

Resort Semiahmoo Zone 3 PUD and Preliminary Plat Applications'

Supplemental Document

1. Planned Unit Development Application Form (*Rev. New FINAL 9-12*)
 - a. Please see Attachment A.
2. Land Use Master Invoice
 - a. Please see Attachment B.
3. Owner Consent Form
 - a. Please see Attachment C.
4. PUD Submittal Documents
 - a. Draft Resort Semiahmoo Zone 3 PUD Draft Master Plan (Master Plan)
 - i. Project Overview

The Project is located on gently sloping land at a relatively constant 4% rate from its southeast corner to the north and northwest. The prior owner had logged approximately 1/3 of the property in 2013, leaving stands of deciduous and evergreen trees along the perimeter and throughout the interior. The adjacent land uses are the North Whatcom Fire District Fire Station 62 at the southeast corner, Semiahmoo Parkway along the eastern edge (except for a very narrow strip of land between the Project area and Semiahmoo Parkway north of the Fire Station running about half way to the intersection of Semiahmoo Parkway and Semiahmoo Drive), Semiahmoo Drive along the northern edge, and mostly undeveloped rural Whatcom County along the southern edge.

The land has never been developed, but has been logged at different times over the past 100+ years, most recently in 2013. According to a 2006 archeological and cultural survey of the area and property, the site may well have been an area of deer and elk hunting as well as berry and root gathering by Coast Salish Native Americans. However, a thorough physical inspection of the property revealed no artifacts or culturally significant items. As is appropriate in this area of pre-European cultural use, monitoring of ground-disturbing activities will be employed during infrastructure construction. (Please see the Cultural Resource Assessment in Attachment I).

Resort Semiahmoo Zone 3 is the only neighborhood within Resort Semiahmoo that is not physically associated with a major recreational amenity (i.e., the Semiahmoo Golf Course) or marine shoreline access and views (i.e., Boundary Ridge, Semiahmoo Spit, Carnoustie, Drayton Hillside I and II). As such, the site creates an opportunity to connect architecturally to the rest of the Resort Semiahmoo community while providing for (1) uses that would not necessarily be appropriate in other areas of the Resort and (2) the opportunity to moderately freshen the look and feel of the neighborhoods.

Consistent with the general guidelines for development identified in Resort Semiahmoo Master Plan (RSMP 2014), the Project will include residential and commercial uses. The residential uses will include a mix of multi-family (through the use of zero lot-line lots that create duplex and multi-plex style housing options) and single-family housing options as allowed by RSMP 2014 and the Blaine Municipal Code. Commercial uses will be guided by market demand, responding to the needs and desires of Resort Semiahmoo

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residents. Suggested commercial and retail uses in RSMP 2014 include: restaurants, general store, recreational vehicle parking, professional offices, and civic services.

In the broader Blaine community there has been significant parks and trail planning and discussion regarding the location of a city park on this property, which is supported to a certain degree in the RSMP 2104 discussion regarding a major recreational center at the northwest corner of the Semiahmoo Parkway and Semiahmoo Drive intersection. However, prior decisions regarding the development of that northwest corner location resulted in the creation of large, single-family lots rather than the anticipated recreational center. Despite this somewhat ambiguous planning direction for the Project, the idea of a larger, area-wide park remains a potential use which will be resolved during subsequent development phases of the Project.

The Project will be developed in phases. It is important to the development that it find a balance among the needs of the marketplace, the desires of the Resort Semiahmoo community, and goals of the owners. Phasing provides the best opportunity for achieving that balance.

Phase 1 construction will include (1) the first 40 lots located in the southeast portion of the site with access from Semiahmoo Parkway, (2) the private roadway and underground utilities tract serving Phase 1, (3) the stormwater management system and tracts serving Phase 1, and (4) the commercial tract in the southwest corner of the site where off-site storage facilities will be constructed.

It is anticipated that there will be 2 or 3 subsequent construction phases on the remaining development tracts that will include housing options, retail and commercial opportunities, and the potential for a city park. Each subsequent phase will be developed and implemented within a public process that invites community input and review, and will have the advantage of responding to the then current market requirements.

