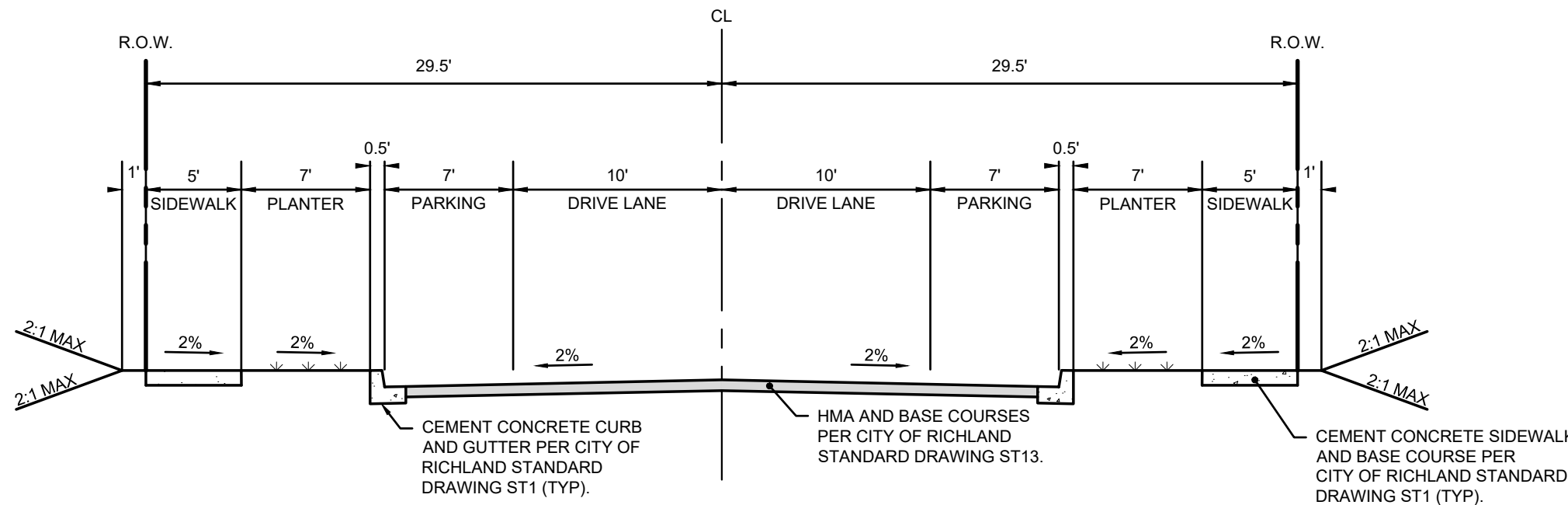
1 NOT TO SCALE

Minor Collector with Bike Lanes & Edge Type A & D



MINOR COLLECTOR SECTION WITH EDGE TYPE A

2 NOT TO SCALE



LOCAL STREET SECTION WITH EDGE TYPE A

3 NOT TO SCALE

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
TOTAL			3,385.8 L.F.	211.5

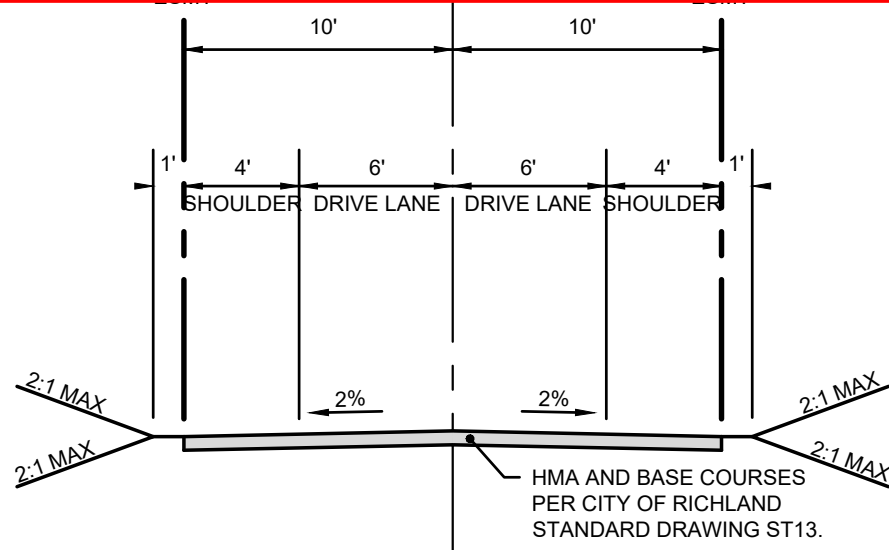
TOTAL ALLOWABLE RU

TRAILS	211.5 RU
PARKS	0 RU
TOTAL	211.5 RU

MISCELLANEOUS OPEN SPACE

TRACT	AREA (SF)	AREA (ACRES)
207 - GREENBELT/TRAIL	86,919	2.01
208 - GREENBELT/TRAIL	21,098	0.48
209 - LANDSCAPE/TRAIL	4,543	0.10
210 - LANDSCAPE/SIDEWALK	4,543	0.10
211 - LANDSCAPE/TRAIL	10,338	0.24
212 - LANDSCAPE/SIDEWALK	10,473	0.24
213 - LANDSCAPE/TRAIL	3,529	0.08
214 - LANDSCAPE/SIDEWALK	3,648	0.08
215 - GREENBELT/TRAIL/STORM	61,308	1.41
216 - LANDSCAPE/STORM	8,305	0.19
217 - LANDSCAPE/STORM	33,990	0.78
TOTAL	248,694	5.71

Both of these are analogous to the "Collector Street" in the LUDR, Page 6-2. We've just elected to have Bike Lanes on the one since there are no fronting homes on this street hence no need for parking



ALLEY SECTION

4 NOT TO SCALE

Frankly, it would be interesting to know if there are going to be any front door access points (like Corvina west of Bellaview) on Road C, if so we may want to allow parking on Road C since there won't be much legal parking on the unnamed Local Streets running parallel to Road C. This is a decision we can make later.



Know what's below.
Call before you dig.



5804 Road 90, Suite H Pasco, WA 99301
509.380.5883 tel. 253.383.2572 www.ahbl.com WEB

Project Title:

GOOSE RIDGE
ESTATES II

Client:

MONSON DEVELOPMENT
WASHINGTON, LLC

ALEX RIETMANN
509-627-1618

Job No.

2200782.10

Issue Set & Date:

PRELIMINARY PLAT

10.01.2021



NOTICE
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Δ

Δ

Revisions:

Sheet Title:

GREEN SPACE CALCS

Designed by: KDM Drawn by: KDM Checked by: EMF

Sheet No.

C003

3 of 7 Sheets

Tee-intersection at Road B, D,
and E receive yield sign
treatments

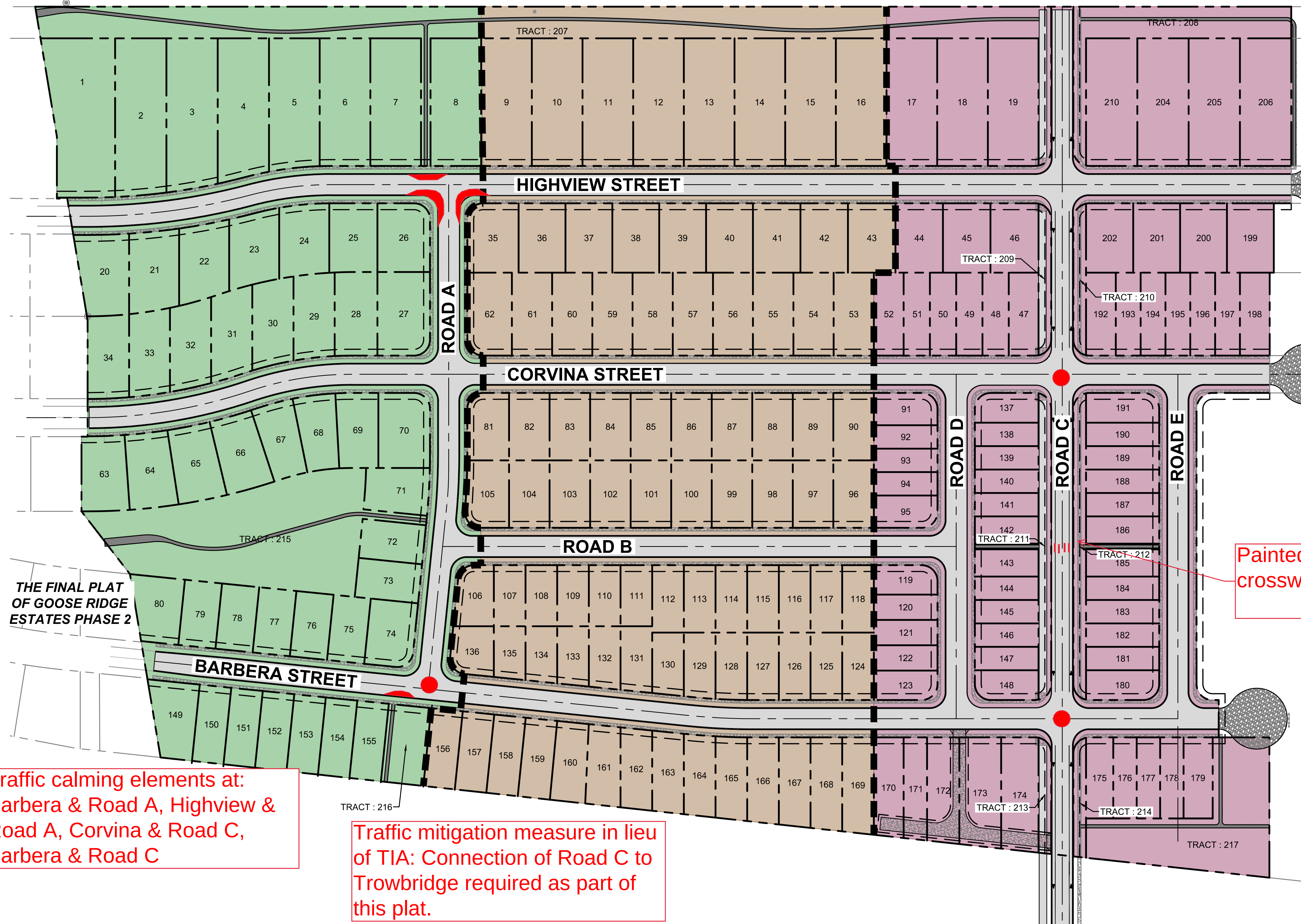
Stop sign treatment on Road A
@ Corvina, Road C @ Highview.

GOOSE RIDGE ESTATES II

PORTIONS OF THE NW 1/4 OF SEC. 33, TWN. 09 N, RGE. 28 E, W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

FRANK TIEGS, LLC
PARCEL: 129-982-0124-65001

PHASE 1 PHASE 2 PHASE 2 PHASE 3



THE FINAL PLAT
OF GOOSE RIDGE
ESTATES PHASE 2

Traffic calming elements at:
Barbera & Road A, Highview &
Road A, Corvina & Road C,
Barbera & Road C

Traffic mitigation measure in lieu
of TIA: Connection of Road C to
Trowbridge required as part of
this plat.

VICINITY MAP

NOT TO SCALE

NOTES

- ALL RESIDENTIAL STRUCTURES LOCATED WITHIN THIS PLAT SHALL CONFORM TO THE BUILDING STANDARDS CONTAINED IN SECTIONS 2 AND 3 OF THE LAND USED AND DEVELOPMENT REGULATIONS FOR THE BADGER MOUNTAIN SOUTH COMMUNITY (LUDR).
- ALL RESIDENTIAL STRUCTURES LOCATED WITHIN THIS PLAT SHALL CONFORM TO THE SUSTAINABILITY STANDARDS CONTAINED IN SECTION 12 OF THE LUDR.

TRACT NOTE

ALL TRACTS OTHER THAN STORM TRACTS WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION INSTITUTED BY THE DEVELOPER AND SHALL CONFORM TO THE USE DESIGNATED AT THE TIME OF FINAL PLAT.

TRACTS DESIGNATED AS STORM TRACTS WILL BE OWNED AND MAINTAINED BY THE CITY OF

Painted
crosswalk

TIES

SEWER: CITY OF RICHLAND
IRRIGATION: CITY OF RICHLAND
TELEPHONE: BMID
POWER: CHARTER
GAS: RES
CNGC

APPLICANT

MONSON DEVELOPMENT WASHINGTON, LLC
63615 EAST JACOBS ROAD
BENTON CITY, WA 98320
CONTACT: ALEX RIETMANN
PH: 509.627.1618

CIVIL ENGINEER

AHBL INC
5804 ROAD 90, STE H
PASCO, WA 99301
CONTACT: KALEB MAPSTEAD
PH: (509) 380-5883

LAND SURVEYOR

AHBL INC
5804 ROAD 90, STE H
PASCO, WA 99301
CONTACT: JOHN BECKER, PLS
PH: (509) 380-5883

SITE ADDRESS

UNDETERMINED
RICHLAND, WA 99352

PARCEL NO.

133-983-0000-01003
133-983-0000-01005

BASIS OF BEARING

DATUM - NAD 83/91
BASIS OF BEARING - NORTH 77°19'12" EAST ALONG A LINE BETWEEN THE FOLLOWING TWO POINTS: WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, MONUMENT DESIGNATED AS "ERIE AZI", POINT IDENTIFICATION NUMBER 2668. BRASS DISK STAMPED "ERIE" SET AT GROUND LEVEL. ATOP FIRST SADDLE EASTERLY OF RADIO TOWERS AT THE PEAK OF BADGER MOUNTAIN, APPROXIMATELY 10 FEET NORTH OF THE GRAVEL ACCESS ROAD.

VERTICAL DATUM

NAVD 88
BENCHMARK 1 - ELEVATION = 801.875' PER CITY OF RICHLAND SURVEY DEPARTMENT, SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN. BRASS DISK WITH "X" IN CASE, CENTERLINE OF DALLAS ROAD, APPROXIMATELY 0.75 MILES NORTH OF INTERSTATE 82, EXIT 104. BENCHMARK 2 - ELEVATION = 1489.377' PER WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, ALSO DESIGNATED AS "ERIE AZI", POINT IDENTIFICATION NUMBER 2668. BRASS DISK STAMPED "ERIE" SET AT GROUND LEVEL, ATOP FIRST SADDLE EASTERLY OF RADIO TOWERS AT THE PEAK OF BADGER MOUNTAIN, APPROXIMATELY 10 FEET NORTH OF THE GRAVEL ACCESS ROAD.

TOPOGRAPHIC NOTE

THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, AHBL CANNOT ENSURE ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWING AS A RESULT.



5804 Road 90, Suite H Pasco, WA 99301
509.380.5883 TEL 253.383.2572 www.ahbl.com WEB

Project Title:
**GOOSE RIDGE
ESTATES II**

Client:
**MONSON DEVELOPMENT
WASHINGTON, LLC**

ALEX RIETMANN
509-627-1618

Job No.

2200782.10

Issue Set & Date:

PRELIMINARY PLAT

10.01.2021



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Revisions:

Revisions:

Revisions:

Revisions:

Revisions:

Sheet Title:

COVER

Designed by: KDM Drawn by: KDM Checked by: EMF

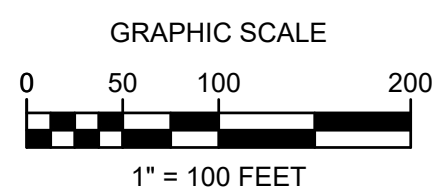
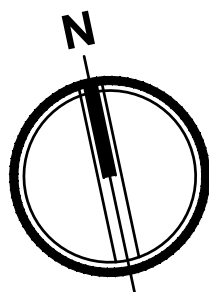
Sheet No.

C001

1 of 7 Sheets



Know what's below.
Call before you dig.



SHEET LIST TABLE

Sheet Number	Sheet Title
C001	COVER
C002	BMS-LUDR DISTRICTS & TRAILS
C003	GREEN SPACE CALCS
C101	LOT LAYOUT
C102	LOT TABLES
C201	GRADING & DRAINAGE PLAN
C301	UTILITY PLAN

PHASING LEGEND

PHASE	LOTS	UNITS	
1	48	48	
2	87	87	
3	71	71	

LAND USE TABLE

TOTAL SITE AREA	53.33 AC
TOTAL LOTS	206
RESIDENTIAL LOTS	206
TRACTS	11
MIN. RESIDENTIAL LOT AREA	3,718 SF LOT 92
MAX RESIDENTIAL LOT AREA	25,107 SF LOT 1
AVG RESIDENTIAL LOT AREA	7,587 SF
TRACT AREA	5.71 AC
ROW AREA	11.74 AC



3100 Belmont BLVD – West Richland
Community Development

Shane O'Neill
City of Richland
625 Swift Blvd., MS-35
Richland, WA 99352

October 20, 2021

RE: Preliminary Plat Review - BMS Goose Ridge Estates (S2021-107)

Dear Shane O'Neill:

The City of West Richland has reviewed the plans submitted on October 11, 2021 for a 53.33 acre preliminary plat for 206 lots in the Badger Mountain South master planned community. This is the third plat review sent to West Richland staff in the past year. As presented in the June 21, 2021 comment letter regarding case S2021-104 South Orchard development, West Richland is asking Richland to respectfully withhold approvals at this time.

The City of West Richland has been in discussions with the City of Richland staff regarding the potential significant traffic impacts as a result of these subdivisions to West Richland. We have appreciated the inclusion in the review process for the Badger Mountain South master plan and traffic impact analysis (TIA) submitted by TENW, draft dated May 14, 2021. The City of West Richland submitted comments to Richland Public Works staff addressing concerns for West Richland on June 30, 2021. The draft TIA includes associated traffic impacts from this subdivision. Since the TIA is still draft, has not been revised and mitigation and trigger points for mitigation may be necessary, the City of West Richland requests that these mitigation measures and trigger points be identified and agreed upon before further review of the proposed development and any future applications associated with the Badger Mountain South master plan.

On May 10, 2021 communication with you and Mike Stevens regarding the Preliminary Plat Review of the Villa Vista Townhomes illustrate that Richland is progressing forward and approving lots not yet sufficiently mitigated. Approved lot trip counts are well beyond the 1,000 trigger mark and required by the FSEIS of the Badger Mountain Subarea plan issued August 23, 2010. Additionally, when current trip count was requested in an email sent to Shane O'Neil on October 13, 2021 it was revealed that Richland staff has not been tracking those critical mitigation trigger numbers.

The City of West Richland respectfully requests that the City of Richland withhold approval of this and any future plats within the Badger Mountain South master planned community until such time that the draft TIA has been finalized and approved. Additionally, we request that current permitting not exceed the critical mitigation trigger points identified in the FSEIS issued by the City of Richland and be able to provide evidence upon request. Mitigation for traffic impacts from this development need to be identifiable and sufficiently mitigated as part of the

review and approval process and mitigation measures sufficiently satisfied. Lastly, we would like to request a copy of the staff report that will be prepared for the public hearing.

Sincerely,

A handwritten signature in blue ink, appearing to read "E. Mendenhall", with a long horizontal flourish extending to the right.

Eric Mendenhall
Community Development Director
City of West Richland

CC: Mayor Brent Gerry; Roscoe Slade III P.E., Bronson Brown, Drew Woodruff, P.E.



October 21, 2021

City of Richland Development Services
625 Swift Blvd
Richland, WA 99352

Attn: Shane O'Neill, Senior Planner

RE: S2021-107 – Goose Ridge Estates II
I-82 Exit 104 (Dallas Rd) vicinity

We have reviewed the proposed plat and have the following comments.

The subject property is in the vicinity of the Interstate 82 (I-82) Exit 104 interchange and within the Badger Mountain South (BMS) subarea. It is anticipated the majority of vehicle trips generated by this proposal will utilize the Dallas Road interchange. WSDOT is not opposed to this project or other developments within the subarea. However, the vehicle trips generated by this proposal may trigger required mitigation to the I-82 Exit 104 interchange ramp terminals, as outlined in the BMS master agreement.

As stated in our comments regarding previous projects in the BMS subarea, mitigation inside I-82 right-of-way must follow current WSDOT and FHWA design documentation and approval processes. The developer should be aware, the state's preferred alternative for intersection control is the roundabout. Signalization of the ramp terminals, as identified in the BMS master agreement, may not be allowed. At this time, we strongly recommend the city and developer begin coordinating improvements to I-82 with WSDOT in order to avoid any potential delays.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter, please contact Jacob Prilucik at (509) 225-0637.

Sincerely,

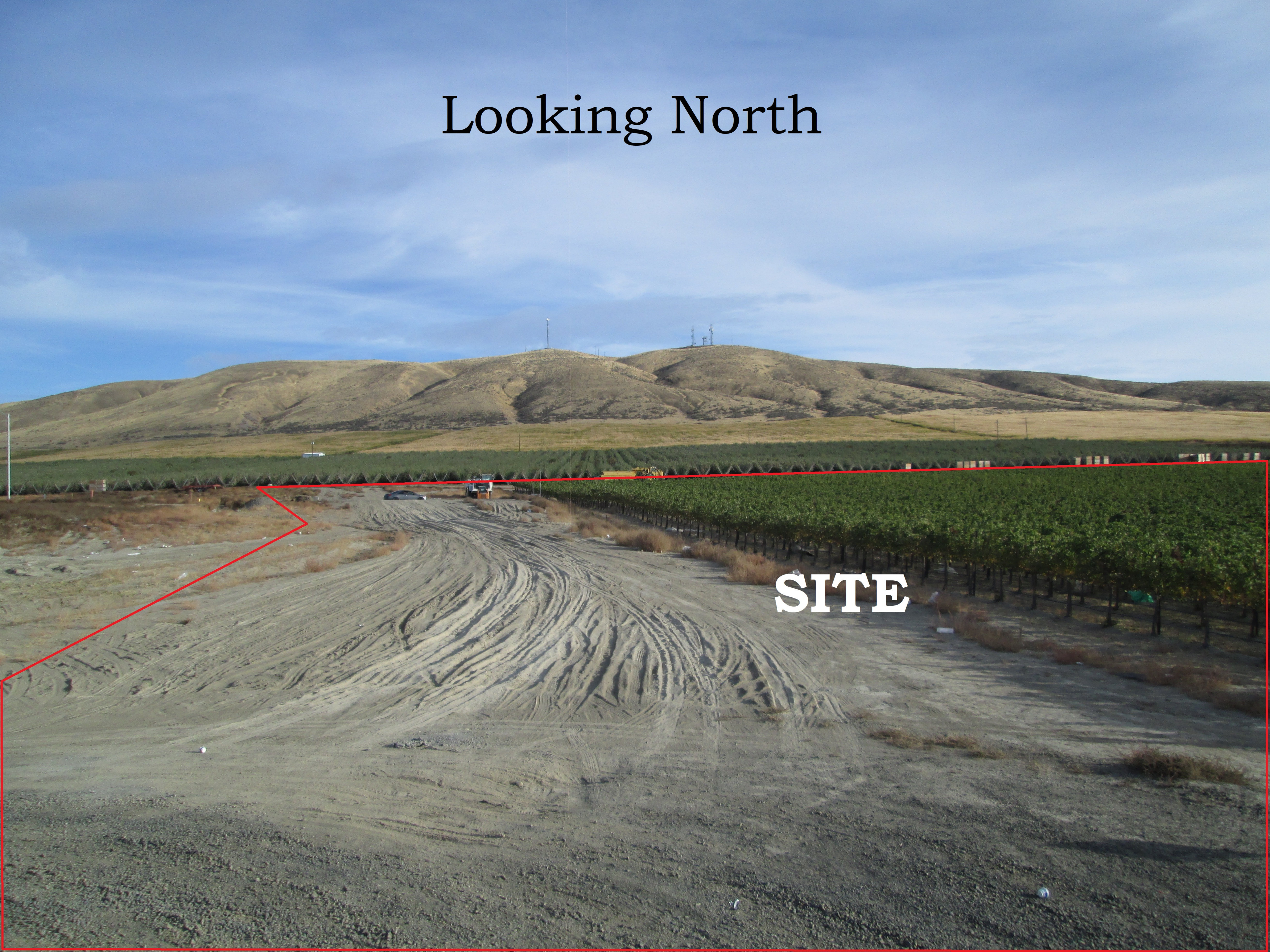
A handwritten signature in black ink that reads "Paul Gonseth".

