



## CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (SUP2022-102 & EA2022-114)

**Notice** is hereby given that Blue Fern Management, LLC has filed a special use permit application on behalf of Innovation Center TCRD, LLC to construct 144 apartments within 7 buildings along with associated parking, clubhouse, pool and related amenities upon the northeast portion of Assessor's Parcel Number 12308301348700.

**Public Hearing:** The Richland Hearing Examiner will conduct a public hearing and review of the application at 6:00 p.m., Thursday, July 21, 2022. All interested parties are invited to attend in-person and present testimony at the public hearing or by visiting the City of Richland website ([www.ci.richland.wa.us](http://www.ci.richland.wa.us)) and joining via Zoom. Copies of the complete application packet can be obtained by visiting the City of Richland website ([www.ci.richland.wa.us](http://www.ci.richland.wa.us)).

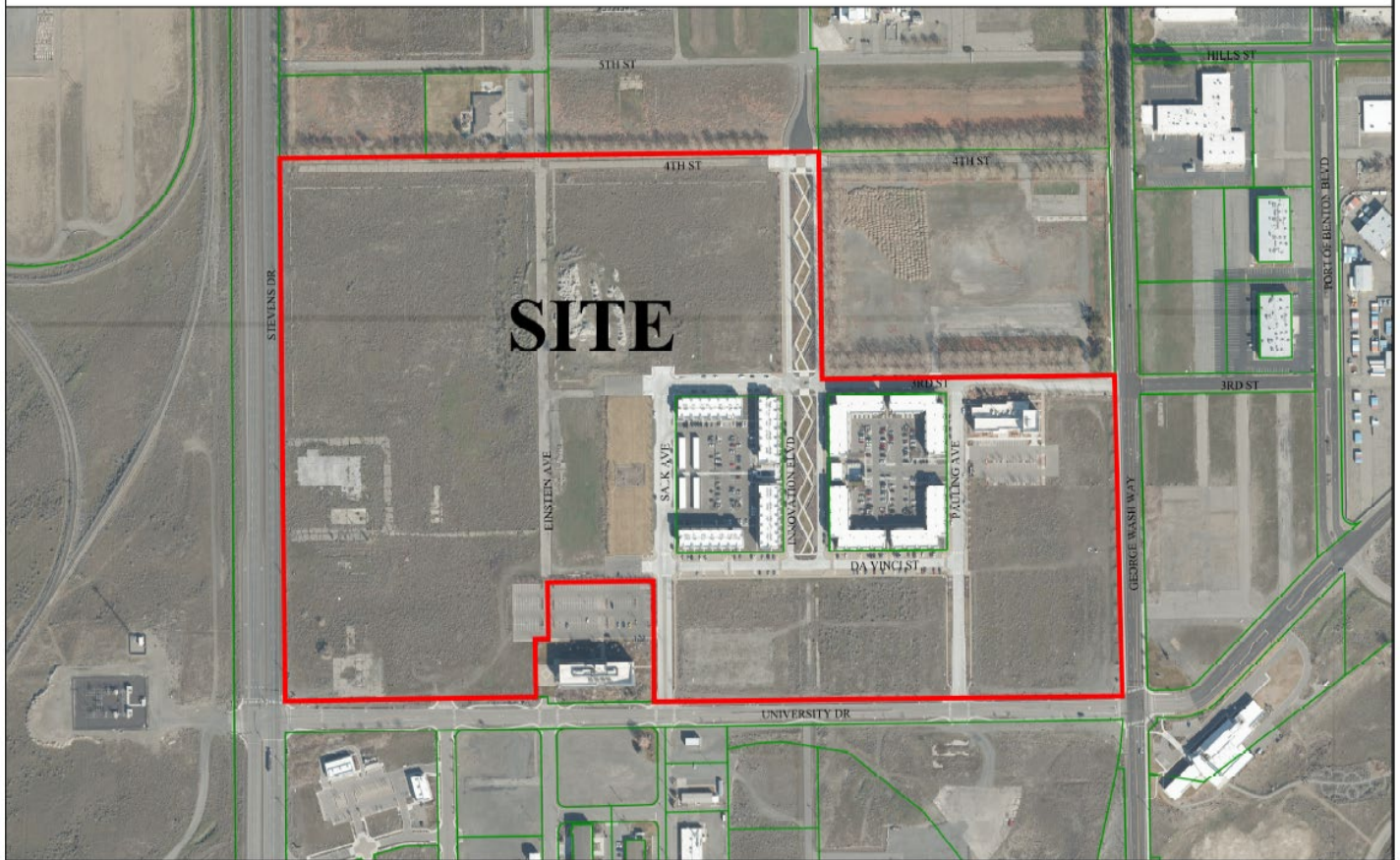
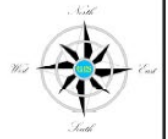
**Environmental Review:** The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (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](http://www.ci.richland.wa.us).