The tracts are delineated below:

<u>TRACT</u>	<u>USE</u>	<u>PHASE</u>	<u>DESCRIPTON</u>
Tract A	Commercial	1	Off-site, indoor storage including those sized for RV's and those sized for household possessions in the far southwest corner of the site. Approximately 22,000 sf in 2 to 4 buildings.
Tract B	Residential	Subsequent	Bordering Semiahmoo Drive, with 9 to 18 housing units.
Tract C	Multi-Use	Subsequent	Possible 5,000 sf footprint multi-story with retail-commercial uses on main floor with

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			commercial and housing on 2 nd to 4 th floors; 4 to 10 housing units.
Tract D	Park/Residential	Subsequent	Possible city park of 1.3 acres. If a city park is not feasible, residential development of 9 to 12 housing units.
Tract E	Stormwater	1	Stormwater treatment and possible detention for eastern 2/3 of the site.
Tract F	Residential	Subsequent	35 to 40 housing units. In the event the city park is not feasible, a portion of this tract will be used for a neighborhood park.
Tract G	Open Space	1	Supports Phase 1 residential development.
Tract H	Open Space	1	Perimeter and major use separation tract.
Tract I	Private Roadway	1 & Subsequent	
Tract J	Stormwater	1	Stormwater treatment and detention for western 1/3 of the site.

Overall, there is anticipated to be not more than 4 construction phases, with the final phase completed no later than 2021. The estimated total housing count for all phases is between 78 and 119 units.

ii. Conceptual Street Plan

The conceptual local street plans are taken directly from RSMP 2014. The privately owned and maintained streets will reside in their own Tract I. In those areas with parallel “pocket parking”, the ROW is 30’ wide with 22’ drive lanes and 8’ for parking along one side. In those areas without pocket parking, the ROW is 22’. All street ROW’s are augmented by two 10’ utility easements on each side of the street. A 3’ wide gravel path for pedestrians is planned within the utility easement on one side of the ROW. A final decision on whether to include the gravel pedestrian paths will be made before preliminary plat approval.

Wet utilities will be installed under the drive lanes and dry utilities will be installed in the utility easements. Utility providers will be provided with easements for installation and maintenance.

All street and utility construction will follow Blaine Municipal Code (BMC) and WSDOT requirements. The streets will be constructed with 18” concrete aprons to insure lane-edge integrity over time. Sub-surface construction includes a non-woven fabric layer over subsoil, 12” of gravel, 4” of crushed surfacing gravel and 3” of Class B asphalt.

All stormwater runoff from the streets will be collected in periodic manholes. In the 22’ ROW, the drive lanes will be sloped to one side with the 18” “V” edge to capture the runoff and direct it to the manholes. In the 30’ ROW, the 8’ parking area will also be sloped to meet the sloping drive lanes at an 18” “V” curb for directing the runoff to the manholes.

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The Resort Semiahmoo Zone 3 Homeowners Association will be responsible for maintenance of the front yard of each residential unit between the private roadway's curb and the front face of each building extending to the side edges of the lot or parcel.

Please see Attachment D, Resort Semiahmoo Zone 3 PUD-Preliminary Plat Drawings' Submittal, Sheet 11 for a detailed schematic of the conceptual street plan.

iii. Preliminary Landscape Plan

The Preliminary Landscape Plan is divided into 6 broad categories:

1. Buffer

The buffer plant mix is used to augment the existing buffer conditions in Tract H, primarily filling in around the large, mostly evergreen tree stock in the perimeter buffers.

2. Transition

The objective with this buffer planting is to insure a visual barrier between the buildings and the street, especially along Tract A and the housing units closest to the streets.

3. Entry and Accent

In order to make an attractive and inviting entry into the neighborhood, these plantings will be a part of the gate area and along both sides of the roadway as one enters the neighborhood from Semiahmoo Parkway. In addition, as one turns left after entering the neighborhood and continues southerly up the slight incline, the focus will become the accent area at the sweeping curve to the right.