Paul Gonseth, P.E.
Region Planning Engineer

PG: jjp

cc: SR 82, File #2021_021

Looking North



SITE

Looking East

SITE

FUTURE STREET
EXTENSION
SUBJECT TO
INCREASED TRAFFIC

R
NOTICE OF PENDING
LAND USE ACTION
FOR MORE INFORMATION:
CALL 949.777.7776
WWW.CALTRANS.CA.GOV/STANDARD

Looking South

SITE



Looking West





HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 11/8/2021

Agenda Category: New Business - Public Hearing

Prepared By: Mke Stevens

Subject:

M2021-107 Quarry North Apartments Site Plan Review

Department:

Development Services

Recommended Motion:

Return to applicant for additional information.

Summary:

Site plan application to construct five (5) multi-family residential buildings containing up to 192 dwelling units, a clubhouse, swimming pool, and covered parking structures together with associated parking and landscaping areas.

The project site is located at 703 Columbia Park Trail and is zoned C-LB (Commercial-Limited Business). The property is described as Assessor's Parcel Nos. 125981000011001 and 125981000015000 located in Section 25, Township 9 North, Range 28 East, W.M., Benton County, WA.

Attachments:

1. M2021-107 Full Staff Report Quarry North Apts.

**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION
STAFF REPORT TO THE HEARING EXAMINER**

GENERAL INFORMATION:

PROPOSAL NAME: Quarry North "The Bob" Apartments

REQUEST: Approval of a site plan application to construct five (5) multi-family residential buildings containing up to 192 dwelling units, a clubhouse, swimming pool, and covered parking structures together with associated parking and landscaping areas.

LOCATION: The project site is located at 703 Columbia Park Trail and is zoned C-LB (Commercial-Limited Business). The property is described as Assessor's Parcel Nos. 125981000011001 and 125981000015000 located in Section 25, Township 9 North, Range 28 East, W.M., Benton County, WA.

APPLICANT: Nick Wright

FILE NO.: M2021-107

PROJECT TYPE: Type II Site Plan Approval

HEARING DATE: November 8, 2021

REPORT BY: Mike Stevens, Planning Manager

RECOMMENDED ACTION: Return to applicant to address application deficiencies.

**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION
STAFF REPORT TO THE HEARING EXAMINER**

GENERAL INFORMATION:

PROPOSAL NAME: Quarry North "The Bob" Apartments

REQUEST: Approval of a site plan application to construct five (5) multi-family residential buildings containing up to 192 dwelling units, a clubhouse, swimming pool, and covered parking structures together with associated parking and landscaping areas.

LOCATION: The project site is located at 703 Columbia Park Trail and is zoned C-LB (Commercial-Limited Business). The property is described as Assessor's Parcel Nos. 125981000011001 and 125981000015000 located in Section 25, Township 9 North, Range 28 East, W.M., Benton County, WA.

APPLICANT: Nick Wright

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RECOMMENDED ACTION: Return to applicant to address application deficiencies.

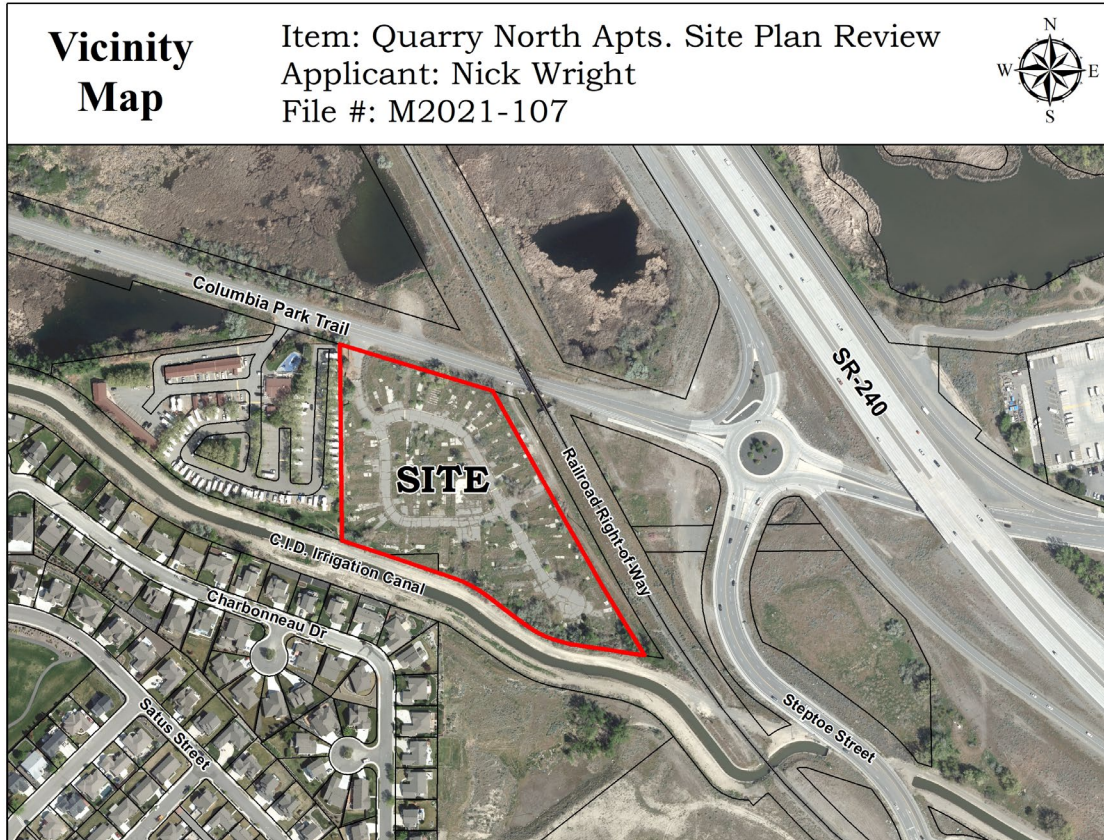


Figure 1 - Vicinity Map

DESCRIPTION OF PROPOSAL

Nick Wright wishes to develop a 7.4-acre site with five (5) multi-family residential buildings containing up to 192 dwelling units, a clubhouse and several covered parking structures together with associated parking and landscaping areas. *Exhibit 1* illustrates the proposed site layout.

REASON FOR REQUEST

Richland Municipal Code (RMC) Chapter 23.48 requires site plan approval by the Hearing Examiner prior to issuance of any building permit for construction of any multi-family development containing twenty (20) or more dwelling units in the C-LB (Commercial Limited Business) zone.

Considering that multi-family residential development is a permitted use in the C-LB zone, RMC 23.48.010 precludes the site plan review process from resulting in denial of a development proposal. Zoning Code Section 23.48.040 outlines some aspects of a development which are subject to alteration/conditioning through the site plan review process. Language in RMC 23.48.040 provides clarity for those items potentially subject to modification as a result of this review:

23.48.040 Site plan – Conditions of approval

Site plan approvals may be made subject to any condition(s) which the hearing examiner determines to be necessary to protect the public health, safety and welfare or otherwise bring a proposed development into compliance with the purpose and intent of this title. Such conditions may include but are not limited to increased setbacks, and buffers, including landscaping, fences and walls; restrictions on the type and location of outdoor lighting; surfacing of parking areas and driveways; the installation of stormwater drainage facilities; the construction and location of service roads and alleys; the points of vehicular ingress or egress; the regulation of the time and type of various activities; vibration, noise, odors or similar nuisances, and the type, size and location of signs.

SITE DESCRIPTION & ADJACENT LAND USES

The site is comprised of two un-platted parcels totaling approximately 7.4-acres lying approximately 666-feet west of the Steptoe Street/Hwy SR-240 round-about (see Fig. 1 above). Combined, the parcels form a diamond-shaped trapezoid. Measuring approximately 1,143 feet in its longest diagonal dimension, and 555 feet at its narrowest diagonal dimension.

Beginning along the south line of the site, the property's elevation drops traveling north; experiencing an average site-wide grade change of approximately 30 feet. The site is accessed by a deteriorated gravel driveway approach extending south from Columbia Park Trail near the northwest corner of the site. A secondary point of access exists off-site. The secondary access extends south from Columbia Park Trail immediately west of the railroad overpass along the east site boundary. Legal availability of this off-site access point is unlikely.

The northern boundary abuts the Columbia Park Trail public right-of-way. The eastern boundary of the site abuts a railroad right-of-way containing an active rail line, the southern boundary of the site abuts a Columbia Irrigation District easement containing an active open-air irrigation canal. Adjacent to the west site boundary lies an active RV campground containing stalls immediately inside the dividing fence. The occupied RV stalls are not setback from the shared boundary.

Approximately 10 years ago, use of the site as a residential mobile home park was abandoned. The site has remained vacant since that time. Artifacts of the previous mobile home park visible today include a variety of paved areas, low walls, landscaping and private roadways.

SURROUNDING ZONING AND LAND USES:

North: Columbia Park Trail public right-of-way then a vacant parcel containing wetlands, zoned Natural Open Space (NOS)

- East:** Active railroad right-of-way then a vacant parcel zoned General Business (C-3)
- South:** Columbia Irrigation District (C.I.D.) open-air irrigation canal then a vacant parcel zoned C-3, and a Planned Unit Development single-family residential neighborhood zoned PUD.
- West:** An active RV park zoned Retail Business (C-2)

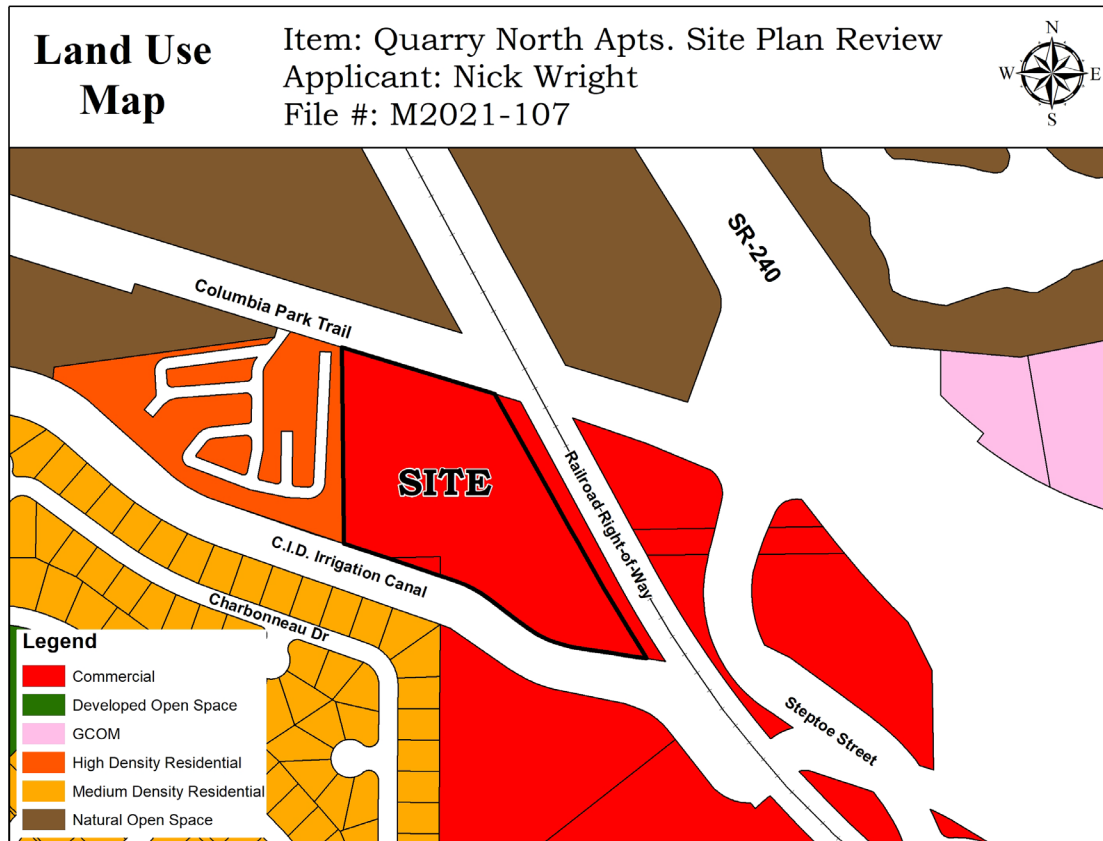


Figure 3 – Comprehensive Plan

COMPREHENSIVE PLAN

As illustrated in Figure 3 (above), Richland's Comprehensive Plan designates the site for commercial land uses. C-LB zoning complies with the intent of the commercial land use designation (RMC 23.22.010(A)).

CURRENT ZONING

The subject site is zoned C-LB (Limited Business). Surrounding lands are zoned as follows:

- North:** Columbia Park Trail public right-of-way then a vacant parcel containing wetlands, zoned Natural Open Space (NOS)

- East:** Active railroad right-of-way then a vacant parcel zoned General Business (C-3)
- South:** Columbia Irrigation District (C.I.D.) open-air irrigation canal then a vacant parcel zoned C-3, and a Planned Unit Development single-family residential neighborhood zoned PUD.
- West:** An active RV park zoned Retail Business (C-2)

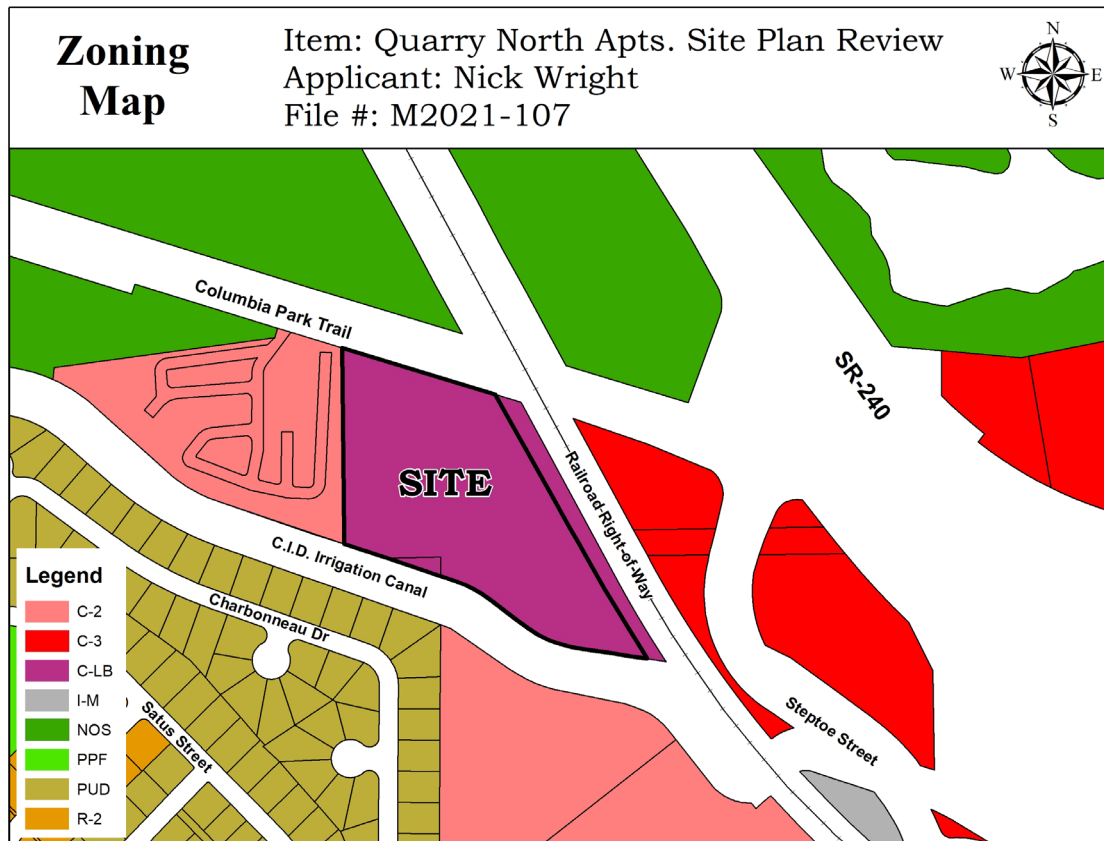


Figure 3 – Zoning Map

The Limited Business (C-LB) use district is designed to provide land for the location of professional and business offices, motels, hotels, and their associated accessory uses, and other compatible uses [...] with regulations affording protection for developments in this and adjacent districts and in certain instances to provide a buffer zone between residential areas and other commercial and industrial districts [RMC 23.22.010(A)].

The commercial land use table (RMC 23.22.030) indicates the C-LB zone permits “apartment, condominium (3 or more units)”. Likewise, RMC 23.22.040 provides a maximum residential density of 1 dwelling unit for every 1,500 square feet of land.

23.22.020 Performance standards and special requirements.

A. Commercial Limited Business. Residential uses permitted in the C-LB district must comply with the following standards except as provided by footnote (6) of RMC 23.22.040:

1. Minimum Yard Requirements.

a. Front Yard. Twenty feet except as provided by footnote (3) of RMC 23.18.040;

b. Side Yards. Each side yard shall provide one foot of side yard for each three feet or portion thereof of building height;

c. Rear Yards. Twenty-five feet.

2. Required Court Dimensions. Each court on which windows open from any room other than a kitchen, bathroom or a closet, shall have all horizontal dimensions measured at right angles from the windows to any wall or to any lot line other than a front lot line equal to not less than the height of the building above the floor level of the story containing the room, but no dimension shall be less than 20 feet.

3. Distance between Buildings. No main building shall be closer to any other main building on the lot than a distance equal to the average of their heights. This provision shall not apply if no portion of either building lies within the space between the prolongation of lines along any two of the opposite walls of the other building, but in any such situation the buildings shall not be closer to each other than a distance of 10 feet.

4. Percentage of Lot Coverage. Apartment buildings in a C-LB district shall cover not more than 33 percent of the area of the lot.

Referenced foot note 6 reads:

6. In any commercial limited business (C-LB), central business (CBD) or in any commercial winery (CW) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all structures:

a. Within the commercial limited business (C-LB), the central business district (CBD) and the commercial winery (CW) districts, buildings shall maintain at least a 35-foot setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 – single-family residential 12,000, R-1-10 – single-family residential 10,000, R-2 – medium-density residential, R-2S – medium-density residential small lot, or any residential planned unit development that is comprised of single-family detached dwellings.

b. Buildings that are within 50 feet of any property that is zoned for single-family residential use in commercial limited business (C-LB) and the commercial winery (CW) districts and buildings that are within 50 feet of any property that is zoned for and currently developed with a single-family

residential use in the central business district (CBD) (as defined in footnote (6)(a)) shall not exceed 30 feet in height. Beyond the area 50 feet from any property that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the C-LB, CW and CBD zoning districts, respectively.

c. A six-foot-high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use, or currently zoned for and developed with a single-family residential use in the CBD district. Additionally, a 10-foot landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in RMC 23.54.140.

d. In the C-LB and CW districts, a 20-foot setback shall be provided for any side yard that adjoins a street.

The various standards contained within footnote 6 do not apply to this application as the property is not located adjacent to a residential district.

C-LB DIMENSIONAL STANDARDS

The following standards apply in the C-LB zone per RMC 23.22.020 which preempt the standard dimensional requirements set forth in RMC 23.22.040:

Front yard setback:	20 feet (<i>compliance not verified – approximately 16' 11" per scale</i>)
Side yard setback:	One (1) foot of side yard for each three feet or portion thereof of building height; (<i>compliance not verified – building heights not provided in application materials</i>)
Rear yard setback:	Twenty-five feet (<i>compliance not verified – Apartment Bldg 4 is approximately 12'9" per scale, garage 4 is approximately 5' per scale and garage 3 appears to be within 25' as well</i>)

ZONING REVIEW AUTHORITY

RMC Section 19.20.030 designates the Hearing Examiner as the hearing body responsible for conducting the review of site plan approval applications and RMC 23.48.020 triggers the need for site plan approval for multi-family residential developments containing 20 or more units in the C-LB zone.

PUBLIC NOTICE

Application Date:	August 31, 2021
Combined Notice of Application & Hearing Mailed:	October 1, 2021
Combined Notice of Application & Hearing Posted:	October 6, 2021

Combined Notice of Application & Hearing Published:
Public Hearing:

October 6, 2021
November 8, 2021

A combined notice of application, SEPA determination (Optional DNS Process) and notice of hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in **Exhibit 2**.

UTILITY AVAILABILITY

The City has domestic water, sewer and electrical power lines in place within reasonable proximity to serve the site and have adequate capacity to supply the proposed project. City utility mapping records indicate the site contains an underground network of private sewer and water lines laid out to serve the previous mobile home lots. An image of said utilities is provided below.