**Public Comment:** 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 Boulevard, MS #35, Richland, WA 99352. Comments may also be emailed to [mstevens@ci.richland.wa.us](mailto:mstevens@ci.richland.wa.us). Written comments should be received no later than 5:00 p.m. on Friday, July 8, 2022, to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing. Written comment will not be accepted after 6 p.m. on Wednesday, July 20, 2022; however verbal comments may be presented during the public hearing.

**Appeal:** The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration and Title 23 Zoning. 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.

# Vicinity Map

Item: Innovation Center Apartments  
Applicant: Blue Fern Management  
File #: SUP2022-102





## Special Use Permit Application

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

### PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: INNOVATION CENTER TCRD, LLC

Address: 11245 SE 6TH Street, Suite 240, BELLEVUE, WA 98000-6594

Phone: 425-519-3988

Email:

### APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: Blue Fern Management, LLC

UBI#:

Contact: George John Holli Heavrin, Authorized Agent for Applicant

Address: 18300 Redmond Way, Suite 120, Redmond, WA 98052

Phone: 206-779-1352

Email: george@bluefern.com

### PROPERTY INFORMATION

Legal Description: See separate document for underlying parcel as well as pending parcel 2 of Land Division Exemption. Land Division Exemption letter attached as well.

Parcel #: Parcel 2, A portion of parcel  
1-2308-301-348-700, pending Land  
Division Exemption

Current Zoning: Business Research Park B-RP

Current Land Use Designation: Business Research Park

### DESCRIPTION OF PROJECT

144 apartments within 7 buildings with associated parking, clubhouse, pool and amenities.

### APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. SEPA Checklist
3. Title Report showing ownership, easements, restrictions and accurate legal description of the property involved
4. Site Plan, which shall be drawn at a scale of not less than 30-feet to the inch, nor more than 100-feet to the inch, and shall be clear, precise and shall contain the following information:
  - Boundaries and dimensions of property
  - Location and width of boundary streets
  - Size and location of existing or proposed buildings, structures, or activities on the site
  - Roadways, walkways, off-street parking, loading facilities, and emergency vehicle access
  - Fencing, screening, or buffering with reference to location, type, dimension, and character
  - Open spaces or Natural Areas
  - Easements, rights-of-way, etc.
  - Architect's sketches showing elevations of proposed buildings or structures, complete plans, and any other information needed by the Hearing Examiner as determined by the Administrator

**COMPLETE QUESTIONS WITH AS MUCH DETAIL AS POSSIBLE (Use additional sheet if needed)**

Describe how the size and dimension of the site provide adequate area for the proposed use:

The parcel contains ample space for each building, parking and amenities to provide an environment suited for apartment living.

Describe how the proposed Special Use is compatible with the physical characteristics of the subject property ( including size, shape, topography and drainage):

The proposed special use, allowing for residential use within the B-RP zone, allows for residences to visit and support surrounding businesses. Residential uses, as well as commercial businesses exist within the vicinity and more are anticipated with future growth of the area.

Describe the infrastructure which will serve the proposed Special Use, including but not limited to roads, fire protection, water, wastewater disposal and storm water control:

The project will be serviced by new roadways along Salk Ave and 4th Street which will complete the roadway network around the entirety of the site. These roadways, as well as the on site roadway will provide fire protection for all buildings. Sewer, water and stormwater management facilities will be installed to adequately service the site. Electricity and communications will be extended as needed.

Describe how all applicable requirements of this zoning regulation (RMC Title 23), the City Comprehensive Plan, the City Critical Area Regulations ( RMC Title 20), the City Shoreline Management regulations (RMC Title 26) and the City sign regulations (RMC Title 27) have been met:

Please see Regulation Narrative, separate document.

Identify the impacts which may occur to adjacent properties, surrounding areas and public facilities and how those impacts are proposed to be mitigated:

Impact to adjacent properties are anticipated to be limited to during construction only. Construction will occur only during allowed days/hours set forth by the city. Any impact to access or services will be limited or mitigated by providing alternate access mean or utility services.

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.