4. Stormwater

The stormwater landscaping plan in Tracts E and J I primarily designed to create the treatment modality for stormwater runoff from the streets. Secondarily, Tracts E and J can serve as detention facilities so the landscaping plan anticipates that, especially in Tract J, the area is available for open space use when not detaining stormwater runoff.

5. Common Area

The primary landscaping plan for the common areas, such as Tract G, will be grass as an inviting area for neighbors to walk and enjoy outdoor yard activities.

6. Existing

To the extent possible, given the need to prepare the site for roadways, utilities and buildings, individual or small groups of trees that will not pose a hazard left in place will remain, especially in Tract G and other open space areas.

Please see Attachment D, Resort Semiahmoo Zone 3 PUD-Preliminary Plat Drawings' Submittal, Sheets 14 & 15 for a schematic of the landscape plan and a list of plant species with representative photographs. Also please see Attachment D Resort Semiahmoo Zone 3 PUD-Preliminary Plat Drawings' Submittal, Sheets 16, 20 & 21 for schematics of plantings relative to buildings and in the buffer along Semiahmoo Parkway and Semiahmoo Drive.

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iv. Preliminary Open Space and Trail Plan

The preliminary Open Space and Trail Plan elements for Phase 1 are with Tract G, where the recreational amenities are located, including an interpretive trail and community garden area. Please see Attachment D, Resort Semiahmoo Zone 3 PUD-Preliminary Plat Drawings' Submittal, Sheet 17.

v. Conceptual Architectural Renderings

Phase 1 Residential buildings will be grouped into three classifications although all will be situated on fee-simple lots. They are:

1. 31 Single-family residences. Most are anticipated to one-story but some will be two-stories when market demands a larger floor area. Single-family homes will range in size from approximately 1,200 sf to 2,400 sf, with building footprints from approximately 1,500 sf to 2,000 sf.
2. Zero Lot-Line Configurations
 - a. 10 Residences in Duplex configuration. These Residences are strategically located in Phase 1 to take advantage of corner locations so that entries and driveways are accessed from different directions. Generally duplex buildings will be smaller, ranging in size from approximately 1,000 sf to 1,200 sf, but may have second stories.
 - b. 4 Residences in Multi-family, Townhouse configuration. These Residences are located immediately to the left as one enters the Resort Semiahmoo Zone 3 neighborhood from Semiahmoo Parkway. The Townhouses will have also have footprints of approximately 1,000 sf, with living areas between approximately 1,000 sf to 1,500 sf in two stories.
 - c. Residences built on zero lot-line lots will be required to have a recorded maintenance and operation agreement between them.

It is anticipated that all Residences will have 2-car garages. Although duplexes and multiplex buildings are considered multi-family, all Residential buildings in Phase 1 will not exceed 35' in height measured from the adjacent, average natural grade. As allowed in RSMP 2014, roofs may be pitched, gabled or shed style.

Recognizing that the Residential building architectural standards were originally promulgated when Resort Semiahmoo was established in the 1980's and that adherence to those architectural standards is a primary reason Resort Semiahmoo has maintained its value over the past thirty years, an appropriate refreshing of those standards to reflect present-day design features without abandoning the values of the past is important to the Project's success. Architectural Standards and Restrictions for the Resort Semiahmoo Zone 3 neighborhood will provide overall guidance, but generally the exterior Residential building materials and color will insure a visual connection to the existing Resort Semiahmoo neighborhoods.

Phase 1 Commercial Storage buildings. Located in Tract A, this area will be developed as condominium units, ranging from room-sized designed for household possessions to garage-size to "man-cave" size capable of indoor storage of large recreational vehicles,

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boats or other large possessions. Man-cave size units will include mezzanine areas suitable for individual finishing to meet the needs of the owner.

Tract A is located at the far western corner of the Project. The Storage buildings will be located such that they are effectively screened by enhanced buffers from both the Resort Semiahmoo Zone 3 neighborhood, Semiahmoo Drive and the Boundary Ridge neighborhood. Exterior materials and colors will be similar to those required in the Residential tracts of Resort Semiahmoo Zone 3, with exterior walls of wood or wood-style siding with stone or brick accents. Similarly, roll-up and entry doors will be of wood or wood-style materials. Metal and vinyl siding will not be allowed.