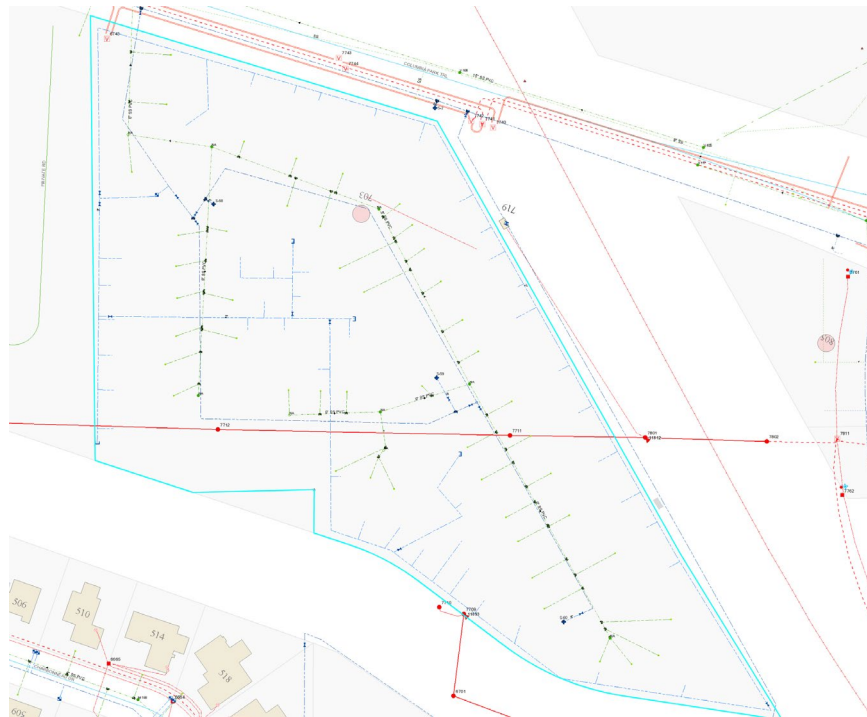


Figure 4 - Utilities Map
(Blue = water, Green = sewer, Red = Electrical power)

Sewer

Columbia Park Trail contains both a 15-inch sewer main and an 8-inch sewer main which both appear to feed into an 8-inch stub serving the site. The sewer stub is aligned with the existing driveway at the northwest corner of the site.

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A twelve (12) inch water main located in Columbia Park Trail is stubbed into the site at the driveway in the northwest corner. This stub feeds into a network of private water lines laid-out to provide service to the abandoned mobile home pad sites. This water main is available and is of adequate capacity to serve future redevelopment of the site.

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Richland Energy Services (RES), a municipal public utility district, will service development on the site. The site is currently crossed by RES power lines. A 3-phase overhead power line currently spans the entire width of the site in an east-west orientation. Underground power lines are stubbed to a vault at the driveway near the northwest corner. Another set of overhead power lines terminate near the southeast corner. All of these electrical facilities are in-place and are of adequate capacity to serve the additional load demand created by future residential and/or commercial development.

TRANSPORTATION & ACCESS

Access into the site will continue to come directly from the Columbia Park Trail right-of-way. Columbia Park Trail is classified as a minor arterial roadway. A preliminary traffic impact review by the Richland Transportation Engineer (John Deskins) determined Columbia Park Trail contains sufficient capacity to accommodate the highest traffic-generating land uses permitted in the requested C-LB zone without lowering the roadways' level of service (LOS) below level D. Said review did contain indication that a 100-foot deep deceleration lane may be required for site development.

In terms of access, the site benefits from nearly direct access to highway SR-240. Commercial, office, and high-density residential uses are appropriately applied in higher-impact areas such as sites near busy roadways and other transportation facilities.

Columbia Park Trail belongs to Benton-Franklin Transit route #126 but this route begins approximately 2,222-feet east of the site. Benton-Franklin Transit route #110 is available at the intersection of Steptoe Street and Canyon Street, located 2,500 feet southeast of the site. And although nearby Highway SR-240 belongs to transit route #120 (1,200-feet east), there are no stops available since it is a highway.

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The project requires compliance with the provisions of the State Environmental Policy Act. The applicants filed an environmental checklist. (*Exhibit 3*). City staff reviewed the checklist, plans and application materials and entered a Determination of Non-Significance into the record on November 3, 2021 after utilizing the Optional DNS Process (*Exhibit 3*).

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At the time this report was prepared, the City received two (2) written comments from the public. The main theme from the two (2) comments received are in regard to the amount of traffic that will be generated from having additional residential units at this location (*Exhibit 5*).

ANALYSIS

The above zoning section of this report provides the applicable standards against which the proposed site plan is evaluated; it is the purpose of this section of the report to enter a detailed zoning review into the record.

Staff review of the site plan results in no findings of compliance with the minimum setback requirements of the C-LB zone and the performance standards thereof outlined in the *C-LB Dimensional Standards* section of this report. Further review of revised site plan(s) and relevant information is necessary to ensure compliance.

Building Height

The C-LB zone allows buildings up to 55-feet in height (RMC 23.22.040). Building height is the vertical distance from grade plane to the average height of the highest roof surface (RMC 23.06.455). According to the SEPA Checklist, the tallest height of any proposed building will be 30'. However, no specific building information was submitted as part of the application to verify the height of each proposed building. As a result, staff is unable to determine whether or not the proposed building heights are in compliance with zoning requirements or whether or not required setbacks will be maintained to side and rear property lines as some setbacks are based off of building height.

Parking

The minimum parking rate applied to multi-family developments is 1.5 stalls per dwelling unit (RMC 23.54.020(A)) and 1 stall/unit in the case of studio apartments. The site plan includes a club house and swimming pool together with surrounding patio area(s). These amenities qualify as a "recreational club" (RMC 23.06.800). Additional parking requirements for recreational clubs are found in RMC 23.42.210. The applicable parking requirement reads:

"...There shall be provided one space per 5,000 square feet of designated and improved recreational area; plus one space per 300 square feet of gross floor area for any building used for public assembly and/or for recreational purposes; plus one space per 300 square feet of water surface area of a pool (exclusive of hot tubs); provided, however, that 25 percent of vehicle parking spaces may be converted to bicycle spaces at a rate of three bicycle spaces per one vehicle space.

Minimum parking requirements for all combined uses are calculated as follows:

192 standard units x 1.5 stalls = 288 stalls required

Rec. club land area = 1,800 ft² / 5,000 ft² = 1 stall required

Rec. club bldg. = $7,712 \text{ ft}^2 / 300 \text{ ft}^2 = 26$ stalls required
Pool = $1,500 \text{ ft}^2 / 300 \text{ ft}^2 = 5$ stalls required

Total = 320 stalls required

The proposed site plan indicates 290 parking stalls will be provided which is 30 spaces short of the required number of parking stalls. Should the applicant want to provide bicycle parking spaces then eight (8) of the 32 spaces required for the recreational club and pool could be converted to 24 bicycle spaces, thus resulting in 24 additional vehicle parking spaces required.

Landscaping

RMC 23.54.140 provides the landscaping requirements which must be met in order to approve a site plan permit request. Provided the landscaping is installed and completed as is currently proposed, the proposed landscaping plan meets all of the various requirements contained within RMC 23.54.140.

Critical Areas

As identified by the City's Critical Areas Map, the Yakima River floodplain is designated as a Fish & Wildlife Habitat Conservation Area and is the critical area nearest to the subject site. Given the site's location south of Columbia Park Trail upon a previously developed site, the City of Richland waived the requirement for the submittal of a Fish & Wildlife Habitat Area conservation report pursuant to RMC 22.10.200 (E) on September 30, 2021.

Shoreline Master Program

The subject site lies far outside of the jurisdiction of the Shoreline Master Program. This project will have no effect on shorelines of statewide significance. Shoreline permitting requirements are not applicable in this case.

CONCLUSION AND RECOMMENDATION:

Staff has completed its review of the request for site plan approval (M2021-107) and recommends that the Richland Hearing Examiner return the application to the applicant in order to address deficiencies found during preparation of this staff report. Specifically, staff recommends that a revised site plan and/or site plans be prepared to address the off-street parking and setback requirements alluded to elsewhere in this report. In addition, detailed information regarding the height of each building shall be provided as well as a detailed memo outlining the changes that were made and how the proposal complies with setback, parking and building height requirements.

EXHIBIT LIST

1. Application Materials
2. Public Notice & Affidavits
3. SEPA DNS & Environmental Checklist
4. Agency Comments

5. Public Comments

23.48.040 Site plan – Conditions of approval

Site plan approvals may be made subject to any condition(s) which the hearing examiner determines to be necessary to protect the public health, safety and welfare or otherwise bring a proposed development into compliance with the purpose and intent of this title. Such conditions may include but are not limited to increased setbacks, and buffers, including landscaping, fences and walls; restrictions on the type and location of outdoor lighting; surfacing of parking areas and driveways; the installation of stormwater drainage facilities; the construction and location of service roads and alleys; the points of vehicular ingress or egress; the regulation of the time and type of various activities; vibration, noise, odors or similar nuisances, and the type, size and location of signs.

SITE DESCRIPTION & ADJACENT LAND USES

The site is comprised of two un-platted parcels totaling approximately 7.4-acres lying approximately 666-feet west of the Steptoe Street/Hwy SR-240 round-about (see Fig. 1 above). Combined, the parcels form a diamond-shaped trapezoid. Measuring approximately 1,143 feet in its longest diagonal dimension, and 555 feet at its narrowest diagonal dimension.

Beginning along the south line of the site, the property's elevation drops traveling north; experiencing an average site-wide grade change of approximately 30 feet. The site is accessed by a deteriorated gravel driveway approach extending south from Columbia Park Trail near the northwest corner of the site. A secondary point of access exists off-site. The secondary access extends south from Columbia Park Trail immediately west of the railroad overpass along the east site boundary. Legal availability of this off-site access point is unlikely.

The northern boundary abuts the Columbia Park Trail public right-of-way. The eastern boundary of the site abuts a railroad right-of-way containing an active rail line, the southern boundary of the site abuts a Columbia Irrigation District easement containing an active open-air irrigation canal. Adjacent to the west site boundary lies an active RV campground containing stalls immediately inside the dividing fence. The occupied RV stalls are not setback from the shared boundary.

Approximately 10 years ago, use of the site as a residential mobile home park was abandoned. The site has remained vacant since that time. Artifacts of the previous mobile home park visible today include a variety of paved areas, low walls, landscaping and private roadways.

SURROUNDING ZONING AND LAND USES:

North: Columbia Park Trail public right-of-way then a vacant parcel containing wetlands, zoned Natural Open Space (NOS)

- East:** Active railroad right-of-way then a vacant parcel zoned General Business (C-3)
- South:** Columbia Irrigation District (C.I.D.) open-air irrigation canal then a vacant parcel zoned C-3, and a Planned Unit Development single-family residential neighborhood zoned PUD.
- West:** An active RV park zoned Retail Business (C-2)

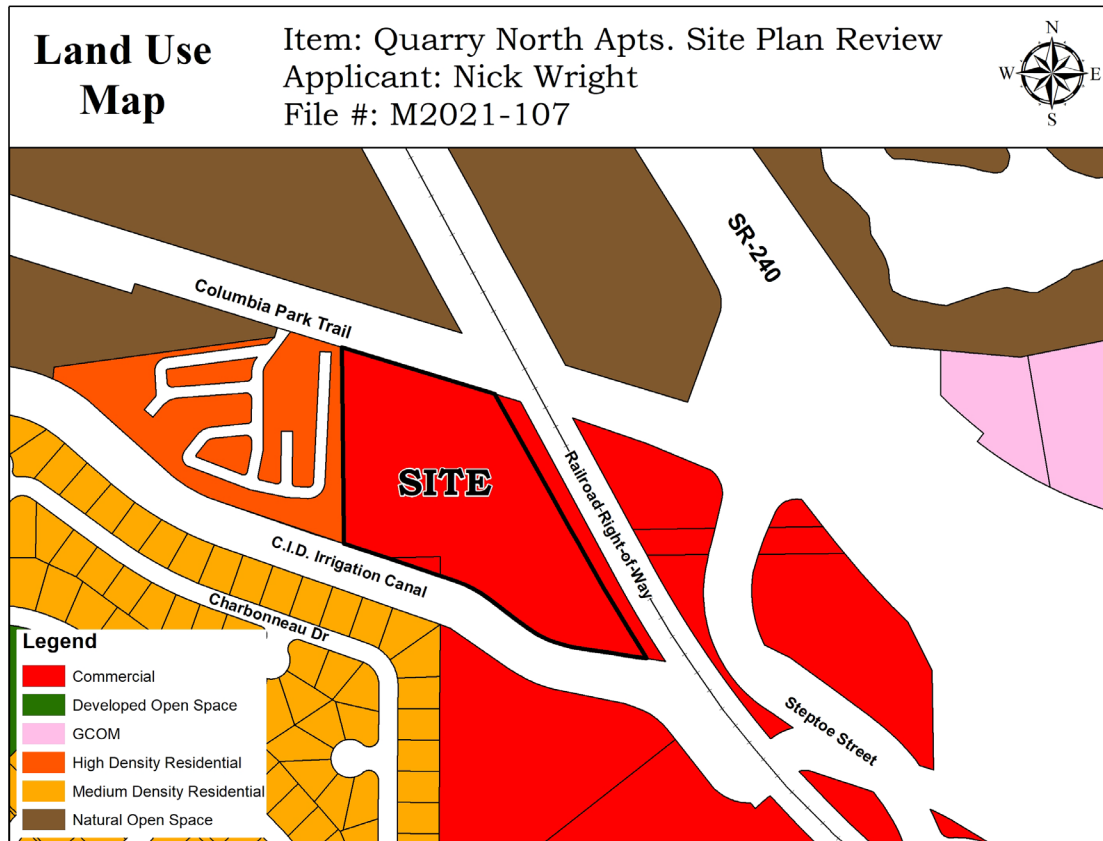


Figure 3 – Comprehensive Plan

COMPREHENSIVE PLAN

As illustrated in Figure 3 (above), Richland's Comprehensive Plan designates the site for commercial land uses. C-LB zoning complies with the intent of the commercial land use designation (RMC 23.22.010(A)).

CURRENT ZONING

The subject site is zoned C-LB (Limited Business). Surrounding lands are zoned as follows:

- North:** Columbia Park Trail public right-of-way then a vacant parcel containing wetlands, zoned Natural Open Space (NOS)

- East:** Active railroad right-of-way then a vacant parcel zoned General Business (C-3)
- South:** Columbia Irrigation District (C.I.D.) open-air irrigation canal then a vacant parcel zoned C-3, and a Planned Unit Development single-family residential neighborhood zoned PUD.
- West:** An active RV park zoned Retail Business (C-2)

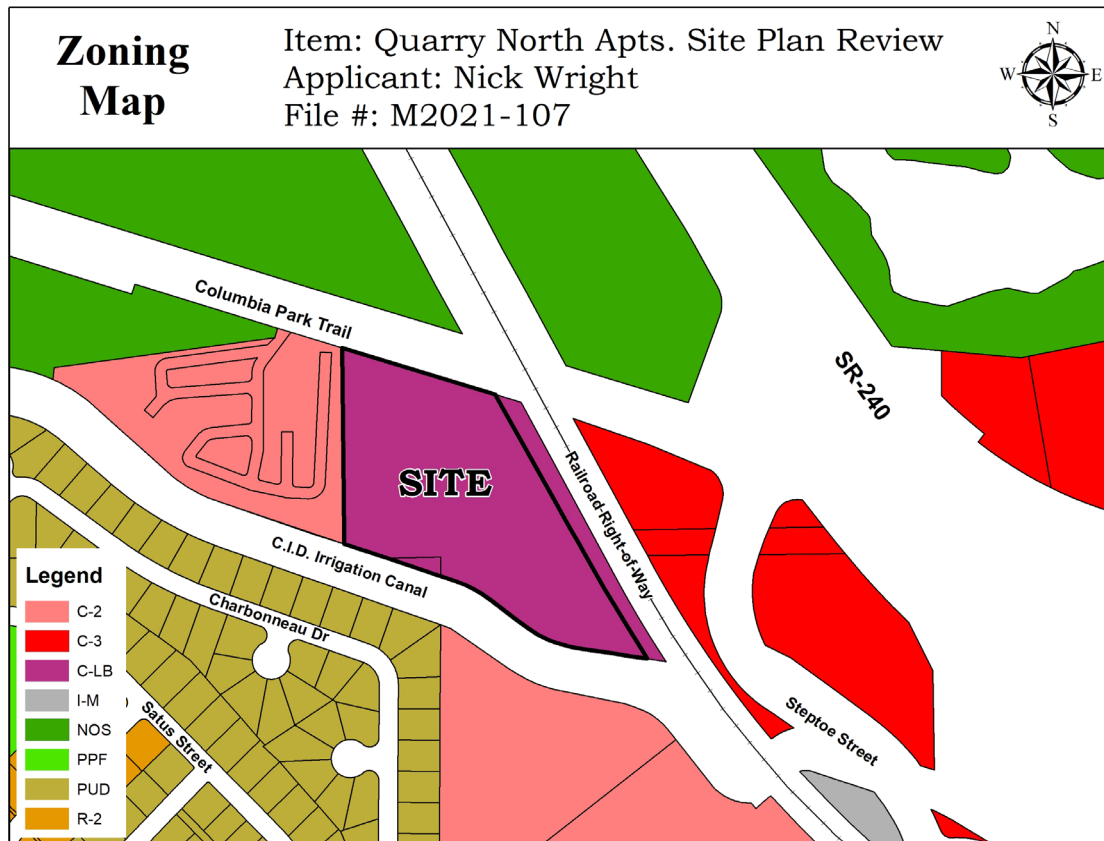


Figure 3 – Zoning Map

The Limited Business (C-LB) use district is designed to provide land for the location of professional and business offices, motels, hotels, and their associated accessory uses, and other compatible uses [...] with regulations affording protection for developments in this and adjacent districts and in certain instances to provide a buffer zone between residential areas and other commercial and industrial districts [RMC 23.22.010(A)].

The commercial land use table (RMC 23.22.030) indicates the C-LB zone permits “apartment, condominium (3 or more units)”. Likewise, RMC 23.22.040 provides a maximum residential density of 1 dwelling unit for every 1,500 square feet of land.

23.22.020 Performance standards and special requirements.

A. Commercial Limited Business. Residential uses permitted in the C-LB district must comply with the following standards except as provided by footnote (6) of RMC 23.22.040:

1. Minimum Yard Requirements.

a. Front Yard. Twenty feet except as provided by footnote (3) of RMC 23.18.040;

b. Side Yards. Each side yard shall provide one foot of side yard for each three feet or portion thereof of building height;

c. Rear Yards. Twenty-five feet.

2. Required Court Dimensions. Each court on which windows open from any room other than a kitchen, bathroom or a closet, shall have all horizontal dimensions measured at right angles from the windows to any wall or to any lot line other than a front lot line equal to not less than the height of the building above the floor level of the story containing the room, but no dimension shall be less than 20 feet.

3. Distance between Buildings. No main building shall be closer to any other main building on the lot than a distance equal to the average of their heights. This provision shall not apply if no portion of either building lies within the space between the prolongation of lines along any two of the opposite walls of the other building, but in any such situation the buildings shall not be closer to each other than a distance of 10 feet.

4. Percentage of Lot Coverage. Apartment buildings in a C-LB district shall cover not more than 33 percent of the area of the lot.

Referenced foot note 6 reads:

6. In any commercial limited business (C-LB), central business (CBD) or in any commercial winery (CW) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all structures:

a. Within the commercial limited business (C-LB), the central business district (CBD) and the commercial winery (CW) districts, buildings shall maintain at least a 35-foot setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 – single-family residential 12,000, R-1-10 – single-family residential 10,000, R-2 – medium-density residential, R-2S – medium-density residential small lot, or any residential planned unit development that is comprised of single-family detached dwellings.

b. Buildings that are within 50 feet of any property that is zoned for single-family residential use in commercial limited business (C-LB) and the commercial winery (CW) districts and buildings that are within 50 feet of any property that is zoned for and currently developed with a single-family

residential use in the central business district (CBD) (as defined in footnote (6)(a)) shall not exceed 30 feet in height. Beyond the area 50 feet from any property that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the C-LB, CW and CBD zoning districts, respectively.

c. A six-foot-high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use, or currently zoned for and developed with a single-family residential use in the CBD district. Additionally, a 10-foot landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in RMC 23.54.140.

d. In the C-LB and CW districts, a 20-foot setback shall be provided for any side yard that adjoins a street.

The various standards contained within footnote 6 do not apply to this application as the property is not located adjacent to a residential district.

C-LB DIMENSIONAL STANDARDS

The following standards apply in the C-LB zone per RMC 23.22.020 which preempt the standard dimensional requirements set forth in RMC 23.22.040:

Front yard setback:	20 feet (<i>compliance not verified – approximately 16' 11" per scale</i>)
Side yard setback:	One (1) foot of side yard for each three feet or portion thereof of building height; (<i>compliance not verified – building heights not provided in application materials</i>)
Rear yard setback:	Twenty-five feet (<i>compliance not verified – Apartment Bldg 4 is approximately 12'9" per scale, garage 4 is approximately 5' per scale and garage 3 appears to be within 25' as well</i>)

ZONING REVIEW AUTHORITY

RMC Section 19.20.030 designates the Hearing Examiner as the hearing body responsible for conducting the review of site plan approval applications and RMC 23.48.020 triggers the need for site plan approval for multi-family residential developments containing 20 or more units in the C-LB zone.

PUBLIC NOTICE

Application Date:	August 31, 2021
Combined Notice of Application & Hearing Mailed:	October 1, 2021
Combined Notice of Application & Hearing Posted:	October 6, 2021

Combined Notice of Application & Hearing Published:
Public Hearing:

October 6, 2021
November 8, 2021

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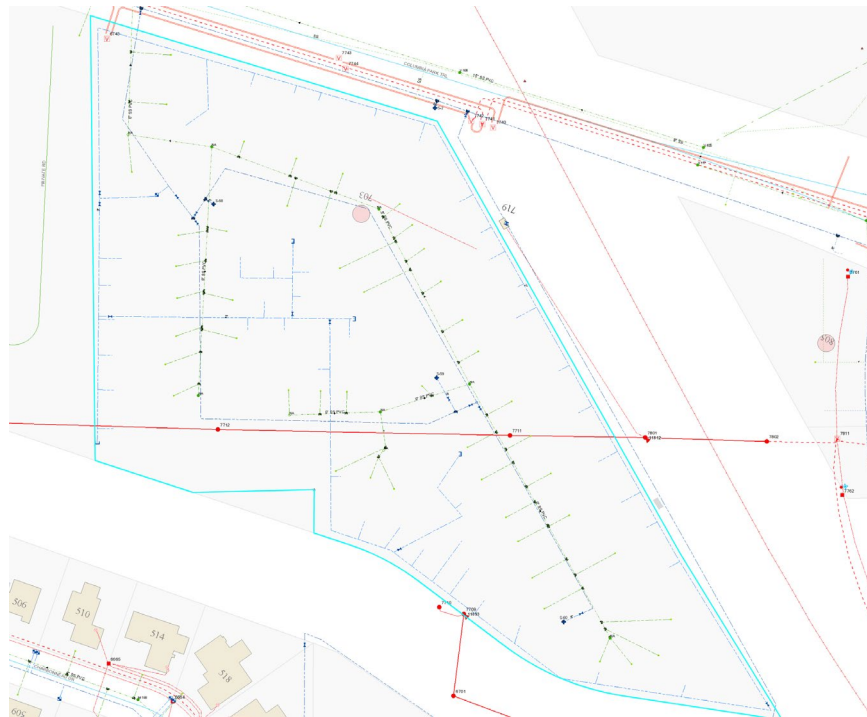


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1. Application Materials
2. Public Notice & Affidavits
3. SEPA DNS & Environmental Checklist
4. Agency Comments

5. Public Comments

Exhibit 1



City of Richland
Development Services

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

SITE PLAN REVIEW APPLICATION

☒ Multi-Family ☐ Commercial

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

APPLICANT INFORMATION

Applicant Name: Nick Wright			
Address: 1955 Jadwin Ave.	City: Richland	State: WA	Zip: 99354
Phone Number: (509) 845-9411	Email: nwright@younginv.com		

PROPERTY INFORMATION

Legal Description: See attached ALTA survey for legal description.	Size of Area (sq. ft.): 313,620 SF
Comprehensive Plan Designation: Commercial	Zoning Classification: C-LB
General Description of Property Location: Located on Columbia Park Trail just west of the roundabout at Steptoe Street. The address for the site is 703 SE Columbia Park Trail, Richland, WA 99352.	

DESCRIPTION OF PROPOSAL

Construction of a multi-story apartment complex containing a total of 192 dwelling units across five proposed buildings. The proposal also includes off-site road widening and re-striping of Columbia park Trail.	
Gross Floor Area of Building: 369,922 SF	Approximate Time Table of Construction (start – end): Begin construction in Januray 2022 and last for 20 months
Total Dwelling Units: 192 dwelling units	Number of Required Parking Spaces: 1.5 per dwelling unit = 288 required parking spaces
Comments or Additional Information: Due to the project site being previously developed and Columbia Park Trail existing between the site and the Yakima River Delta, a waiver request to forego the habitat conservation report is included as part of this submittal.	

APPLICATION MUST INCLUDE

1. Completed Application and Filing Fee
2. 2 – Full Size Copies of proposed Site Plan
3. 1 – 11 x 17 reduction of Site Plan
4. Other information as determined by Administrator

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

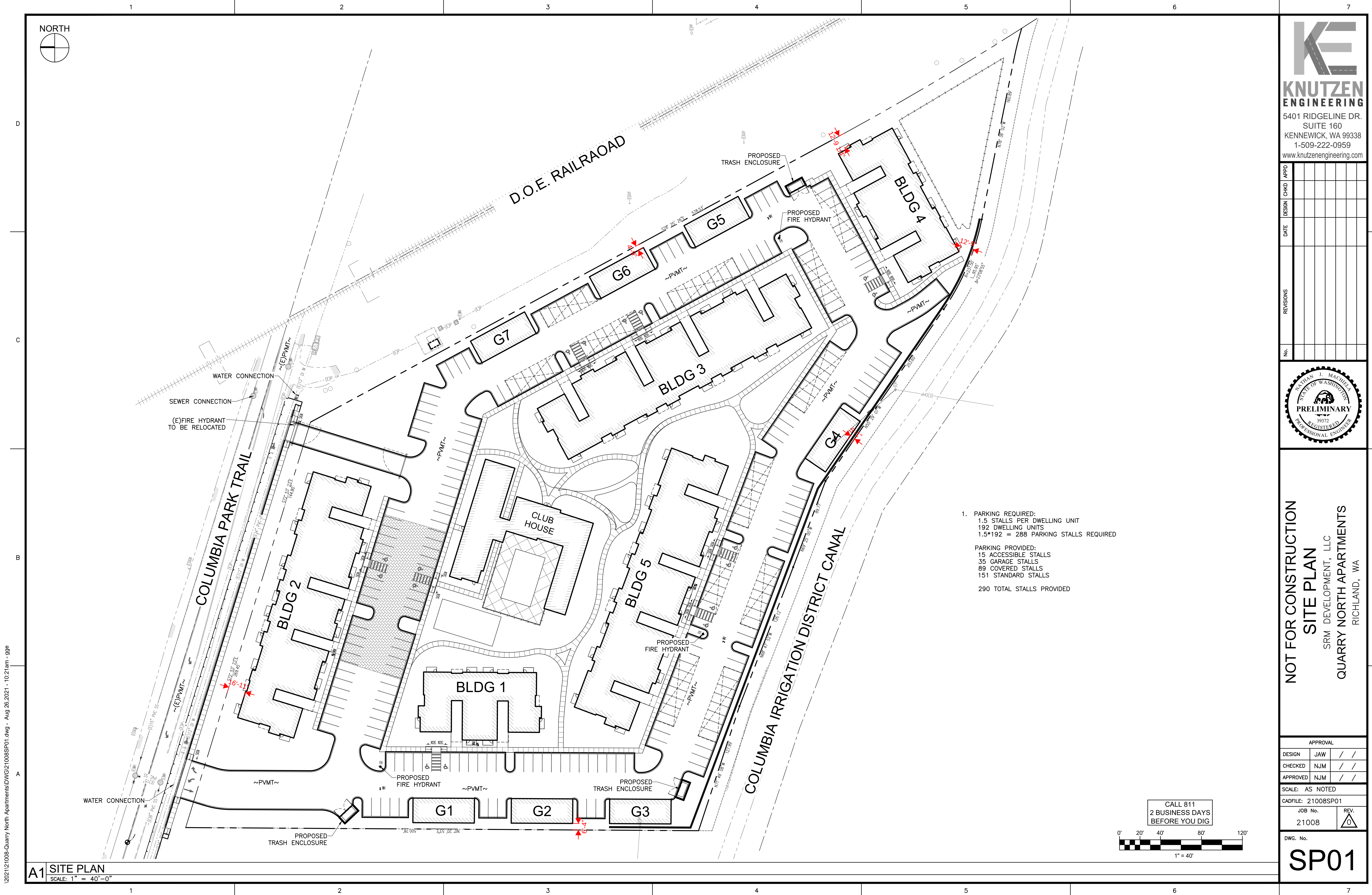
I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of the Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

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: Nick Wright

Applicant Signature:  Date 8/25/2021



\\2021\\21008-Quarry North Apartments\\DWG\\21008SP01.dwg - Aug 26 2021 - 10:21am - gge

PLOT DATE: Monday, August 30, 2021 FILE LOCATION: P:\2113 The Bob Apartments Richard\Drawings\2113 Landscape.dwg



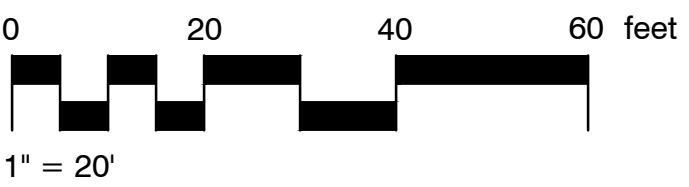
- GENERAL PLANTING NOTES:
1. THE INFORMATION ON THIS SHEET IS INCOMPLETE UNLESS ACCOMPANIED BY THE CORRESPONDING SPECIFICATION SECTION(S) DEVELOPED FOR THIS PROJECT. REFER TO THOSE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. VERIFY LOCATION OF ALL EXISTING AND PROPOSED UTILITIES EITHER ABOVE OR BELOW GRADE PRIOR TO BEGINNING ANY WORK. COORDINATE WITH IRRIGATION CONTRACTOR TO AVOID CONFLICTS BETWEEN IRRIGATION EQUIPMENT AND TREE/SHRUB PLACEMENT.
 3. VERIFY THAT SUB GRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO BEGINNING ANY WORK.
 4. ALL WORK COMPLETED SHALL BE GUARANTEED PER SPECIFICATIONS.
 5. LANDSCAPED AREAS TO RECEIVE 2" OF APPROVED TOPSOIL IN LAWN AREAS AND 2" IN ALL SHRUB PLANTING AREAS.
 6. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM - SEE SHEET 2.
 7. COORDINATE WITH GENERAL CONTRACTOR FOR THE PROTECTION AND WATERING OF EXISTING PLANT MATERIAL UNTIL THE NEW IRRIGATION SYSTEM IS OPERABLE.
 8. LAWN AREAS SHALL BE EDGED AS INDICATED IN DETAIL2, SHEET 2.
 9. SHRUB PLANTING AREAS SHALL BE MULCHED WITH 3" OF APPROVED 2" UNLESS OTHERWISE NOTED. GROUND COVER AREAS SHALL BE DRESSED WITH 1" - 2" OF APPROVED 2" UNLESS OTHERWISE NOTED. FINISHED GRADE OF MULCH SHALL NOT BE ABOVE OR MORE THAN 1" BELOW ADJOINING SURFACES.
 10. LAWN AREAS SHALL BE SEEDED/DODED AS PER SPECIFICATIONS.
 11. ALL NATIVE GRASS AREAS SHALL BE SEEDED AS PER SPECIFICATIONS.
 12. PLANT SYMBOLS SHALL DICTATE COUNT.
 13. WHERE DISCREPANCIES ARE FOUND BETWEEN PLAN AND SPECIFICATION INFORMATION, THE MORE RESTRICTIVE OF THE TWO SHALL APPLY.

REFERENCE NOTES SCHEDULE L-201

SYMBOL	DESCRIPTION	QTY
	CONCRETE EDGING	882 LF
SYMBOL	DESCRIPTION	QTY
	LAWN	33,565 SF
	LANDSCAPE BEDDING AREA	9,925 SF

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	GAL	SIZE
	AMELANCHIER X GRANDIFLORA / APPLE SERVICEBERRY	MULTI-TRUNK, CLUMP		7" TO 8"
	CARPINUS BETULUS 'FASTIGIATA' / COLUMNAR EUROPEAN HORNBEAN	B & B	2" CAL	
	FRAXINUS PENNSYLVANICA 'PATMORE' / PATMORE ASH	B & B	2" CAL	
	MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE	B & B	2" CAL	
	PICEA OMORIKA 'BRUNS' / BRUNS SPRUCE	B & B		VARY FROM 6'-10' (9) 6' TALL (8) 8' TALL (8) 10' TALL
	PINUS ARISTATA / BRISTLEcone PINE	B & B		VARY FROM 6'-10' (3) 6' TALL (5) 8' TALL (5) 10' TALL
	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B		6' HT.
	PINUS NIGRA 'ARNOLD SENTINEL' / ARNOLD SENTINEL AUSTRIAN BLACK PINE	B & B		VARY FROM 6'-10'
	PINUS NIGRA 'OREGON GREEN' / OREGON GREEN PINE	B & B		VARY FROM 6'-10' (7) 6' TALL (7) 8' TALL (7) 10' TALL
	PINUS STROBUS / EASTERN WHITE PINE	B & B		8' HT.
	PRUNUS SERRULATA 'KWANZAN' / FLOWERING CHERRY	B & B	2" CAL	
	PRUNUS SERRULATA 'AMANOGAWA' / JAPANESE FLOWERING CHERRY	B & B	3" CAL	
	PRUNUS YEDOENSIS 'AKEBONO' / FLOWERING CHERRY	B & B	2" CAL	
	TILIA TOMENTOSA 'STERLING' TM / STERLING SILVER LINDEN	B & B	2" CAL	
SHRUBS	BOTANICAL / COMMON NAME	SIZE		
	BERBERIS THUNBERGII 'GORUZAM' / GOLDEN RUBY BARBERRY	2 GAL		
	BERBERIS THUNBERGII 'ORANGE ROCKET' / ORANGE ROCKET BARBERRY	2 GAL		
	BUXUS X 'GLENCOE' / CHICAGOLAND GREEN BOXWOOD	5 GAL		
	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	B&B 24" MIN.		
	GENISTA LYDIA / BROOM	2 GAL		
	ILEX GLABRA 'CHAMZIN' / NORDIC INKERRY HOLLY	2 GAL		
	PINUS MUGO 'PUMILIO' / DWARF MUGHO PINE	2 GAL		
	PINUS STROBUS 'BLUE SHAG' / BLUE SHAG WHITE PINE	2 GAL		
	PINUS STROBUS 'NANA' / DWARF WHITE PINE	B&B 24" MIN.		
	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKENS LAUREL	5 GAL		
	SPIRAEA BETUFOFOLIA 'TOR' / BIRCHLEAF SPIREA	5 GAL		
	TAXUS BACCATA 'REPANDENS' / SPREADING ENGLISH YEW	5 GAL		
	VIBURNUM OPULUS 'NANUM' / DWARF EUROPEAN VIBURNUM	5 GAL		
GROUNDCOVER	BOTANICAL / COMMON NAME	SIZE		
	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' / MASSACHUSETTS MANZANITA	2 GAL		
	JUNIPERUS HORIZONTALIS 'MOTHER LODGE' / MOTHER LODGE CREEPING JUNIPER	1 GAL		
	JUNIPERUS HORIZONTALIS 'PANCAKE' / PANCAKE CREEPING JUNIPER	1 GAL		
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	SIZE		
	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER' / FOERSTER'S REED GRASS	1 GAL		
	HAKONECHLOA MACRA 'AUROEA' / GOLDEN VARIEGATED HAKONECHLOA	1 GAL		
	HELICOTRICHON SEMPERVIRENS 'SAPPHIRE' / SAPHIRE BLUE OAT GRASS	1 GAL		
	MISCANTHUS SINENSIS 'GRACILLIMUS' / MAIDEN HAIR GRASS	2 GAL		
	PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS	2 GAL		
	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMLN DWARF FOUNTAIN GRASS	1 GAL		
PERENNIALS	BOTANICAL / COMMON NAME	SIZE		
	IBERIS SEMPERVIRENS 'LITTLE GEM' / LITTLE GEM EVERGREEN CANDYTUFT	1 GAL		
	IRIS SIBIRICA / SIBERIAN IRIS	1 GAL		
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / HIDCOTE LAVENDER	1 GAL		



1908 W NORTHWEST BLVD, STE A
SPOKANE, WA 99205
509.323.0511
www.spvv.com

SEAL:

CONSULTANT:

PROJECT NUMBER: 2113

THE BOB APARTMENTS

COLUMBIA PARK TRAIL
RICHLAND, WA

SHEET TITLE:

LANDSCAPE PLAN

DRAWN BY: AMW
CHECKED BY: TCS

Revisions:

SHEET:

L-201

100% DESIGN DEVELOPMENT

08/27/2021

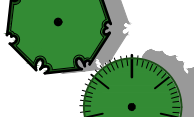
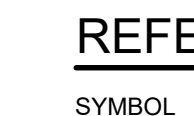
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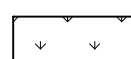
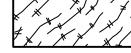
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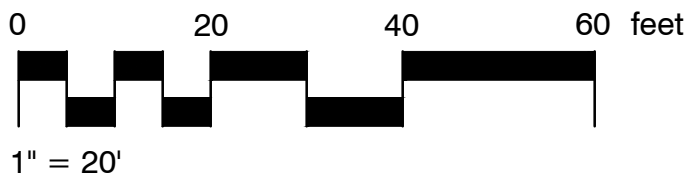
- 1. THE INFORMATION ON THIS SHEET IS INCOMPLETE UNLESS ACCOMPANIED BY THE CORRESPONDING SPECIFICATION SECTION(S) DEVELOPED FOR THIS PROJECT. REFER TO THOSE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 2. VERIFY LOCATION OF ALL EXISTING AND PROPOSED UTILITIES EITHER ABOVE OR BELOW GRADE PRIOR TO BEGINNING ANY WORK. COORDINATE WITH IRRIGATION CONTRACTOR TO AVOID CONFLICTS BETWEEN IRRIGATION EQUIPMENT AND TREE/SHRUB PLACEMENT.
- 3. VERIFY THAT SUB GRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO BEGINNING ANY WORK.
- 4. ALL WORK COMPLETED SHALL BE GUARANTEED PER SPECIFICATIONS.
- 5. LANDSCAPED AREAS TO RECEIVE 2" OF APPROVED TOPSOIL IN LAWN AREAS AND 2" IN ALL SHRUB PLANTING AREAS.
- 6. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM - SEE SHEET ?.
- 7. COORDINATE WITH GENERAL CONTRACTOR FOR THE PROTECTION AND WATERING OF EXISTING PLANT MATERIAL UNTIL THE NEW IRRIGATION SYSTEM IS OPERABLE.
- 8. LAWN AREAS SHALL BE EDGED AS INDICATED IN DETAIL?, SHEET ?.
- 9. SHRUB PLANTING AREAS SHALL BE MULCHED WITH 3" OF APPROVED ? UNLESS OTHERWISE NOTED. GROUND COVER AREAS SHALL BE DRESSED WITH 1" - 2" OF APPROVED ? UNLESS OTHERWISE NOTED. FINISHED GRADE OF MULCH SHALL NOT BE ABOVE OR MORE THAN 1" BELOW ADJOINING SURFACES.
- 10. LAWN AREAS SHALL BE SEEDED/SODDED AS PER SPECIFICATIONS.
- 11. ALL NATIVE GRASS AREAS SHALL BE SEEDED AS PER SPECIFICATIONS.
- 12. PLANT SYMBOLS SHALL DICTATE COUNT.
- 13. WHERE DISCREPANCIES ARE FOUND BETWEEN PLAN AND SPECIFICATION INFORMATION, THE MORE RESTRICTIVE OF THE TWO SHALL APPLY.

PLANT SCHEDULE L-202

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	CARPINUS BETULUS 'FASTIGIATA' / COLUMNAR EUROPEAN HORNBEAN	B & B	2" CAL	
	FRAXINUS PENNSYLVANICA 'PATMORE' / PATMORE ASH	B & B	2" CAL	
	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B		6' HT.
	PINUS STROBUS / EASTERN WHITE PINE	B & B		8' HT.
	PRUNUS SERRULATA 'KWANZAN' / FLOWERING CHERRY	B & B	2" CAL	
	PRUNUS SERRULATA 'AMANOGAWA' / JAPANESE FLOWERING CHERRY	B & B	3" CAL	
	PRUNUS YEDOENSIS 'AKEBONO' / FLOWERING CHERRY	B & B	2" CAL	
	TILIA TOMENTOSA 'STERLING' TM / STERLING SILVER LINDEN	B & B	2" CAL	

REFERENCE NOTES SCHEDULE L-202

SYMBOL	DESCRIPTION	QTY
	CONCRETE EDGING	765 LF
SYMBOL	DESCRIPTION	QTY
	LAWN	20,708 SF
	LANDSCAPE BEDDING AREA	9,176 SF



PLOT DATE: Monday, August 30, 2021 FILE LOCATION: P:\2113 The Bob Apartments richland\Drawings\2113 Landscape.dwg



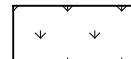
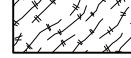
GENERAL PLANTING NOTES:

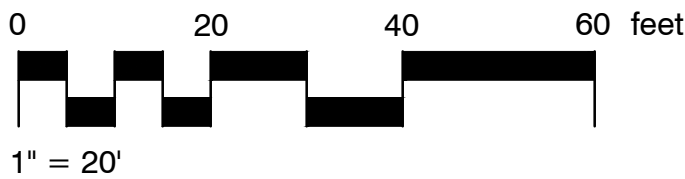
1. THE INFORMATION ON THIS SHEET IS INCOMPLETE UNLESS ACCOMPANIED BY THE CORRESPONDING SPECIFICATION SECTIONS DEVELOPED FOR THIS PROJECT. REFER TO THOSE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. VERIFY LOCATION OF ALL EXISTING AND PROPOSED UTILITIES EITHER ABOVE OR BELOW GRADE PRIOR TO BEGINNING ANY WORK. COORDINATE WITH IRRIGATION CONTRACTOR TO AVOID CONFLICTS BETWEEN IRRIGATION EQUIPMENT AND TREE/SHRUB PLACEMENT.
3. VERIFY THAT SUB GRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO BEGINNING ANY WORK.
4. ALL WORK COMPLETED SHALL BE GUARANTEED PER SPECIFICATIONS.
5. LANDSCAPED AREAS TO RECEIVE 2" OF APPROVED TOPSOIL IN LAWN AREAS AND 2" IN ALL SHRUB PLANTING AREAS.
6. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM - SEE SHEET ?.
7. COORDINATE WITH GENERAL CONTRACTOR FOR THE PROTECTION AND WATERING OF EXISTING PLANT MATERIAL UNTIL THE NEW IRRIGATION SYSTEM IS OPERABLE.
8. LAWN AREAS SHALL BE EDGED AS INDICATED IN DETAIL?, SHEET ?.
9. SHRUB PLANTING AREAS SHALL BE MULCHED WITH 3" OF APPROVED ? UNLESS OTHERWISE NOTED. GROUND COVER AREAS SHALL BE DRESSED WITH 1" - 2" OF APPROVED ? UNLESS OTHERWISE NOTED. FINISHED GRADE OF MULCH SHALL NOT BE ABOVE OR MORE THAN 1" BELOW ADJOINING SURFACES.
10. LAWN AREAS SHALL BE SEEDED/SODDED AS PER SPECIFICATIONS.
11. ALL NATIVE GRASS AREAS SHALL BE SEEDED AS PER SPECIFICATIONS.
12. PLANT SYMBOLS SHALL DICTATE COUNT.
13. WHERE DISCREPANCIES ARE FOUND BETWEEN PLAN AND SPECIFICATION INFORMATION, THE MORE RESTRICTIVE OF THE TWO SHALL APPLY.