Please see Attachment D, Resort Semiahmoo Zone 3 PUD-Preliminary Plat Drawings' Submittal, Sheets 16, 22, and 23 Residential and Storage Buildings Elevations.

vi. Site Plan

Information required in the PUD Site Plan is contained in the sheets of the Resort Semiahmoo Zone 3 PUD-Preliminary Plat Drawings' Submittal found in Attachment D.

For an overview of the PUD Site Plan please see Sheet 4 of Attachment D.

Note that the PUD does not extend all the way to Semiahmoo Parkway immediately north of the fire station. The eastern boundary follows the section line between Sections 10 and 11 in Township 40 N Range 1 West from about 47.18' west of the Semiahmoo Parkway ROW along the northern boundary of the fire station property northerly approximately 1,150' where the PUD boundary intersects the Semiahmoo Parkway ROW.

The property, owned by a third party, between the Semiahmoo Parkway ROW and Resort Semiahmoo Zone 3 PUD cannot be developed due to its size and configuration. As a result, the Resort Semiahmoo Zone 3 PUD respectfully requests that this property be identified as meeting the requirement for a buffer between the PUD and the Semiahmoo Parkway ROW.

b. Covenants, Conditions and Restrictions (CC&R's)

The draft CC&R's for Resort Semiahmoo Zone 3 reflect the multi-faceted improvements the Project will support; residential development, commercial and retail development, and public or neighborhood uses. A second matter of complexity is that within the development tracts of Resort Semiahmoo Zone 3 there are fee lots/parcels and parcels that will be developed with condominium ownership of the improvements. In addition, the relationship between Resort Semiahmoo Zone 3 and the Semiahmoo Resort Association has not been resolved as of this submittal. As a result, the attached draft CC&R's are incomplete. However, it is anticipated that a resolution between Resort Semiahmoo Zone 3 and the Semiahmoo Resort Association will be resolved prior to PUD and Preliminary Plat approval.

Resort Semiahmoo Zone 3 CC&R's will have the same format and character of other Resort Semiahmoo neighborhood CC&R's.

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Please see the draft CC&R's in Attachment E.

c. Homeowners' Association (HOA) Bylaws

As with the draft CC&R's, the complexity of the development options for Resort Semiahmoo Zone 3 and the status of discussions with the Semiahmoo Resort Association will result in the draft HOA Bylaws being incomplete at the time of this submittal but final before PUD and Preliminary Plat approval.

Resort Semiahmoo Zone 3 HOA Bylaws will have the same format and character of other Resort Semiahmoo neighborhood HOA Bylaws.

Please see the draft HOA Bylaws in Attachment F.

d. Additional Information

i. Economic Statement

1. Self-Storage

The primary source of information related to a need for self-storage in Resort Semiahmoo Zone 3 comes from private conversations with residents of Resort Semiahmoo.

According to data supplied by the Self-Storage Association, approximately 10% of all households utilize self-storage facilities. In Resort Semiahmoo, there are currently 568 households and an expected 789 within a few years. If the normal distribution of households utilizing self-storage facilities holds for Resort Semiahmoo, there would be a current demand for approximately 56 self-storage units and 79 in the foreseeable future (not including un-platted properties such as Resort Semiahmoo Zone 3). Further, of that potential current demand for 56 self-storage units, approximately 20% would be for recreational vehicle or boat storage. This matches closely to the anticipated build-out of 60 self-storage unit in varying sizes, including 10 large units for recreational vehicles or boats in Tract A during the first construction phase.

2. Multi-Use Building Commercial and Retail

Due to the uncertainty expressed by neighbors and the community over the need for or desirability of a commercial/retail building, and the type/size of uses it would accommodate, Tract C will be developed in a subsequent phase allowing for a more in-depth review of market need.

ii. Additional Reports

1. Traffic Impact Analysis (TIA)

Please see the TIA in Attachment G.

2. Critical Area's Report

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A critical area's report was provided for the site in 2009, and refreshed in April 2016. Both reports found no critical areas, including wetlands, on the site.

Please see the critical areas reports in Attachment H.

3. Archeological/Cultural Survey and Report

An archeological/cultural survey and report was completed in 2006. It was determined that since no activity, other than partial logging in 2013, there was no need to refresh the 2006 report. However, the monitoring recommendations made in the 2006 report will be followed for development of Resort Semiahmoo Zone 3.

Please see the archeological/cultural survey and report in Attachment I.

iii. Community Conference Report

The Community Conference held on April 21, 2016 attracted over 90 people to a meeting at Resort Semiahmoo. The primary take-aways from the meeting were:

1. The residents of the Gleneagle neighborhood who attended were concerned about the impact of Resort Semiahmoo Zone 3's main entrance being off Semiahmoo Parkway across from the Gleneagle entrance and the possible location of the multi-use tract being located at that entrance. Those neighborhood residents in attendance preferred an entry further south along Semiahmoo Parkway so that it did not result in an intersection with the Gleneagle entrance. They also preferred a location for the multi-use tract along Semiahmoo Drive.
2. There was no consensus revealed regarding what, if any, commercial or retail uses should be located on the multi-use tract, except that all generally agreed that a gas station was a bad idea. Some were in favor of a coffee shop, convenience store, or professional offices.
3. There was apparent consensus that the site should be cleared in phases so as to not leave large, vacant tracts of land if the project did not proceed.
4. There was a split in whether or not the provision of off-site storage was both appropriate or necessary. Some comments saw the potential value of the concept, but others were concerned about the storage being a source of outsiders coming to the Resort or an attractive opportunity for theft and disturbance.
5. The concept was raised of utilizing a web-based survey tool to determine Resort Semiahmoo residents' desires for commercial and retail uses when the multi-use tract was pursued in a subsequent phase of development.

Please see the Community Conference Report in Attachment J.

iv. Phasing Plan

The Project contemplates 3 to 4 development phases as described in the Project Overview.

Phase 1 construction is anticipated to commence no later than mid-October 2016, and be completed December 2016. Subsequent phasing is dependent on market response to

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the products offered in Phase 1. The developer's interests are in alignment with the concerns of the neighborhoods in sharing a goal of not creating a development that lies fallow for years. Although the phasing plan as contemplated in this submittal will require a similar public process with each phase, it has the highest probability of creating a development that meets the overall objectives of the developer and the community while responding to the needs of the market.

The maximum number of phases is 4, with the second phase projected to commence March 2018 for a 2-month duration. Phases 3 & 4, if necessary, would commence March 2019 and be completed by May 2021.

v. Density Calculations

There are approximately 12.5 acres of land in tracts that are exclusively or partially planned in the Preliminary Plat for residential uses. Using the minimum number of residential units of 78 and the maximum number of residential units of 119, the housing unit density is between 6.24 and 9.5 per acre. This falls directly in line with RSMP 2014's mid-level planned density for multi-family zones of 6 to 10 housing units per acre.

As noted in RSMP 2014, ultimate density is set by the City of Blaine PUD process.

e. Preliminary Plat Application

i. Title Report

Please see the title report in Attachment K.

ii. Assessor's Map & List of Property Owners within 300 feet

Please see Attachment D, Resort Semiahmoo Zone 3 PUD-Preliminary Plat Drawings' Submittal, Sheet 2 Adjacent Property Ownership

iii. Legal Description

Please see Attachment D, Resort Semiahmoo Zone 3 PUD-Preliminary Plat Drawings' Submittal, Sheet 1 Cover Sheet

iv. Vicinity Map

Please see Attachment D, Resort Semiahmoo Zone 3 PUD-Preliminary Plat Drawings' Submittal, Sheet 1 Cover Sheet

v. Existing Conditions Plan

The existing condition of the site is mostly forested with no development or improvements.