PLANT SCHEDULE L-203

TREES	BOTANICAL / COMMON NAME	CONT	CAL
	CARPINUS BETULUS 'FASTIGIATA' / COLUMNAR EUROPEAN HORNBEAN	B & B	2" CAL
	FRAXINUS PENNSYLVANICA 'PATMORE' / PATMORE ASH	B & B	2" CAL
	PRUNUS SERRULATA 'AMANOGAWA' / JAPANESE FLOWERING CHERRY	B & B	3" CAL
	TILIA TOMENTOSA 'STERLING' TM / STERLING SILVER LINDEN	B & B	2" CAL

REFERENCE NOTES SCHEDULE L-203

SYMBOL	DESCRIPTION	QTY
	CONCRETE EDGING	511 LF
SYMBOL	DESCRIPTION	QTY
	LAWN	26,080 SF
	LANDSCAPE BEDDING AREA	4,758 SF



A.L.T.A./N.S.P.S.
LAND TITLE SURVEY

LOCATED IN A PORTION OF SECTION 25,
TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.
BENTON COUNTY, WASHINGTON

LEGAL DESCRIPTION
REFERENCE CHICAGO TITLE INSURANCE CO. COMMITMENT NO. 355482-CM

PARCEL A:
REAL PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER WITH THE SOUTH LINE OF THE COLUMBIA IRRIGATION DISTRICT CANAL RIGHT OF WAY, SAID POINT BEARS NORTH 08°18'01" EAST, 1166.96 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE FOLLOWING COURSES ALONG SAID SOUTH RIGHT OF WAY LINE:
THENCE SOUTH 69°25'29" EAST 29.32 FEET; THENCE SOUTH 55°29'36" EAST, 188.33 FEET TO THE BEGINNING OF A 362.50 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY, 146.46 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°08'55"; THENCE SOUTH 78°38'31" EAST, 160.89 FEET TO THE BEGINNING OF A 187.50 FOOT RADIUS CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY, 32.55 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°56'50"; THENCE SOUTH 68°41'41" EAST, 19.30 FEET TO THE BEGINNING OF A 176.25 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY, 93.96 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°32'42"; THENCE SOUTH 38°08'59" EAST, 30.63 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE SOUTH 51°51'01" WEST, 470.64 FEET; THENCE NORTH 89°41'59" WEST, 250.00 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 0°18'01" EAST, 590.36 FEET TO THE POINT OF BEGINNING.
(ALSO KNOWN AS PARCEL C OF SURVEY NO. 2736, RECORDED UNDER AUDITOR'S FILE NO. 2000-008057)

PARCEL B:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 9 NORTH RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF THE COLUMBIA IRRIGATION DISTRICT CANAL AND SOUTHWESTERLY OF THE SOUTH RIGHT OF WAY LINE OF THE HANFORD DEPARTMENT OF ENERGY RAILROAD, EXCEPT THAT PORTION DEEDED TO THE PUBLIC FOR RIGHT OF WAY FOR STEPTOE STREET RECORDED UNDER AUDITOR'S FILE NO. 97-26078;
AND EXCEPT THE FOLLOWING DESCRIBED TRACT:
REAL PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER WITH THE SOUTH LINE OF THE COLUMBIA IRRIGATION DISTRICT CANAL RIGHT OF WAY, SAID POINT BEARS NORTH 08°18'01" EAST, 1166.96 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE FOLLOWING COURSES ALONG SAID SOUTH RIGHT OF WAY OF LINE:
THENCE SOUTH 69°25'29" EAST 29.32 FEET; THENCE SOUTH 55°29'36" EAST, 188.33 FEET TO THE BEGINNING OF A 362.50 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY, 146.46 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°08'55"; THENCE SOUTH 78°38'31" EAST, 160.89 FEET TO THE BEGINNING OF A 187.50 FOOT RADIUS CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY, 32.55 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°56'50"; THENCE SOUTH 68°41'41" EAST, 19.30 FEET TO THE BEGINNING OF A 176.25 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY, 93.96 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°32'42"; THENCE SOUTH 38°08'59" EAST, 30.63 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE SOUTH 51°51'01" WEST, 470.64 FEET; THENCE NORTH 89°41'59" WEST, 250.00 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 0°18'01" EAST, 590.36 FEET TO THE POINT OF BEGINNING.
(ALSO KNOWN AS PARCEL D SURVEY NO. 2736, RECORDED UNDER AUDITOR'S FILE NO. 2000-008057)

PARCEL C:
THAT PORTION OF THE EAST 258 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY WASHINGTON, LYING SOUTH OF STATE HIGHWAY NO. 3 AND NORTH OF THE COLUMBIA IRRIGATION DISTRICT CANAL.

PARCEL D:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, LYING NORTH OF THE COLUMBIA IRRIGATION DISTRICT CANAL AND WESTERLY OF THE 200 FOOT WIDE RAILROAD RIGHT OF WAY ACQUIRED BY THE UNITED STATES OF AMERICA BY DECLARATION OF TAKING ENTERED OCTOBER 29, 1948 IN UNITED STATES DISTRICT COUNTY CASE NO. 358.

PARCEL E:
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, LYING SOUTH OF STATE HIGHWAY NO. 3 AND WESTERLY OF THE 200 FOOT WIDE RAILROAD RIGHT OF WAY ACQUIRED BY THE UNITED STATES OF AMERICA BY DECLARATION OF TAKING ENTERED MAY 4, 1949 IN UNITED STATES OF DISTRICT COURT CASE NO. 403.

PARCEL F:
THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON LYING NORTH OF THE COLUMBIA IRRIGATION DISTRICT CANAL.

PARCEL G:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, LYING NORTHERLY OF THE NORTHERLY BOUNDARY OF THE HANFORD RAILROAD RIGHT OF WAY AND SOUTH OF THE SOUTHERLY BOUNDARY OF THE COLUMBIA IRRIGATION DISTRICT CANAL RIGHT OF WAY.
EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF RICHLAND FOR ROAD PURPOSES BY DEED RECORDED JULY 7, 1997 UNDER AUDITOR'S FILE NO. 97-15926

LEGEND

✕

= DENOTES WATER VALVE

○

= DENOTES UTILITY POLE

—+—

= DENOTES FENCE

—EP—

= DENOTES EDGE OF PAVEMENT

⊙

= DENOTES MANHOLE SEWER

⚡

= DENOTES LIGHT POLE

○

= DENOTES FIRE HYDRANT

⌚

= DENOTES ELECTRICAL VAULT

Ⓜ

= DENOTES ELECTRIC METER

☎

= DENOTES TELEPHONE J-BOX

Ⓛ

= DENOTES ELECTRICAL BOX

⚡

= DENOTES ELEC. TRANSFORMER

⊗

= DENOTES SANITARY CLEAN OUT

⊠

= DENOTES IRRIGATION VALVE

⦿

= DENOTES FND PERMIT

●

= DENOTES FND STRATTON

⊗

= DENOTES NOT FND OR NOT SET

Ⓛ

= DENOTES SANITARY DRAIN MANHOLE

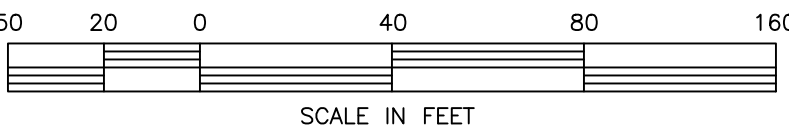
1"=40'

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO TAPTEAL PROPERTIES, LLC & CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1,4,&6 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JUNE 2nd, 2016
DATE OF MAP: JUNE 3rd, 2016



RSI

ROGERS
SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8994
www.rogerssurveying.com

REV:

CLIENT	TAPTEAL PROPERTIES, LLC				JOB 04916
PROJECT		A.L.T.A./N.S.P.S. SURVEY			
DRN. BY	RDP	SCALE	1"= 40'	F. B. NO.	
APPROVED	JAB	DATE	6/6/16	ACAD VER -2015	
				FILE:	04916.DWG
				SHEET	1
				OF	2

LOCATED IN A PORTION OF SECTION 25,
TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.
BENTON COUNTY, WASHINGTON

REFERENCE CHICAGO TITLE INSURANCE CO. COMMITMENT NO. 355482-CM

6 A 30' WIDE STORM DRAIN EASEMENT IN FAVOR OF THE CITY OF RICHLAND AF# 1999-003754 AFFECTS PARCELS "A" AND "B" AND IS PLOTTED HEREON.

(8) A STORM DRAIN EASEMENT IS RETAINED ON PARCEL "A" BY THE CITY OF RICHLAND AF# 2005-041279. (NOTE: THE AF# FOR THE RETAINED EASEMENT IS NOTED AS 1666-003754 IN THE DOCUMENT BUT I BELIEVE IT IS REFERRING TO 1999-003754). PLOTTED HEREON.

10 A STORM DRAIN EASEMENT TO CONSTRUCT, MAINTAIN AND OPERATE A STORM RETENTION BASIN AND TO INSTALL, MAINTAIN, MODIFY AND OPERATE STORM CONVEYANCE AND TREATMENT FACILITIES APPEARS TO BE BLANKET ON PARCEL "A" AF# 2006-025065. PLOTTED HEREON.

(24) A 10' WIDE EASEMENT FOR AN OVERHEAD POWER LINE IN FAVOR OF PUBLIC UTILITY DISTRICT AF# 222796 IS NOT PLOTTABLE AS DESCRIBED. AFFECTS PARCEL "C".

A. BLOCK WALL AND LANDSCAPING ALONG WEST BOUNDARY PLOTTED HEREON. UP TO 20'+/-, PARCEL 'A'

B. FENCE LINE ALONG WEST BOUNDARY PLOTTED HEREON. LESS THAN 0.5'+/-, PARCELS 'A' & 'B'

C. FENCE LINE ALONG WEST BOUNDARY PLOTTED HEREON. UP TO 22'+/-, PARCEL 'C'

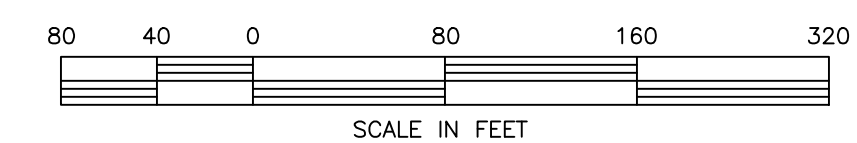
D. FENCE LINE ALONG SOUTH BOUNDARY PLOTTED HEREON. LESS THAN 0.5'+/-, PARCEL 'B'

E. CURBING AND RETAINING WALL ALONG SOUTH BOUNDARY PLOTTED HEREON. LESS THAN 0.5'+/-, PARCEL 'B'

F. FENCE ALONG THE WEST BOUNDARY PLOTTED HEREON. UP TO 2.7'+/-, PARCEL 'C'

G. UTILITIES ALONG THE EAST LINE OF PARCEL 'G' SHOWN HEREON.

1. THE PARCELS NORTHERLY OF THE C.I.D. CANAL WERE ONCE USED AS A MOBILE HOME PARK. THE REMAINS OF THE ASPHALT ROADS AND CURBING ARE SHOWN. THERE ARE MULTIPLE CONCRETE SLABS ON THE SITE THAT ARE NOT SHOWN HEREON. THERE ARE ALSO MULTIPLE UTILITY JUNCTION BOXES ON THE SITE THAT ARE ALSO NOT SHOWN. THESE APPEAR TO HAVE BEEN ABANDONED. THE WATER VALVES, SEWER MANHOLES, AND CLEANOUTS FOR THESE LINES. THE CITY HOWEVER SHOWS THEM ON THEIR UTILITY DRAWINGS.
2. A LARGE DEEP DEPRESSION EXISTS ON PARCEL 'A' AND IS OUTLINED ON THIS DRAWING. IT APPEARS TO BE USED AS A STORM WATER RETENTION BASIN AT TIMES.



CLIENT	TAPTEAL PROPERTIES, LLC			JOB 04916
PROJECT	A.L.T.A./N.S.P.S. SURVEY			
DRN. BY	RDP	SCALE 1"= 80'	F. B. NO. ACAD VER - 2015	SHEET 2
APPROVED	JAB	DATE 6/2/16	FILE: 04916.DWG	OF 2

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CULTURAL RESOURCES REPORT COVER SHEET

Author: Christopher Landreau, and Marcy Galloway

Title of Report: **A Cultural Resources Review and Inventory of the proposed Tapteal Rezone and Apartment Construction, Richland, Benton County, Washington**

Date of Report: September 10, 2020

County: Benton

USGS 7.5' Richland WA topographic quadrangle.

T 9 N, R 28 E, S 25

PDF of report submitted (REQUIRED) ☒ Yes

Historic Property Inventory Forms to be Approved Online? Yes ☒ No

Archaeological Site(s)/Isolate(s) Found or Amended? ☐ Yes ☒ No

TCP(s) found? ☐ Yes ☒ No

Replace a draft? Yes ☒ No

Satisfy a DAHP Archaeological Excavation Permit requirement? ☐ Yes # ☒ No

Were Human Remains Found? ☐ Yes DAHP Case # ☒ No

DAHP Archaeological Site #:

**A Cultural Resources Review and Inventory of the proposed Tapteal
Rezone and Apartment Construction, Richland,
Benton County, Washington**

September 10, 2020

RLR Report 2020-506-35

By
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Consultation provided to Tapteal Properties LLC

Executive Summary

Tapteal Properties LLC submitted Washington SEPA documents to Benton County for development of a Parcel re-zone and new residential complex on four previously developed parcels in Richland, WA (Figures 1-3). A cultural resources study of the project APE was requested during the comment process. The North parcel was a non-historic RV park which has been removed. The south parcel was nearly entirely a gravel pit, now subject to reclamation.

This report documents a prescribed survey and inventory of the project APE, as set forth by Benton County for the re-zone, after consultation with Washington State Department of Archaeology and Historic Preservation (DAHP) and the Confederated Tribes of the Umatilla Indian Reservation (CTUIR).

The preliminary research conducted at the State of Washington Department of Archaeology and Historic Preservation (WISAARD) database revealed twenty-five previous survey reports and twelve previously recorded archaeological sites, including two register properties within a one mile of the proposed APE. No known sites will be impacted by the proposed action.

The gravel pit was surveyed via pedestrian reconnaissance, as it was determined that the disturbance on the parcels was nearly complete. The northern parcels were also massively disturbed by the non-historic RV park infrastructure and was intensively surveyed via surface transects and subsurface excavation throughout. After conducting surface and subsurface inventory of the project, no cultural resources were identified. **RLR finds no historic properties affected and recommends that this project proceed.**

Legal Information:

County: Benton
USGS 7.5' Richland, WA topographic quadrangle
T 09 N, R 28 E, Section 25

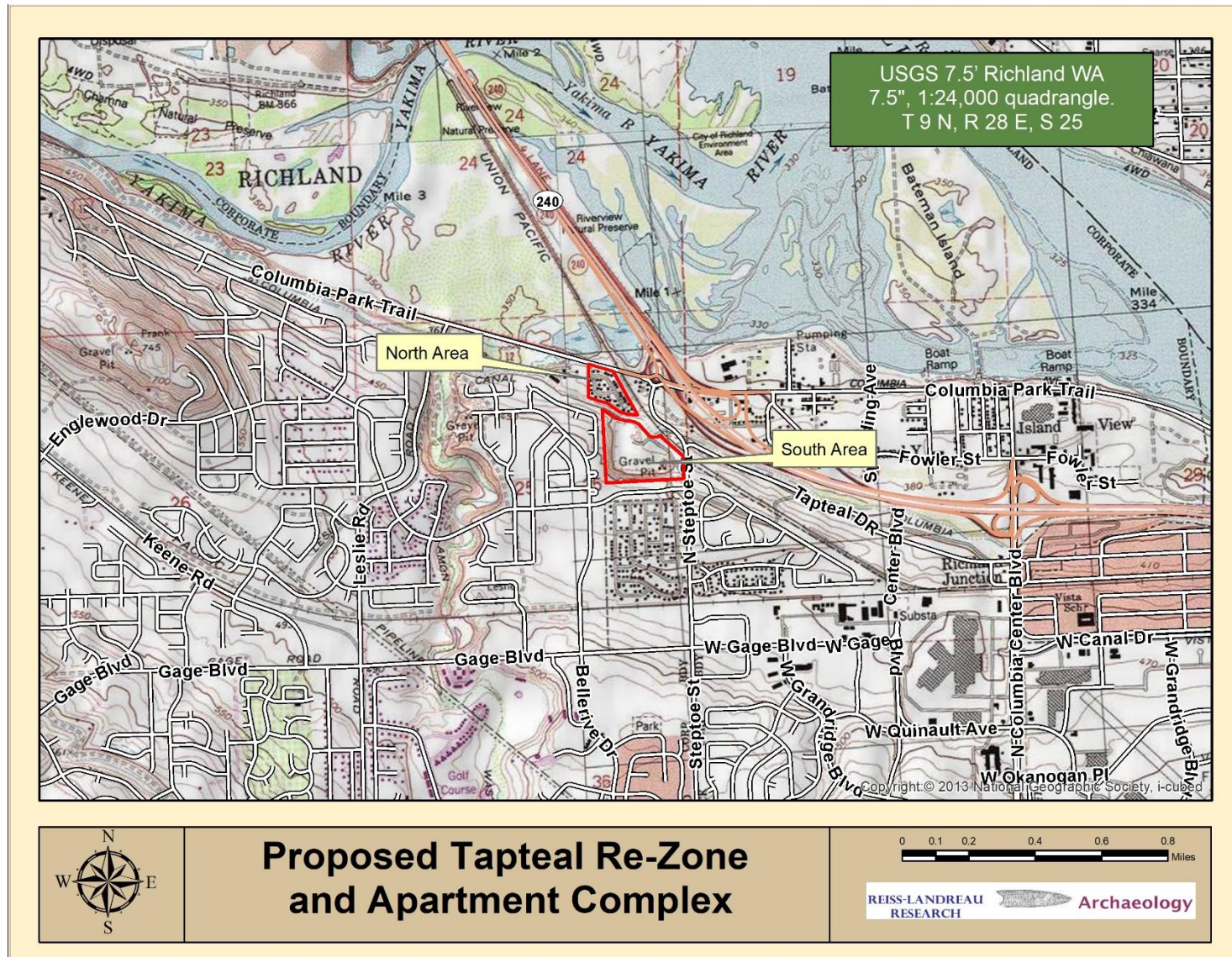


Figure 1: Project location on a 1:24,000 scale topographic projection

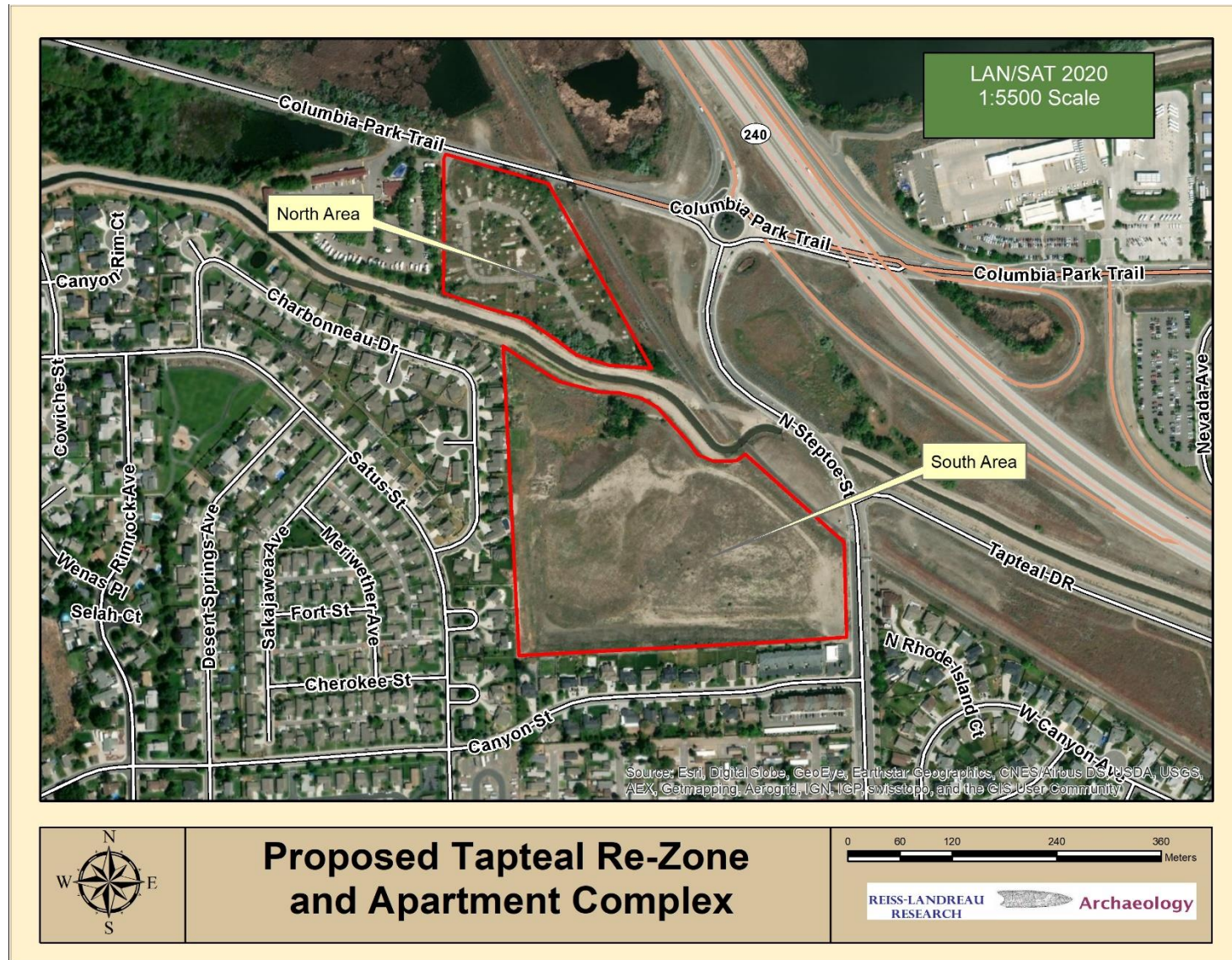


Figure 2: Project location on an orthographic projection.

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Project Description

A. Project Activities: Tapteal Properties LLC. submitted a re-zone application to Benton County for the purposes of construction of apartments on North Parcels (1-25981000011001 & 1-25981000015000), and an as-yet unplanned project on the southern parcels (1-25981000017001, and 1-25981000017002).

B. Area of Potential Effect (APE): The effective APE for this project, are the footprint of the parcels, allowing for both direct and indirect effect on the parcels, in consideration of an as-yet-to be completed design.

C. Location and size (in acres) of the survey area: The 32-acre project is located in Benton County, WA in Section 25, Township 9N, Range 28E.

D. Regulatory: This report documents a prescribed survey and inventory of the project APE, as set forth by Benton County after consultation with Washington State Department of Archaeology and Historic Preservation (DAHP) and the Confederated Tribes of the Umatilla Indian Reservation (CTUIR).

D. Survey personnel: Marcy Galloway

E. What circumstances led to this survey: This project was a standard regulatory compliance project.

Environmental Setting

Climate

The Channeled Scablands and Columbia Basin of Eastern Washington have a semiarid climate with warm, dry summers and cool, moist winters. The average annual precipitation is 9 to 12 inches. The average January temperature is 30 degrees F.; the average July temperature is 72 degrees F.; and the average annual temperature is 48 to 52 degrees F. The frost free season is 135 to 180 days (USDA 2020).

Landforms and Geomorphology

The general area is part of the Columbia Basin Physiographic region (Lasmanis 1991:265; Walker 1998), the Columbia Plateau (McKee 1972), or the Great Plain of the Columbia (Meinig 1968). All three are apropos as the geophysical setting is a basin at an altitude above sea level, yet should be regarded strictly as a structural basin which formed before the Columbia River Basalt Group (CRBG) filled with successive basalt flows during the Miocene.

McKee (1971) outlines tectonic events beginning 40 Mya involving a massive crustal plate—the Farallon plate—which subducted under the North American plate causing pressure to build up and deformation of the crust. The project area is between a normal yet concealed fault—known more colloquially as the Horse Heaven Hills—and a concealed opposing thrust fault. Excessive pressure led to faulting and eventually flood-like eruptions of olivine-rich basalt. Subduction of the Farallon plate under the North American plate continued from 19 to 2 Mya, but at a slower rate. The Columbia River Basalt Group is the result of several sequential low-viscosity Miocene flood-basalt flows from approximately 17.5 to 2 Mya that covered an area of over 63,000 mi² and began in an unstable fault zone near the present borders of Washington, Idaho, and Oregon. Individual lava flows measure 27 to 100 ft. (8 to 30 m) thick, but when taken in aggregate—as one might at Vantage, Washington—a total thickness of 2,000 to 5,000 ft. (600 to 1,550 m) can be attributed to this formation (Franklin et al. 1988:29). Columbia River Basalt Group (CRBG) flows were malleable enough that they folded under pressure instead of faulting, though there are numerous faults within the region.

The Columbia Basin Province is best defined by the areal extent of the Miocene CRBG flows. These basalts, which are present in the Blue Mountain uplift as well as in the Columbia Basin, cover 36% of the state of Washington. This group consists of four flood basalt formations, starting with the Imnaha Basalt at 17.5 Mya, followed by the Grande Ronde Basalt (16.5 to 15.6 Mya), the Wanapum Basalt (15.6 to 14.5 Mya), and lastly the Saddle Mountains Basalt (14.5 to 6 Mya).

On the basis of geophysical evidence, the basalts are known to reach a maximum total thickness of 16,000 ft. (4,545m) in the Pasco Basin. During the Pliocene and the Pleistocene, gravel, sand, silt, and clay were deposited in lakes or by aggrading streams and rivers in depressions such as the Pasco Basin, where in places 1,000 ft. (300m) of sediment lies on top of the basalt. Glacial outwash during the Pleistocene produced huge volumes of wind-blown silt called loess.

Loess blankets much of the Columbia Basin and in places is up to 200 ft. (60m) thick. Indeed, much of the project area resides atop Missoula Flood deposits composed of gravels, silts, and aerally distributed loess (see Soils below) hence the development of the Columbia Basin Project in the 1930s and 1950s.

Surficial geology is dominated by Quaternary loessal deposits resultant from the Missoula Floods series of events and aerial redistribution thereof since the last flood event. Otherwise, Middle Miocene CRBG Umatilla Member is exposed in drainages e.g., Coyote Canyon and relatively low-relief outcrops. Middle Miocene CRBG Umatilla Member (map symbol Mv_{su}; Figure 5) is composed of two flows black in color but weathering to yellow-orange in color. They have a glassy to very fine grained crystalline structure with sparse plagioclase phenocrysts. These flows have well-developed entablature with hackly jointing and columnar jointing in places. These flows have normal magnetic polarity. The upper subunit is named Sillusi flow and the lower subunit is named Basalt of Umatilla. Basalt of Umatilla has lower P₂O₅ and higher TiO₂ than the Sillusi flow, though both are known to have mixed locally and may be difficult to distinguish (Reidel et al. 1994).

Middle Miocene Pomona Member is also represented along a Columbia River paleochannel exposure to the north of the project area. CRBG Pomona Member has two flows or flow units, each with small phenocrysts of plagioclase, clinopyroxene, and olivine. Pomona Member flows have reversed magnetic polarity and occurs in nearly sheet-like flows ca. 30-60m thick. The Upper flow is black to gray-black in color weathering to gray. The Lower flow is blue-black in color weathering to black-gray. Both exhibit fanning columns distinguish (Reidel et al. 1994).

Smith (1988) finds that the Columbia Basin is dominated by two major landform types: flood-scoured coulees and loess-mantled interfluvial uplands. Otherwise, the contrast between upland and “lowland” topography provides microclimate niches wherein different biotic, human, and ecologic communities have managed to eke out an existence since the last catastrophic flood event ca. 12,500 years before the present. Indeed, between CRBG flows in the steep canyon areas exposures of the Ringold Formation occasionally crop out, revealing or producing cryptocrystalline-silicate (CCS) groundmass materials early inhabitants of the region used for the manufacturing of stone tools such as projectile points, knives, scrapers, drills, burins, and other flake tools. Talus scree and landslide deposits are also known and have been identified as occasionally containing pre-contact human interments or features such as hunting blinds, game drives or pits. No human burials are within the proposed project areas, but the possibility that pre-contact lithic materials, features, or buried human remains does exist, hence the cultural resources survey this project report entails.

Vegetation

Prior to Euro-American settlement, the project area was within undisturbed shrub-steppe grassland with sagebrush, rabbitbrush, bunchgrass, and ryegrass (Franklin and Dyrness 1973). The predominant vegetation in the valley bottom was Bluebunch wheatgrass (*Agropyron spicatum*) and Basin wild rye (*Elymus cinereus*). Willow (*Salix* spp.) and cottonwood (*Populus trichocarpa*) outlined streams and wetted areas, while big sage (*Artemisia tridentata*),

rabbitbrush (*Chrysothamnus nauseosus*), and bitterbrush (*Purshia tridentata*) flourished in the drier areas (Franklin and Dyrness 1973).

Soils

Soil within the subject property is largely determined by the geomorphic processes which have acted on the landscape i.e., massive Missoula Floods gravel bar, aerially distributed loess. The majority of the project area is overlain by loess mixed with glaciofluvial deposits and weathered bedrock. There are alluvial and colluvial deposits of parent material resultant from the Missoula Floods and weathered bedrock parent material at the scale of the project can provide more intimate soil horizon information (Figure 4, Figure 5)

Project soils are all fine to gravelly silts, NRCS (2020) lists Burbank silts and Finley loamy fine sand as the soil type over 100 percent of the project area (Figure 6). . “The Burbank series consists of very deep, excessively drained soils formed in basaltic glacial outwash or alluvium. Burbank soils are on terraces and terrace escarpments. The Finley soils are gravelly alluvium mixed with loess in upper part and form on alluvial fans, outwash terraces .” (USDA 2020) (Figure 5).



Figure 4. Burbank Silts found in STP 8 during subsurface survey



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BIA	Burbank loamy fine sand, gravelly substratum, 0 to 2 percent slopes	1.8	5.3%
BID	Burbank loamy fine sand, gravelly substratum, 2 to 15 percent slopes	0.3	0.9%
FFE	Finley stony fine sandy loam, 0 to 30 percent slopes	18.0	52.7%
PITS	Pits	14.1	41.2%
Totals for Area of Interest		34.3	100.0%

Figure 5: Soil Map

Cultural Setting

Prehistory Overview

Archaeological investigation of the Columbia Plateau now spans one hundred years. Early efforts concentrated on main-stem riverine settings, more often than not along the Columbia and Snake rivers, as a result of large-scale reclamation projects. The American Museum of Natural History sponsored perhaps the earliest formal inquiry into central Washington archaeology when Harlan Smith (1910) documented and excavated locations in the upper Yakima River Basin, from the Naches River to Lake Cle Elum. Smith recorded a variety of cultural resources, including private artifact collections, pictographs, petroglyphs, a tool stone quarry, house pit depressions and human internments.

The early period of conservation archaeology coincided with the Culture History period of Americanist archaeology and produced “characterizations of time and space in terms of archaeological content” for the region (Dunnell 1979). Archaeological periods and phases represent, for the most part, spans of time during which settlement and/or subsistence is assumed to have changed very little (Bicchieri 1976). Phase ranges are based on a combination of radiocarbon dates and chronologies largely based on projectile point forms.

Cultural history of this region begins with the Paleo-Indian period dating to 11,500 years ago. The Richey-Roberts Clovis Cache is the only known site to contain intact cultural deposits of this age and was found north of the proposed project area near Wenatchee, WA (Mierendorf, 1987). Numerous artifacts attributed to the Clovis period have been found across the landscape but are entirely limited to surface finds (Ames et al. 1998) where chronological placement is limited to artifact typology association. The climate at this period experienced major changes as the cooler Pleistocene environment transitioned into the warmer Holocene environment; this period also represents the last major retreat of the glaciers and a transformation into the landscape that we generally see today (Chatters 1998).

Using the Cultural Chronology developed by Ames et al. (1998) the next major technological shift seen in the archaeological record dates to 11,000-5,000/4,400 years ago and is characterized by people who utilized a broad-spectrum hunter-gatherer subsistence economy. These people would have moved across the landscape according to seasonal changes in low population densities which were highly adaptable Ames et al. (1998) No evidence of pit houses or permanent structures has been found from this era. Technologies inferred from artifacts and features indicate that these people were highly mobile and likely had no use for a permanent structure. This period also predates the eruption of Mount Mazama in southern Oregon, a chronological marker used to date archaeological sites based on their position above or below the lens of ash.

After the eruption of Mount Mazama, Ames et al. (1998) identifies the next major technological shift at 5,000/4,400-1,900 years ago. This shift in technology is marked by the decline in frequency of projectile points and an increase in milling stone size and evidence of intensified

natural resource exploitation including certain roots and salmon. This period also marks the first appearance of pit houses. The climate during this period was cooler relative to the climate observed during Period 1B. Timberlines descended in elevation and moisture increased (Chatters 1998).

The next period of technological shift identified by Ames et al. (1998) spans from 1,900 years ago to A.D. 1720 (ca. 300 years ago). At the beginning of this period pit houses became widespread. Evidence of a heavy reliance on fishing, storage and intensive exploitation of camas can be found in the archaeological record from this period. Land use patterns observed by Euro-American explorers during their first arrivals corroborate archaeological findings. The period ends with the arrival of the horse and European explorers (i.e., Contact Period). Within this period the climate continued to cool until around 800 years ago when temperatures begin to warm and glaciers receded as a result (Chatters 1998). This fluctuation in temperature is reflected in the observable tree lines in the archaeological record. Between A.D. 1400 and 1850 a “Little Ice Age” occurred, and while evident in the higher mountain ranges, this event had little effect on the flora of the Northwest (Chatters 1998).

Ethnographic Overview

In 1807 the first trading post was established on the Columbia River and in 1820 the famous trading center of Colville tribes’ ancestors, Kettle Falls, was occupied by the Hudson Bay Company. The era of trade began with indigenous native people and was often conducted by non-Indians from the northern territories which became Canada. The first major Euro-American settlement began in 1835. Samuel Parker settled on land the Columbia Plain. Though Parker noted the fertile upper prairies, few settlers were as tenacious without adequate water supplies. The Whitman and Spaulding missions were established a year later in 1836.

In 1847, relations with the local Native Americans became strained with the Whitman Massacre and the Cayuse War. Prior to the 1860s the territorial dispute between the United States and Great Britain also discouraged homesteading and settlement. The Treaty of 1846 ended British claims in what became north central Washington, and established the Canadian border as well as the Oregon Territory (and later the Washington Territory). U.S. Army orders prohibited white settlement in most of eastern Washington between 1846 and 1859 until a treaty between the United States and the Yakima Confederacy signed at Walla Walla in 1855 was ratified by Congress (in 1859). Large reservations such as the Yakama, Umatilla, and Colville were established for the Indians thereafter.

Historical Overview

Before Washington became a Territory, the Lewis and Clark Expedition made a stop at the confluence of the Snake and Columbia rivers in the autumn of 1805. Canadian explorer David Thompson (1770-1857) was the first to describe interactions with native groups in his (historylink.org 2012). Thompson embarked from Kettle Falls on July 3, 1811 on a historic voyage down the Columbia River to the Pacific Ocean. Thompson was also the fur agent in charge of the Columbia Department of the North West Company of Canada. He was sent on a mission to determine whether the Columbia was navigable to the sea and whether it could provide a viable trade route for the fur company. Thompson was the first white man to descend

the river and make contact with tribes between Kettle Falls and the mouth of the Snake River. Thompson's route intersected the route of Lewis and Clark from five years earlier.

Between 1818 and 1833, additional trading posts were established in the Northwest. Ross (1956:125) notes the Yakama were trading at Fort Nez Percés near the mouth of the Walla Walla River after the North West Company established the post in 1818. Fort Vancouver was established by the London-based Hudson's Bay Company (HBC) on the Lower Columbia River in 1825. Fort Nisqually, established by the HBC at the south end of Puget Sound, was established in 1833. By the late 1840s, the fur trade went into decline while a new era of intensive settlement primarily by Euro-Americans was just beginning. Instead of trading posts, military forts were constructed. Concurrently, Catholic missions were also constructed in the region.

In 1848, Chief Kamiakin requested that a mission be established on his own lands which extended from the present-day town of Prosser, WA west to Naches, WA. Kamiakin's brother, Skaloam, is said to have lived in the Ahtanum (Bischoff 1949). On July 6, 1848, the first St. Joseph's Mission was founded near Simcoe River. Father Louis Joseph d'Herbomez served at the St. Joseph's on the Simcoe from 1850 and helped Father Pandosy build the Holy Cross Mission on the upper Ahtanum Creek. Originally known as Sainte-Croix d'Ahtanum, the mission soon became the headquarters of the various Oblate stations in the Yakima Valley (Lentz 1974). It is currently a National Register property; similarly, Kamiakin's Gardens is currently a National Register District.

Euro-American settlement of the Yakima River Valley began in earnest in late 1848 with the establishment of the Immaculate Conception Mission (1848-56) along Manastash Creek (Glauert and Kunz 1976). Emigrants, livestock herders, and prospectors trickled into the valleys during the intervening years. In 1870, cattlemen A. J. Splawn and Ben Burch established a trading post in a place later known as Ellensburg. Settlers drawn to the valley in search of gold and coal established mining claims, homesteads, farms, and ranches on the fertile valley soils. Settlers and the enterprising railroads required wood to complete the expansion of rail lines across the Plateau. Logging began in earnest in the forests of the Cascades. Lumber mills were established seemingly wherever there was access to timber—even small groves of pine were razed to supply demand. Logs were floated down the Yakima River to mills in Ellensburg and Yakima (Selah). Indeed, a log jam in the 1880s seriously disrupted the salmon runs for several generations.

On July 2nd, 1864, President Abraham Lincoln chartered the Northern Pacific Railroad Company to build a transcontinental rail line from the Great Lakes to Puget Sound. The Northern Pacific Railroad (hereafter NPRR) expanded markets for the growing number of irrigated farms which dotted the valleys. Hay, wheat, fruit, and livestock—both sheep and cattle—were the mainstays. As irrigation techniques gradually improved, farmers diversified their operations by planting orchards of apples, peaches, cherries, pears, plums, and eventually hops. Dairy farmers and cattle ranchers were soon served by skimming stations that appeared throughout the region (Dodril and Sadin 2009). The West was never the same.

Before Col. William F. Prosser took a homestead claim on January 18, 1887, he had been in the Civil War and was even held prisoner in 1862 (Evans and North Pacific History Company 1889). He had struck out for California in 1854 and upon arriving enlisted in the Trinity Rangers, a corps of roughly one hundred men hired to handle the Trinity County in California, an area of mining. Prosser worked in 1879 for a time as a special agent for the General Land Office. He married in Seattle after he worked as a special agent and platted a city on the banks of the Yakima River in what was then Washington Territory.

Although ranching became the dominant economic activity in the area from the 1860s into the early 1880s, its decline was due to a combination of railroad construction, large-scale farming and fencing, and the destruction of the range from overgrazing (Bard and McClintock 1997). Prior to Euro-American settlement of the Yakima and Kittitas Valleys and their introduction of large animals and fruit trees, there were horses which the Yakama tribes raised and traded from ca. 1750 A.D. onward—Horse Heaven Hills owes its name to the many horses which formerly grazed freely there. Before horses, native peoples of the Yakima and Columbia rivers traveled on foot or by waterways and occupied pithouse villages. They participated in a seasonal round of resource gathering, storage, and trade (see Cultural overview). The lithosols associated with basaltic hills offered an impressive variety of plant foods and medicines (Hunn and Selam 1990).

Richland, WA

Richland, WA is located in the eastern portion of the Yakima Valley in what is now Benton County, Washington. Its first inhabitants were the Chemnapum, a tribe closely related to the Wanapum of the Columbia River (www.wcpeace.org/home.htm, 2013). For thousands of years, the Chemnapum utilized resources on a seasonal round at “Chemna,” land that includes areas now known as Richland and West Richland, as well as the Yakima River Delta, the confluence of the Yakima and Columbia Rivers, which they called “Tapteal.”

Non-native explorers, although not settling the area, were interested in its potential for non-Native use. In 1841, Robert E. Johnson of the Army Corps of Topographical Engineers mapped the Yakima Valley, including the Kennewick area. When the area became part of Washington Territory in 1853 (previously part of Oregon Territory), Governor Isaac Stevens began developing plans to construct a railway through the Yakima Valley and the Cascade Mountains to Puget Sound. In this same year, Congress authorized the building of a road through the Yakima Valley, which would traverse to what is now Richland and Kennewick.

This transformation of the landscape for agricultural and ranching use paved the way for the development of small communities of settlers and invited further sociopolitical division of the lands. In 1905, Benton County was created, and modern day Richland was born as farming became possible with the help of the Northern Pacific Railroad. The population exploded in the 1920s and 1930s with the large influx of farmers from the Midwest during the “Dust Bowl” era (www.wcpeace.org/home.htm). To combat the economic downturn of the Great Depression, construction was begun in 1934 of a series of hydroelectric dams and locks along the Columbia River. With these in place, the Tri-Cities (Richland [and what is currently West Richland],

Pasco, and Kennewick) became a major river transportation hub and, again, the population steadily rose.

Farming was the primary industry in the Tri-Cities area until WWII (www.wcpeace.org/home.htm) when, in 1943, the Hanford Atomic Reservation was established 20 miles north of what is presently Richland (www.joelane.com). The United States War Department took possession of 860-mi² area, including Richland, Hanford, and White Bluffs, and placed it under the control of the Manhattan District of the U.S. Army Corps of Engineers for construction of the Hanford Engineer Works, which produced the plutonium for the atomic bomb that was detonated over Nagasaki in WWII. The take-over of the area meant settlers no longer could own houses or the land on which they lived, prompting many residents of Richland to move across the Yakima River to what is now either Kennewick or West Richland, where it was possible to purchase and own land (www.wcpeace.org/home.htm).

Literature Review

State Archival Data

Sites on, adjacent to, or nearby the subject property APE identified by the literature review are considered to be confidentially located. Files pertaining to these sites or cultural resources surveys can be found at the Washington Department of Archaeological and Historic Preservation in Olympia, WA.

Summary: This project, due to its location south of the Yakima River, and west of the Columbia River confluence has a number of cultural resources reports. Twenty-five reports were noted within the project area. Archaeological sites were notable precontact sites closer to the river systems, and some historic sites within the area. In general within the dry inland context, sites were sparse.

Cultural resources reports within a 1-mile-radius of the Property

Author	Title	NADB
Dickson, Catherine E.	A Cultural Resource Inventory of the Port of Kennewick's Proposed Spaulding Business Center Development, Benton County, Washington	1340515
Dickson, Catherine E.	To John Leier, re: Results of the Cultural Resource Protection Program's Testing of the Kurk Watts Easement Application Area	1340516
Carmack, Corey	Cultural Resource Survey Kennewick Pump Exchange Feasibility Report Yakima Project - Upper Columbia Area Office Yakima County, Washington	1340552
Hale, Mark	Cultural Resources Inventory of 16 Cellular Communication Tower Lease Areas, Morrow and Umatilla Counties, Oregon and Benton, Chelan, Grant, Kittitas and Yakima Counties, Washington	1340880

Ferguson, Daryl E.	Cultural Resources Survey of a Proposed Apartment Complex, Gage Boulevard, City of Richland, Parcel 12598300006000	1341167
Steinmetz, Shawn	A Cultural Resource Survey of the City of Kennewick's Center Boulevard Extension	1342214
Hartmann, Glenn D.	Letter to Gary Beeman Regarding References: Supplemental Cultural Resources Investigations, SR 240: I-182 to Columbia Center Boulevard, Agreement Y-7898 TAD-AJ	1342232
Hartmann, Glenn D.	A Cultural Resources Survey of the Washington State Department of Transportation's SR 240: I-182 to Columbia Boulevard	1342277
Ives, Ryan	A Cultural Resources Survey for Ben Franklin Transit Facilities Expansion	1342304
Gill, Matthew	Cultural Resources Monitoring Investigations for the SR 240 Yakima River Bridge Replacement Project - Interim Report	1342745
Lenz, Brett R.	A Cultural Resources Survey of the Proposed Lewis and Clark Interpretive Viewpoint Near Kennewick	1343434
Keith, Mary E.	Cultural Resource Inventory Report Tri-Cities Property Encroachments	1345461
Dickson, Catherine D.	McNary Reservoir Cultural Resource Inventory Survey Report	1347501
Dickson, Catherine	An Archaeological Survey of the Proposed Steptoe Street Extension	1348202
Miller, Carey L.	A Cultural Resources Survey for the Richland Wye Levee Trail Improvements, City of Richland	1349057
Sharpe, James J.	Archaeological Survey for the Jeff Schroeder Family Boat Dock, Pasco	1349573
Senn, Amy K.	Letter Report to Phil Pinard RE: The Results of Cultural Resource Monitoring at the Richland Wye Levee	1351622
Gilpin, Jennifer E.	Archaeological Resource Survey and Evaluation for the Hanford Reach Interpretive Center Project	1352273
Dickson, Catherine	Inventory of Unsurveyed Lands within the McNary Project Area, Umatilla County, Oregon, Benton, Franklin, and Walla Walla	1684043
Sharpe, James	Cultural Resources Survey Report for the Cadwell and Hadley Boat Docks within the McNary Reservoir	1684243
Berger, Margaret	Cultural Resources Assessment for the Columbia Park Trail Project, Richland	1687335
Shellenberger, Jon	Traditional Cultural Property and Archaeological Monitoring at McNary and Little Goose Projects	1688047
Teoh, Melissa	Cultural Resources Survey for Pasco District FY17 Priority Pole Project –	1689682
Stephens, Sarah	Cultural Resources Survey for the Proposed Bellerive (347371) Tower Site	1689883
Bonstead, Leah	FCRPS Fiscal Year 2017 Archaeological Site Monitoring at McNary, Lower Monumental,	1692047

Previously recorded Historic Register properties within a one-mile radius of the Property

45DT0041 Tri-Cities Archaeological District.

45BN0161 Bateman Island.