Please see Attachment D, Resort Semiahmoo Zone 3 PUD-Preliminary Plat Drawings' Submittal, Sheet 3 Existing Conditions

vi. SEPA Checklist (*Rev 2003*)

Please see Attachment L.

vii. Sign Plan

Signage design and construction specifications for Resort Semiahmoo Zone 3 monument entry signs will follow the guidelines in RSMP 2014.

For location of the entry monument signs, please see Attachment D, Resort Semiahmoo Zone 3 PUD-Preliminary Plat Drawings' Submittal, Sheet 18 Lighting and Signage.

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- viii. Preliminary Plat Map
Please see Attachment D, Resort Semiahmoo Zone 3 PUD-Preliminary Plat Drawings' Submittal, primarily Sheets 1,2,5,6,7,8,9,10, and 11.
 - ix. Landscape Plan
Please see Attachment D, Resort Semiahmoo Zone 3 PUD-Preliminary Plat Drawings' Submittal, Sheets 14 & 15 for a schematic of the landscape plan and a list of plant species with representative photographs. Also please see Attachment D Resort Semiahmoo Zone 3 PUD-Preliminary Plat Drawings' Submittal, Sheets 16, 20 & 21 for schematics of plantings relative to buildings and in the buffer along Semiahmoo Parkway and Semiahmoo Drive.
 - x. Parking, Loading & Internal Circulation Plan
Please see Attachment D, Resort Semiahmoo Zone 3 PUD-Preliminary Plat Drawings' Submittal, Sheet 4 Plat Overview.
 - xi. Lighting Plan
Please see Attachment D, Resort Semiahmoo Zone 3 PUD-Preliminary Plat Drawings' Submittal, Sheet 18 Lighting and Signage.
 - xii. Land Disturbance Plan
Please see Attachment D, Resort Semiahmoo Zone 3 PUD-Preliminary Plat Drawings' Submittal, Sheet 13 Site Disturbance Plan.
 - xiii. Reduced Copies of Oversized Plans
Please see Attachment D.
 - xiv. Engineering Plans
 - 1. Utility Plans
Please see Attachment D, Resort Semiahmoo Zone 3 PUD-Preliminary Plat Drawings' Submittal, Sheets 11 and 12.
 - 2. Preliminary Stormwater Plan
Please see Attachment M.
 - 3. Erosion & Sedimentation Control Plan
A Preliminary SWWP will be prepared with construction permit drawings.
 - 4. Conceptual Street Design Plan
Please see Attachment D, Resort Semiahmoo Zone 3 PUD-Preliminary Plat Drawings' Submittal, Sheet 11.
 - xv. Additional Reports
 - 1. Traffic Impact Analysis
Please see Attachment G.
 - 2. Critical Area's Report
Please see Attachment H.
 - 3. Archeological/Cultural Survey and Report
Please see Attachment I.
- 5. Attachment A: Planned Unit Development Application Form (*Rev. New FINAL 9-12*)
 - 6. Attachment B: Land Use Master Invoice
 - 7. Attachment C: Owner Consent Form

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8. Attachment D: Resort Semiahmoo Zone 3 PUD-Preliminary Plat Drawings' Submittal, Sheets 1-23
9. Attachment E: Draft CC&R's
10. Attachment F: Draft HOA Bylaws
11. Attachment G: Resort Semiahmoo Zone 3 TIA
12. Attachment H: Resort Semiahmoo Zone 3 Critical Areas Reports
13. Attachment I: Resort Semiahmoo Zone 3 Archeological and Cultural Resources Assessment
14. Attachment J: Resort Semiahmoo Zone 3 Community Conference Report
15. Attachment K: Resort Semiahmoo Zone 3 Title Report and Plat Certificate
16. Attachment L: Resort Semiahmoo Zone 3 SEPA Checklist
17. Attachment M: Resort Semiahmoo Zone 3 Preliminary Stormwater Plan

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ATTACHMENT 1

Planned Unit Development Application Form (Rev. New FINAL 9-12)

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ATTACHMENT 2

Land Use Master Invoice

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ATTACHMENT 3

Owner Consent Form

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ATTACHMENT 4