Previously recorded archaeological sites within a one-mile radius of the Property

Smithsonian Number	Site Name	Site Detail
BN00161	Bateman Island	At least 35 burial remains uncovered dated 2,000 years. Abalone pendants, engraved detalium shells. Hearths associated with pit houses and mat houses.
BN00618		One secondary basalt flake 4.3 x 3.0 X 0.9 cm.
BN00619		Hughes home site, historic habitation, 165 by 130 meters, 1910s-1990s, five features: concrete root cellar, water trough, glass and ceramic fragments, buried pipeline, and possible pump house site.
BN00884		Amon creek can dump, site Dimension- 21 x 15.5m, site type- historic dump site (50 hole in top cans), date of use- pre 1914
BN01328		Historic concrete foundations/ irrigation feature, hanford construction worker dwellings, 1940's, 60 x 60ft, 20x 20ft and 3 x 4 x 3ft
BN01459		Pre-contact lithic material, flaked cobble isolate, 20 x 13cm, 8cm thick.
BN01488		Flaked cobble isolate, 12.3 cm x 10.6 Cm x 2.6cm thick.
BN01489		Historic license plate isolate, washington state plate, ca. 1954, Metal tag from 1957, 12 in x 6 in, tag reads: 60_510602 wn.
DT00041	Tri-Cities Archaeological District	Tri-cities archaeological district
FR00014		Lithics, shell, bone
FR00015		Shell , lithic items. Foundations of pumping plant.
BN01679		Union pacific Railroad, historic railroad berm/ Ali gnment, 1800 x 18 Ft 1884-1990

Previously recorded cemeteries within a one-mile radius of the Property

Bateman Island Graves.

General Land Office Cadastral map review

Francis Henry's Cadastral map (Figure 6) for Township 9 N, Range 28 E shows the Yakima River near the Columbia River in Section 24. No notations are made in the Cadastral map for T 9 N, R 28 E in the APE.

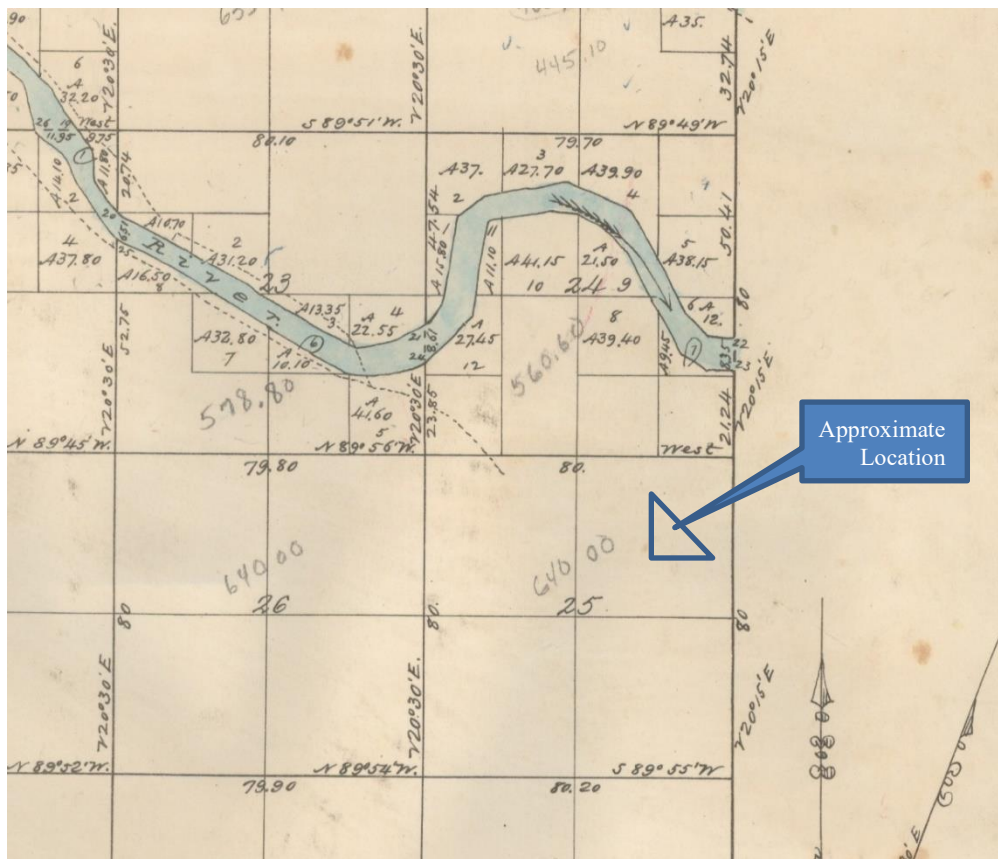


Figure 6: Detail of Francis Henry's 1864 Cadastral map for T 9 N, R 28 E, (BLM, 2020).

Inventory Methodology

A. Archaeological survey method: Reiss-Landreau Research planned a visual survey within the APE of the project polygon, spacing transects 5-10 meters apart within the APE. Areas of disturbance—mounds, cuts, trenches, built environment, etc.—will be inspected for surficial

expressions of cultural materials as well as areas which are not as yet disturbed and may retain intact, native soil profiles; 21, 40 - 50cm shovel probes were planned within the APE.

B. Depositional Environment: Warden soils, see Figure 4 and Figure 5. This land is fallow, but shows signs of past disturbances.

Survey Results

Archaeological investigation consisted of pedestrian survey and subsurface testing of the proposed impact area at the intersection of Columbia Park Trail and North Steptoe Street, Richland, Washington (Figure 7-8) The archaeological investigation was completed by Mars Galloway August 28, 2020. The weather during fieldwork was sunny, with temperatures ranging from 75-95°F.



Figure 7. Overview of APE A; View: North



Figure 8. Overview of APE B; View: West



Figure 9. Overview of APE B; View: Southeast

Visual Reconnaissance Survey: Pedestrian survey included a 100 percent survey of the proposed APE (Figure 10). The project APE includes two properties separated by the Columbia Canal(not in APE) and a 15-meter buffer. An in service railroad also ran northwest along the eastern boundaries of both APEs.

The northern APE (APE A) was 7.62 acres and had previously been developed and used as a mobile home park. Within, sub-surface disturbance beyond a depth of 2 meters was apparent and consistent across the survey area, due to past construction.

The southern APE was 22.5 acres and was used as a gravel and/or sand pit, and later as a staging area for nearby construction. The eastern half of this southern area was graded relatively flat, with several access roads along the boundaries.

Access to a storm water drain was located in the northeastern quadrant of, near the Columbia Canal. The northwestern quadrant was heavily disturbed and appears to have been a past staging area for the construction of the houses to the West of the APE. A ditch about 8 meters in width and 5 meters in depth runs west toward a large pit in the northwestern quadrant of the southern APE.

Vegetation noted was various native and non-native grasses; shrubs such as tall sage (*Artemisia tridentata*), St. John's wort (*Hypericum perforatum*), wild lettuce (*Lactuca serriola*), and others; with trees such as ponderosa pine (*Pinus ponderosa*), black cottonwood (*Populus trichocarpa*), western mountain ash (*Sorbus scopulina*) and willow (*Salix sp.*) among others.

Surface visibility ranged from 0-100 percent, and the entire surface of both APEs were disturbed by previous landscaping, construction and/or mining.

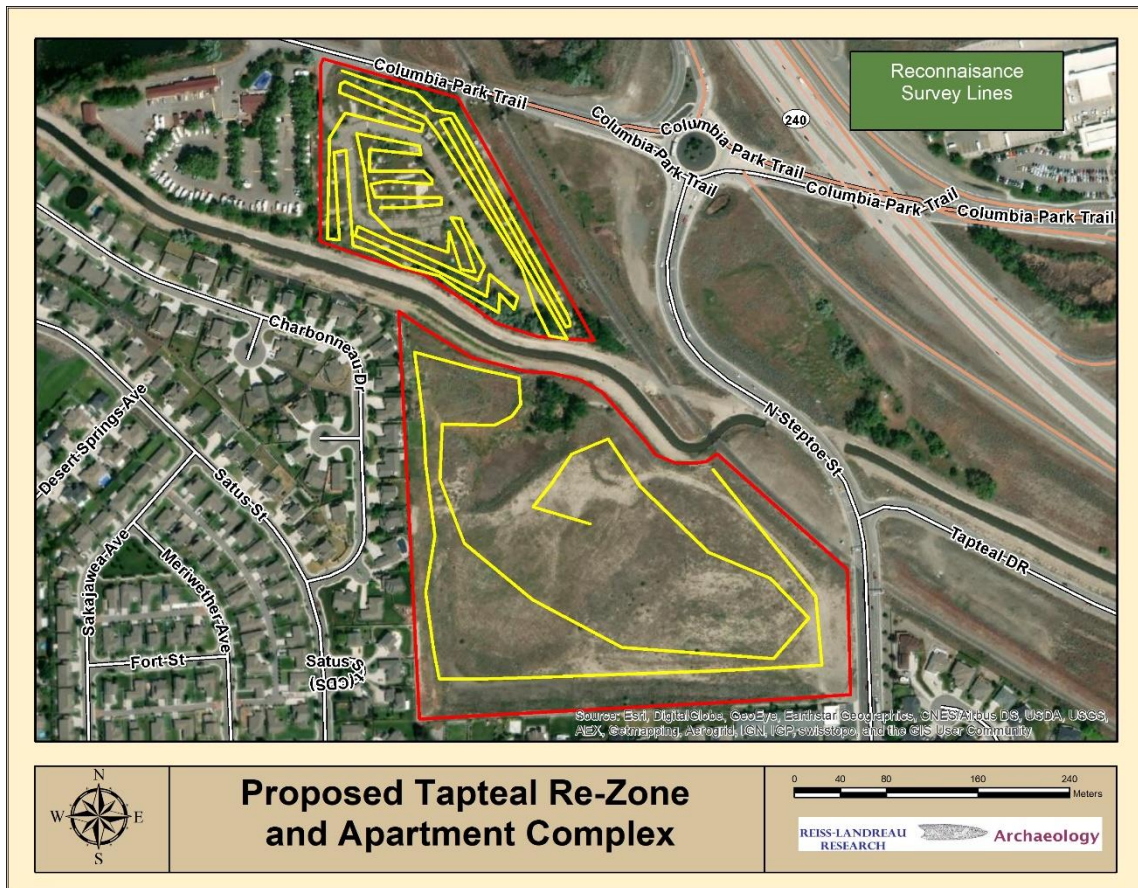


Figure 10. Reconnaissance Survey Tracks

Subsurface Testing: A total of 9 shovel test probes (STP) were planned within The northern APE (Figure 11). Subsurface testing in the remains of the gravel pit of the southern APE would not have been possible, nor provided information.

One STP was mapped from 30 to 50 meters in areas where the ground was not covered by asphalt or concrete. Of the 10 shovel probes, none contained cultural resources. STPs 2, 5, 6, 8 and 9 were not completed due to being plotted in areas with obvious ground disturbance.

Disturbance mainly included the excavation of soils up to (and possibly beyond) 2 meters for the construction of roads, yards foundations of mobile home units, structures, the installation of utilities, and the deconstruction of previously mentioned mobile homes and structures. All of the excavated sediment was screened through a ¼ inch screen.

The STPs measured 30 to 40 cm in diameter and were excavated to a maximum of 34 centimeters below the surface (cmbs) (Table 1). Observations included (but were not limited to): sediment grain size, presence of gravels, evidence of disturbance, and presence/absence of cultural materials. Each completed probe was photographed before it was backfilled. The location of each probe was recorded using a handheld GPS unit.

In general, sub-surface disturbance due to construction extends beyond the maximum depth of 34 cmbs reached by STPs as documented in the pedestrian survey (Figure 12, Figure 13). Soils throughout the four excavated STPs were very compact and very gravelly, all consisting of silt and angular and sub-rounded gravels and cobbles. Modern trash such as plastic was found in STP 7, as well as on the surface near the location of STPs 2 and 8. Soils were relatively consistent with the Finley stony fine sandy loam soil descriptions, especially regarding the gravel content (USDA 2020). In this case, it is possible that much of the soil located within APE A is native, just extremely disturbed very local fill.

Figure 11. STP Map

Table 1. Project STP Summaries

STP #	Depth (cmbs)	Cultural	Strat Notes	Notes
1	13 cmbs	Negative	- 0-13 cmbs – very compact light brown very fine loam; 85% angular and sub-angular very small to large pebbles and medium cobbles	Terminated at water table
2	N/A	N/A	- Inundated Not Excavated. <i>Modern trash on surface.</i>	Terminated due to obvious disturbance
3	34 cmbs	Negative	- 0-34 cmbs – very compact very light brown very fine loam; 70% angular and sub-rounded small to large pebbles and small cobbles	Terminated due to cobbles and compaction
4	23 cmbs	Negative	- 0-23 – very light brown very fine loam; 90% small to large angular and sub-rounded small to large pebbled and small cobbles	Terminated due to cobbles
5	N/A	N/A	- Inundated Not Excavated	Terminated due to obvious disturbance
6	N/A	N/A	- Inundated Not Excavated	Terminated due to obvious disturbance
7	28 cmbs	Negative	- 0-28 cmbs – very light brown very fine loam; 85% angular to sub-rounded very small pebbles to medium cobbles. <i>Modern trash throughout.</i>	Terminated due to cobbles
8	N/A	N/A	- Inundated Not Excavated. <i>Modern trash on surface.</i>	Terminated due to obvious disturbance
9	N/A	N/A	- Inundated Not Excavated	Terminated due to obvious disturbance



Figure 12. STP 7 Detail



Figure 13. Overview of STP 7; View: North

Findings: During the course of surface and subsurface examination, RLR did not locate any eligible cultural resources.

Project Recommendations

No pre-contact or historic period Cultural resources were located within the scope of this investigation. After conducting the planned inventory survey and testing, no cultural resources were identified. **RLR finds no historic properties affected per State Law and recommends that this project proceed.**

Inadvertent Discovery Procedure.

If an inadvertent discovery of archaeological items is made during construction, City of Kennewick (the project proponent) will contact PSA, Benton County, the affected Indian tribes, and DAHP.

If the inadvertent discovery is Archaeological material:

1. The project proponent and the Washington State Department of Archaeology and Historic Preservation (DAHP) will be contacted and work in that area will stop.
2. The archaeologist will contact the Project Proponent, City of Kennewick.
 - a. Upon notification of discovery of potential archaeological deposits, the professional archaeologist evaluates the remains.
 - b. The DAHP, CTUIR, and the YN will be given the opportunity to view the artifacts within 48 hours after the discovery or at the earliest possible time thereafter. The discovery will be kept confidential. After halting construction, securing the site, and notifying the contractor, the archaeologist will conduct a brief in-field evaluation. The purpose of the evaluation is to determine whether the discovered resources have potential to answer research questions.
 - c. Evaluation protocols are described in the following section.
 - d. If parties agree that the artifacts are not significant, RLR will ask the construction representatives to resume construction.
 - e. If parties agree that the artifacts are significant, the Washington State DAHP will issue a stop work order until further notice for all construction work in the area defined as a significant site.

Guidelines for the Discovery of Human Remains:

1. All persons who know of the existence and location of human remains must, by law, **notify the county coroner and local law enforcement**. This must be done in the most expeditious manner possible. (RCW 27.44; 68.50; 68.60)
2. Any person engaging in ground disturbing activity that encounters skeletal human remains must **cease all activity which may cause further disturbance to the remains, make a reasonable effort to protect the area from further disturbance, report the presence and location of those remains to the coroner and local law enforcement** (RCW 27.44; 68.50; 68.60). The remains should not be touched, moved, or further disturbed.

3. The county coroner will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or non-forensic. (RCW 27.44; 68.50; 68.60)
4. If the county coroner determines the remains are non-forensic, then the Department of Archaeology and Historic Preservation will take jurisdiction over the remains. (RCW 27.44; 68.50; 68.60)
5. The State Physical Anthropologist will make a determination of whether the remains are Indian or Non-Indian and report that finding to the affected parties. (RCW 27.44, 68.50; 68.60)
6. The DAHP will handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains if there is no federal agency involved.

Contact:

Dr. Guy Tasa, State Physical Anthropologist, DAHP
1063 South Capitol Way, Suite 106, PO Box 48343, Olympia, Washington 98501
Email: guy.tasa@dahp.wa.gov Phone: (360) 586-3534 Cell: (360) 790-1633

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OLSONPROJECTS

3707 S GRAND BLVD. - SUITE C - SPOKANE WASHINGTON 99203

August 23, 2021

City of Richland
ATTN: Mike Stevens
625 Swift Blvd.
Richland, WA 99352

Re: The BOB Apartments
Habitat Conservation Report Waiver

Mike,

I am writing this letter to waive the preparation of a habitat conservation report per RMC 22.10.200 (E) due to the project site being previously developed and Columbia Park Trail existing between the site and the Yakima River Delta. The project site address is 703 Columbia Park Trail, Richland, WA 99352.

Please let me know if you have any questions or additional comments.

Sincerely,

Gwen McConn
Project Architect
Olson Projects



September 30, 2021

Gwen McConn
Olson Projects
3707 S. Grand Blvd., Suite C
Spokane, WA 99203

Nick Wright
1955 Jadwin Ave.
Richland, WA 99354

RE: The BOB Apartments – Fish & Wildlife Habitat Conservation Area Report

Dear Ms. McConn and Mr. Wright:

This letter is in regard to the Site Plan Review application and SEPA Checklist that was prepared for the proposed apartment complex project located at 703 Columbia Park Trail, Richland, WA 99352.

Given the site's location south of Columbia Park Trail upon a previously developed site and pursuant to RMC 22.10.200 (E), I am hereby waiving the requirement for the submittal of a Fish & Wildlife Habitat Area conservation report.

A SEPA Threshold Determination of Non-Significance (DNS) will be issued shortly. Please be advised that the mandatory SEPA agency review and comment period is 14 days from the date of issuance and that no permits for construction may be issued until the end of the SEPA comment period and/or until the Richland Hearing Examiner has completed his Site Plan Review. Furthermore, please be aware that comments received during the mandatory comment period may result in additional requirements that could extend the date in which construction permits can be issued should additional cultural or environmental concerns/issues arise.

If you have any questions regarding this letter, please feel free to contact me at (509) 942-7596 or via email at mstevens@ci.richland.wa.us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Stevens", with a stylized, flowing script.

Mike Stevens
Planning Manager
City of Richland
(509)942-7596
mstevens@ci.richland.wa.us



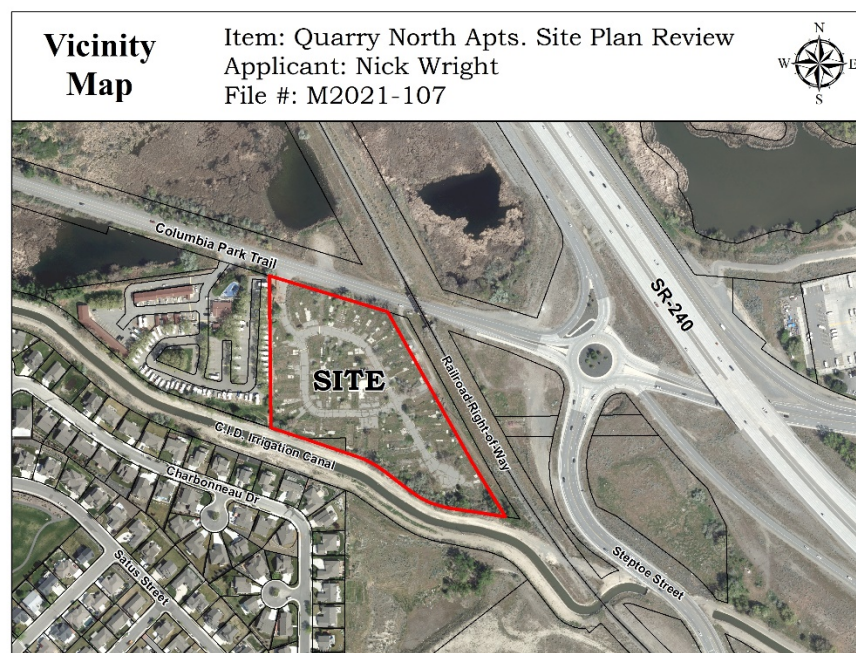
CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING & OPTIONAL DNS (M2021-107 & EA2021-131)

Notice is hereby given that Nick Wright has submitted a Site Plan Review application for the development of an approximately 7.2-acre site, with five (5) multi-family residential buildings containing up to 192 dwelling units, a clubhouse, swimming pool, and covered parking structures together with associated parking and landscaping areas. The project site is located at 703 Columbia Park Trail and is zoned C-LB (Commercial-Limited Business). The property is described as Assessor's Parcel Nos. 125981000011001 and 125981000015000 located in Section 25, Township 9 North, Range 28 East, W.M., Benton County, WA.

A virtual public hearing on the proposed site plan review will be held before the Hearing Examiner on Monday, November 8, 2021 at 6:00. All interested parties are invited to attend and present testimony at the virtual public hearing (www.ci.richland.wa.us).

Environmental Review: The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

Any person desiring to express their views or to be notified of any decisions pertaining to this application 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. To be included in the staff report, written comments should be received no later than 5:00 p.m. on Friday, October 22, 2021.



Please note that pursuant to RMC 23.48.010, the purpose of the site plan approval process is to facilitate project design that is compatible with adjacent land uses and is in keeping with the physical constraints of the project site. **The site plan review is not intended to determine whether a particular land use activity is appropriate on a particular site. Land uses that are otherwise permitted in this title shall not be denied through the site plan review process unless such uses cannot meet the development and/or performance standards required for the use.*

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Garrett Marshall, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning & Development Department for the City of Richland.
2. On the 1st day of October 2021, I mailed a copy of the attached NOTICE OF APPLICATION, PUBLIC HEARING, AND OPTIONAL DNS (M2021-107) to the attached list of individuals via regular USPS on the date indicated above. The Richland Hearing Examiner will conduct a public hearing and review of the application on Monday, November 8th, 2021 in the Richland City Council Chambers, 625 Swift Boulevard.

Garrett Marshall
Signed: Garrett Marshall

SIGNED AND SWORN to before me this 5th day of October 2021 by Lynne Follett.



October L. Follett
Notary Public in and for the State of Washington,

October L. Follett
Print Name
Residing at West Richland
My appointment expires: 11-1-21



AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Garrett Marshall**, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.

2. On the 6th day of October 2021, I posted the attached NOTICE OF PUBLIC HEARING, File Number M2021-107 (Site Plan Review of Quarry North Apartments) in the following location:

The south side of Columbia Park Trail, in front of 703 Columbia Park Trail along its north property line.

Garrett Marshall

Signed: Garrett Marshall

SIGNED AND SWORN to before me this 7th day of October 2021, by Lynne Follett.

Lynne Follett

Signature of Notary

October L. Follett

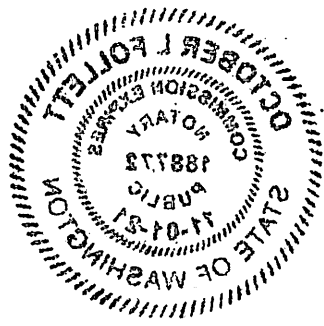
Printed Name

Notary Public in and for the State of Washington,

Residing in West Richland

My appointment expires: 11-1-21





ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED

Exhibit 3



File No. EA2021-131

CITY OF RICHLAND **Determination of Non-Significance**

Description of Proposal: Site Plan Review application for the development of an approximately 7.2-acre site, with five (5) multi-family residential buildings containing up to 192 dwelling units, a clubhouse, swimming pool, and covered parking structures together with associated parking and landscaping areas.

Proponent: Nick Wright
1955 Jadwin Ave.
Richland, WA 99354

Location of Proposal: The project site is located at 703 Columbia Park Trail and is zoned C-LB (Commercial-Limited Business). The property is described as Assessor's Parcel Nos. 125981000011001 and 125981000015000 located in Section 25, Township 9 North, Range 28 East, W.M., Benton County, WA.

Lead Agency: City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

() There is no comment for the DNS.

() This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.

(X) This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Mike Stevens

Position/Title: Planning Manager

Address: 625 Swift Blvd., MS #35, Richland, WA 99352

Date: November 3, 2021

Signature _____

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: The Bob Apartments
2. Name of applicant: Nick Wright

3. Address and phone number of applicant and contact person: 1955 Jadwin Ave. Richland, WA 99354, 509-845-9411

4. Date checklist prepared: 7/21/2021

5. Agency requesting checklist: City of Richland

6. Proposed timing or schedule (including phasing, if applicable): Construction will begin January 2022 and last for 20 months.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. A hydrology report and geotechnical report will be prepared for this site.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. None.

10. List any government approvals or permits that will be needed for your proposal, if known. A Construction Stormwater General Permit through the Department of Ecology will be required. Building permits; Grading and Utility permit through the City of Richland

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The site is 6.29 acres and will be developed as a 192 unit apartment complex.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The address for the site is 703 SE Columbia Park Trail Richland, WA 99352

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, **rolling, hilly**, steep slopes, mountainous, other _____

- b. What is the steepest slope on the site (approximate percent slope)? 33%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Sandy Silt

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
9,500 CY of excavation and approximately 7.33 AC will be disturbed.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Wind and stormwater erosion could occur as a result of clearing and construction activity but will be minimized with the use of BMPs, such as silt fencing, construction entrance and watering.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
50%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Standard erosion control and BMP methods will be used, such as catch basin protection, silt fencing, and stabilized construction entrances. Dust during construction will be controlled by the use of a water truck as necessary.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
The only air emissions would be dust. We will have a water truck on site during all excavation activities to help mitigate dust.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
None.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
A water truck will be on-site during operations to minimize air born dust. The contractor will also utilize tackifier or hydroseed for soil stabilization.

3. **Water** [\[help\]](#)

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

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Across the street from the site to the north, is the Yakima River Delta.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The north frontage of the site will be within 200' of the Yakima River Delta. The site is separated from the Yakima River Delta by Columbia Park Trail road and no work is expected on the north side of the street.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

None.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
- No, based on the FEMA Flood 53553 0015 E

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

None.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
- None.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
- Any stormwater from impervious surfaces will be retained on site via on site storm ponds.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.
- No.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
- No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

All surface water will be retained on site and disposed of according to the City and DOE stormwater guidelines.

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

a. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
☐ evergreen tree: fir, cedar, pine, other
☒ shrubs
☐ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☒ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

The site is mostly covered in brush and weeds. There are a few trees scattered throughout the site as well. The site will be cleared and grubbed in preparation of the new development.

c. List threatened and endangered species known to be on or near the site.

None per the Washington DNR Natural Heritage Program

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The site will be landscaped once development is complete including grass, trees, and native plants.

e. List all noxious weeds and invasive species known to be on or near the site.

None per the WSDA Noxious Weed Data view, however, there is an occurrence of Flowering Rush approximately 500 feet south east which is a Class A noxious weed. It is not anticipated that this will be an issue for this proposal.

5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

None.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

None per the WDFW Priority Habitat Species on the Web viewer.

c. Is the site part of a migration route? If so, explain

Other than the Pacific Flyway Migration route, no.

d. Proposed measures to preserve or enhance wildlife, if any:

None.

e. List any invasive animal species known to be on or near the site.

None per the WDFW Priority Habitat Species on the Web viewer.

6. **Energy and Natural Resources** [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric and gas will be used for all power needs for the apartment complex.

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

The proposed structures will meet current building codes and energy efficient standards. The project will comply with the Washington State Commercial Energy Code.

7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe.

None.

1) Describe any known or possible contamination at the site from present or past uses.

None.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None.

4) Describe special emergency services that might be required.

Normal City emergency services will be utilized by the proposed apartment complex.

No special emergency services will be required.

5) Proposed measures to reduce or control environmental health hazards, if any:

None.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The site is near SR 240, and there are railroad tracks that run adjacent to the site.

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

There will be construction noise between 7am-6pm Monday through Friday.

3) Proposed measures to reduce or control noise impacts, if any:

Limit work hours to the daytime so as to not irritate neighbors.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current site is an abandoned mobile home park. The site has not been used for 20+ years.

The site will meet the current zoning code and is compatible with the neighboring land uses.

b. Has the project site been used as working farmlands or working forest lands? If so, describe.

How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site. No structures, however there are abandoned asphalt roads.

d. Will any structures be demolished? If so, what? We will remove the asphalt roads.

e. What is the current zoning classification of the site? C-LB

f. What is the current comprehensive plan designation of the site? Comprehensive plan designation is Commercial

g. If applicable, what is the current shoreline master program designation of the site? None.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No. The land was previously developed as a mobile home park and is currently vacant.

i. Approximately how many people would reside or work in the completed project? 300

- j. Approximately how many people would the completed project displace? None.
- k. Proposed measures to avoid or reduce displacement impacts, if any: None.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: We have already had discussions about this project with the City of Richland, and they are in favor of an apartment complex at this location. The project is compliant with the current zoning and land use designation.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: None.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 192 mid to high income housing.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None.
- c. Proposed measures to reduce or control housing impacts, if any: None.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Building height will be a max of 30'
- b. What views in the immediate vicinity would be altered or obstructed? None.
- b. Proposed measures to reduce or control aesthetic impacts, if any: None.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? There will be onsite streetlights and exterior building lights that will be on from dawn until dusk

- b. Could light or glare from the finished project be a safety hazard or interfere with views? No.
- c. What existing off-site sources of light or glare may affect your proposal? None.
- d. Proposed measures to reduce or control light and glare impacts, if any: All lighting will be downward facing lighting so as to reduce any light pollution off of the site.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? The Columbia River is about a mile north east and Chamna Natural Preserve is located just across the Yakima River Delta.
- b. Would the proposed project displace any existing recreational uses? If so, describe. None.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. The Bob (ID# 725184) is listed as a resource of the WISAARD system of the Department of Archaeological and Historic Preservation however there is no determination of significance.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. None. We completed a cultural resources survey that showed no indication of any Indian or historic use.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
We had a cultural resources survey completed.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
None.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site will be accessed via Columbia Park Trail. We will be adding a left turn lane into the site on Columbia Park Trail.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is approximately 2000' from the nearest transit stop.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The project will add 280 parking spaces.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

We will improve Columbia Park Trail which runs along the frontage of the site by adding a left turn lane into the property. We will also be adding curb, gutter and sidewalk in front of the property as well.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. None.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? The peak hour generator is 129 trips, and 1,277 trips for a weekday or ADT for 192 dwelling units.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No.

- h. Proposed measures to reduce or control transportation impacts, if any: Street improvements to Columbia Park Trail.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. No.

- b. Proposed measures to reduce or control direct impacts on public services, if any. None.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water, sewer refuse and electricity will be from City of Richland.

Natural gas will be provided by Cascade Natural Gas

During construction will connect to all of these utilities.

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

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

Signature: _____



Name of signee Nick Wright

Position and Agency/Organization Developer Rep

Date Submitted: 8/30/2021

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? All storm water will be retained on site, dust will be mitigated during construction via on site water trucks, and construction work will only occur during daytime hours.

Proposed measures to avoid or reduce such increases are: see above.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Animals, fish and marine life will be unaffected. Currently there is only volunteer vegetation on the site that will be replaced with new landscaping once the project is complete.

Proposed measures to protect or conserve plants, animals, fish, or marine life are: None.

3. How would the proposal be likely to deplete energy or natural resources? None.

Proposed measures to protect or conserve energy and natural resources are: None.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? None.

Proposed measures to protect such resources or to avoid or reduce impacts are: None.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? None.

Proposed measures to avoid or reduce shoreline and land use impacts are: None.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Due to there being 192 new apartment units, there will be increased traffic in this area. After working with the City of Richland Traffic Department, it was determined that we would need to construct a left turn lane into the property on Columbia Park Trail.

Proposed measures to reduce or respond to such demand(s) are: See above.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. None.

Exhibit 4



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 West Alder Street • Union Gap, Washington 98903-0009 • (509) 575-2490

October 20, 2021

Mike Stevens
City of Richland
PO Box 190
Richland, WA 99352

Re: SEPA Register 202105366, M2021-107 & EA2021-131

Dear Mike Stevens:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the Bob Apartments development, proposed by Nick Wright. We have reviewed the documents and have the following comments.

WATER QUALITY

Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact Lloyd Stevens Jr. at the Dept. of Ecology, (509) 574-3991 or email lloyd.stevensjr@ecy.wa.gov, with questions about this permit.

SHORELANDS/ENVIRONMENTAL ASSISTANCE

Thank you for providing the Department of Ecology (Ecology) the opportunity to review and provide comments on the proposed multi-family residential building and associated structures.

The majority of the land appears to be an existing disturbed area that had previous developments; however, Ecology wetland staff have conducted a desk review of the site and have the following comments to provide.

Potential wetland features were observed on current and historical aerial imagery. Upon review of current imagery, staff reviewed historical images from 1955 (Image 1). This image demonstrates existing hydrologic signatures occurring prior to development. A few areas still show signs of wetland occurrence (Image 2).

The two main locations of interest are close to the irrigation canal (Image 2). Any wetlands located outside the canal or its easement are under the regulatory authority of the Department of Ecology and therefore the City's regulatory authority per Chapter 22.10, Critical Areas.

Per Revised Code of Washington (RCW) 90.48.030, the Department of Ecology has the authority to control and prevent pollution of waters of the State. Therefore, Ecology has the ability to request a wetland delineation be conducted on the site to prevent the pollution of state waters. Any wetland habitat found on site (or adjacent to) should be rated using the 2014 Update for the Washington State Wetland Rating System for Eastern Washington (Hruby, 2014). Rating scores will be used to determine the width of the County's required upland buffer surrounding any delineated wetlands. Wetland habitats located along parcel boundaries could have some overlap with stream buffer habitats, however, wetlands in this area should be properly investigated.

The Department of Ecology recommends using an environmental consultant to conduct a formal wetland delineation of the area prior to any development or platting to locate the extent of existing wetland habitat and required buffers in the area.

Please submit a wetland delineation report, wetland rating forms, and associated materials to the Department of Ecology for review and comment prior to construction activities. In the event wetland or wetland buffer habitats occur in the area and impacts cannot be avoided a mitigation plan must be submitted for review.

In order to minimize construction impacts on wetlands, Best Management Practices (BMPs) for sediment and erosion control should be implemented. This should include functional silt fences, and immediate revegetation and mulching.

Mike Stevens
October 20, 2021
Page 3

Placement of fill in wetlands may require an individual or general (nationwide) permit from the U.S. Army of Corps of Engineers (Corps). We advise the applicant to contact the Corps to determine if a permit is needed.

The Department of Ecology recommends continued coordination with City, State, and Federal agencies throughout the planning and permitting process.

Ecology staff is available to provide technical assistance to the City by reviewing documents related to wetland habitats conducting a joint site visit to verify the presence or absence of wetlands on the property.

Please contact **Lori White** at (509) 575-2616 or lori.white@ecy.wa.gov should you have any questions or would like to schedule a joint site visit to review the area in person.



Image 1. Historical Aerial from 1955
(Source: https://www.gis.cwu.edu/geog/historical_airphotos/)

Mike Stevens
October 20, 2021
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Image 2. Area of interest outlined by white polygon.

Sincerely,

Gwen Clear

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepa@ecy.wa.gov

Stevens, Mike

From: Chris Sittman <CSittman@kid.org>
Sent: Thursday, October 14, 2021 3:22 PM
To: Stevens, Mike
Subject: RE: M2021-107 The Bob Apartments

KID has no comments, this is out of our district boundaries!

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

From: Stevens, Mike [mailto:mstevens@CI.RICHLAND.WA.US]
Sent: Friday, October 1, 2021 3:18 PM
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>; Blaine Broberg, KID <bbroberg@kid.org>; Boring, Michael <MBoring@CI.RICHLAND.WA.US>; Boshart, Thomas <tboshart@CI.RICHLAND.WA.US>; 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>; Florinda Coleman <florinda.coleman@co.benton.wa.us>; FormerOrchards@ecy.wa.gov; Ghbein, Briana <bghbein@ci.richland.wa.us>; Greg McCormick <gregory.mccormick@ci.kennewick.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>; 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>; M. Deklyne <mjdekyne@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>; Seth Defoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; T.S. "Max" Platts

<PlattsT@wsdot.wa.gov>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; William Simpson <william.simpson@commerce.wa.gov>

Subject: M2021-107 The Bob Apartments

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.

Attention:

Attached to this email you will find a copy of the application materials, SEPA Checklist and related information for a proposed apartment complex within the City of Richland. The City is utilizing the Optional DNS Process as allowed per WAC 197-11-355. As a result, this may be your only opportunity to comment on the environmental impacts of the proposed development. To be included in the staff report, written comments should be received no later than 5:00 p.m. on Friday, October 22, 2021.



Mike Stevens

Planning Manager

625 Swift Blvd., MS-35 | Richland, WA 99352

(509) 942-7596

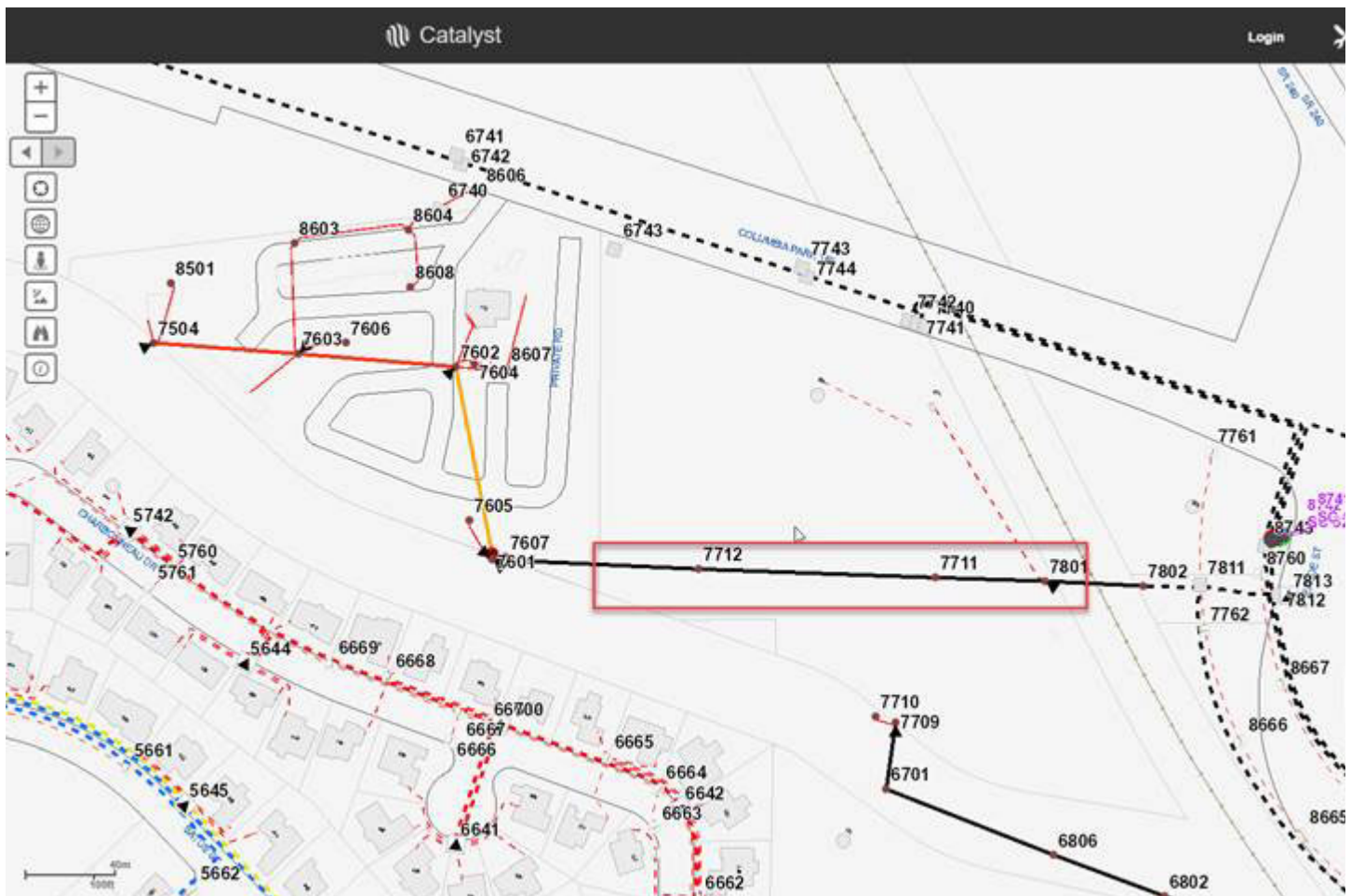
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Stevens, Mike

From: Hill, Kelly
Sent: Monday, October 4, 2021 6:41 AM
To: Stevens, Mike
Subject: RE: M2021-107 The Bob Apartments

Mike,

We have a 3 phase overhead power line that runs through this tract that serves the mobile home park to the west. We need to verify that we have an easement covering it or get one. The developer will need to cover the cost the relocate the line, or have it routed underground through their development. See below.



Thanks
Kelly

From: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Sent: Friday, October 1, 2021 3:18 PM
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>; Blaine Broberg, KID <bbroberg@kid.org>; Boring, Michael <MBoring@CI.RICHLAND.WA.US>; Boshart, Thomas <tboshart@CI.RICHLAND.WA.US>; 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>; Florinda Coleman <florinda.coleman@co.benton.wa.us>; FormerOrchards@ecy.wa.gov; Ghbein, Briana <bghbein@ci.richland.wa.us>; Greg McCormick <gregory.mccormick@ci.kennewick.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>; 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>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; M. Deklyne <mjdeklyne@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>; ReathaFord, Jason <JReathaFord@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>; Seth DeFoe <SDeFoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; T.S. "Max" Platts <PlattsT@wsdot.wa.gov>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; William Simpson <william.simpson@commerce.wa.gov>

Subject: M2021-107 The Bob Apartments

Attention:

Attached to this email you will find a copy of the application materials, SEPA Checklist and related information for a proposed apartment complex within the City of Richland. The City is utilizing the Optional DNS Process as allowed per WAC 197-11-355. As a result, this may be your only opportunity to comment on the environmental impacts of the proposed development. To be included in the staff report, written comments should be received no later than 5:00 p.m. on Friday, October 22, 2021.



Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7596

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.

Exhibit 5

Stevens, Mike

From: Jason Heineman <jrheineman@gmail.com>
Sent: Tuesday, October 5, 2021 7:30 AM
To: Stevens, Mike
Subject: Comments re/ 703 Columbia Park Trail proposed development

I have lived at 529 Charbonneau Drive for the last 13 years and am writing to express my concerns with the proposed development at 703 Columbia Park Trail, consisting of 192 apartment units.

First off, I am happy to see some development of this land as it is an eyesore. In fact, I wish the entire area would be developed, as it was once planned.

My main concern with this particular development plan however, is the increased traffic flow on Columbia Park Trail, Steptoe, and in the associated roundabout. This area is already congested at many times throughout the day. I realize the roundabout attempted to help in the highway congestion, but it made things worse on Columbia Park Trail. The backups can reach as far back as Leslie and there are numerous accidents in this area. The railroad is being used more and more in the last 10 years, and since they don't limit operations during peak traffic times (I've asked the Port), this is another cause for traffic congestion on Steptoe and Columbia Park Trail. As development continues in Kennewick and South Richland, the usage of Steptoe will only increase. Even without the proposed apartments, I don't feel the current road infrastructure is adequate and conditions will only get worse. Adding ~ 100 more vehicles to the area will cause significant traffic issues especially when they are all coming home from work and trying to access the property from Columbia Park Trail. Perhaps the addition of traditional on/off ramps and realignment of the railroad tracks around this area would allow additional traffic. Until those improvements (or similiar) are made to reduce traffic congestion however, I don't support adding the apartments at this location.

Best Regards,

Jason Heineman
529 Charbonneau Drive
509-713-0285

Stevens, Mike

From: Your HomeTeam <yourhometeam@bhhstricities.com>
Sent: Friday, October 22, 2021 9:39 AM
To: Stevens, Mike
Cc: Desert Gold
Subject: 703 Columbia Park Trail - Proposed Land Use

Mr Stevens,

I am writing about the proposed land use public hearing regarding the Quarry North Apartments.

Dianne Wright, the owner of the neighboring property at 611 Columbia Park Trail, Wright's Desert Gold Motel & RV Park, has concerns regarding the Subject Property. I am also concerned about this project and the additional traffic it will generate on an already congested road.

Wright's Desert Gold Motel & RV Park is a family business that has been owned and operated since 1991 by my family. We have 80 RV spaces and 29 Motel units and are operating at full occupancy year round. As I'm sure you are aware the traffic on Columbia Park Trail can be backed up all the way from Leslie Road making it nearly impossible to exit our property in either direction. It isn't safe to turn left out of the driveway even if a vehicle does leave a space for you to pull through since you can't see the Westbound lane.

With that said, has the impact of the increased traffic of at least 192 additional vehicles, (assuming one per unit) been taken into consideration? Believe me, I am all about growth in the Tri Cities. I am a licensed Real Estate Broker in the Tri Cities along with General Manager at the Desert Gold.

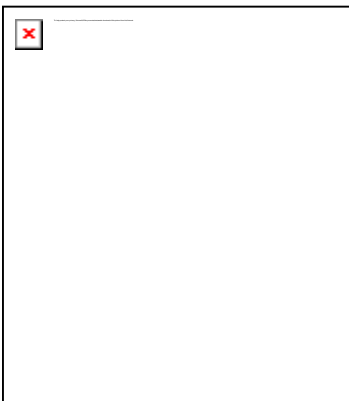
I believe the size of the project is too big for this location and the additional traffic is a major concern.

I would like to be able to express these concerns on November 8.

Please contact me with additional information I will need to be able to speak at the meeting on November 8th.

Respectfully,

Vicki & Dianne Wright
(509)551-2351 or (509)627-1000
Wright's Desert Gold
611 Columbia Park Trail



Vicki Wright

Your HomeTeam
Real Estate Broker
(509) 551-2351-Vicki

(509) 783-2112-Office

Yourhometeam@bhhstricities.com | www.bhhstricities.com