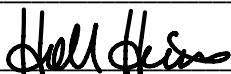
I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation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

Applicant Signature:  Date 5-13-2022



## CONSENT TO EXCEED REVIEW PERIOD

### PROJECT INFORMATION

Project Name: Innovation Apartments

Planning File Number (if known):

Project Location (address or parcel number): Parcel 2, A portion of parcel 1-2308-301-348-700, pending Land Division Exemption

### APPLICANT INFORMATION

Name: George John Blue Fern Management, LLC

Address: 18300 Redmond Way, Suite 120

City: Redmond State: WA Zip: 98052

Phone: 206-779-1352 Email: george@bluefern.com

### TYPE OF REVIEW PERIOD:

☐ 30-Day for Short Plat (RCW 58.17.140)

☐ 90-Day for Preliminary Plat (RCW 58.17.140)

☐ 30-Day for Final Plat (RCW 58.17.140)

☐ 120-Day for All other Land Use Permit Applications (RCW 36.70B)

### SIGNATURE:

Washington State Law requires the city approve, approve with conditions, return to the applicant for modifications, or deny the application within a specified timeframe of receipt of a complete application. However, I understand that it will not be possible for the City of Richland to process the above identified project within the timeframe required by RCW 58.17.140 and/or 36.70B.

I consent to an extension of the timeframe selected above.

Signature: 

Date: 5-13-2022



May 13, 2022

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

**Re: Innovation Apartments – Special Use Permit  
CORE Project No. 22118**

Dear City Staff:

Innovation Apartments is a proposed apartment site located within the Business Research Park (B-RP) Zone.

The site consists of one parcel with a total gross area of 5.25-acres. Note the creation of this parcel is pending a Land Division Exemption on the underlying parcel, by Shotgun Creek Investments. Documentation of this exemption and approval from City of Richland is including in the submittal documents. The project site has frontage along Innovation Blvd and 3<sup>rd</sup> Street, both of which are existing completed roadways. New frontage will occur on the remaining two sides with the extension of roadway improvements along Salk Ave and 4<sup>th</sup> Street. The existing parcel is vacant. The sites topography generally slopes very minimally east to west. The approximate elevation change is 3-feet.

The subject property is zoned Business Research Park (B-RP). Surrounding zoning designations along all sides are also Business Research Park (B-RP). The property is bordered on all sides by existing or proposed roadways.

The project intent is to create an apartment community containing 7 separate apartment buildings totaling 144 units with a clubhouse amenity featuring a pool, spa, mail room and workout space. Parking will be provided at a minimum rate of 1.5 stalls per unit. Standard, compact and garage spaces will be provided to meet this requirement. All buildings gain access from the internal roadway network. One main access point for the community is located on Salk Ave and a secondary emergency vehicle access point is located on 4<sup>th</sup> Street.

Interconnecting walkways will be placed throughout the project so that pedestrians can access the entire site, the clubhouse and external multi-modal infrastructure.



In support of the Innovation Apartments Project, regarding the Special Use Permit, a project outline is included below. Specifically, Zoning Regulation (RMC Title 23), the City Comprehensive Plan, the City Critical Area Regulations (RMC Title 22.10), the City Shoreline Management regulations (RMC Title 26) and the City sign regulations (RMC Title 27) have been outlined below to show compliance with all city code.

<b>Project Name:</b>	Innovation Apartments
<b>Parcel Numbers:</b>	A portion of parcel 1-2308-301-348-7001, pending Land Division Exemption.
<b>Size:</b>	4.76 acres (minus future ROW dedication)
<b>Location:</b>	Lot 2 of pending Land Division Exemption. Parcel is bounded by Innovation Blvd, 3 <sup>rd</sup> Street, Salk Ave and 4 <sup>th</sup> Street.
<b>Zoning Designation:</b>	Business Research Park (B-RP)
<b>North:</b>	Business Research Park (B-RP)
<b>East:</b>	Business Research Park (B-RP)
<b>South:</b>	Business Research Park (B-RP)
<b>West:</b>	Business Research Park (B-RP)
<b>Current Use:</b>	Vacant/Undeveloped
<b>Site Features:</b>	Vacant, Flat
<b>Soil Type Statement:</b>	Per Web Soil Survey, soils on site consist of Burbank loamy fine sand, gravelly substratum, flat slopes. This is consistent with slopes in the area and conducive to infiltration.
<b>Drainage Conditions Statement:</b>	Drainage for the proposed project will be collected, conveyed, and detained as needed on site. Flow control facilities will be designed to meet the requirements of the Stormwater Management Manual for Eastern Washington. The Project anticipates the use of infiltration for stormwater management.
<b>Proposed Use:</b>	Apartments
<b>Number of Units:</b>	144 apartments. A mix of studio, one-bedroom and two-bedroom units are proposed.
<b>Density:</b>	Total site area: +/-207,301 sq. Ft. (4.76 acres) Total business park area = 89 acres Total number of existing units in business park = 409 units Total number of proposed units = 144 units Total average proposed density = 6.21 dwellings per acre
<b>Structure Height:</b>	Maximum allowed 55 feet
<b>Parking:</b>	216 spaces required (1.5 space per unit) 220 spaces provided

Special Use Permit applications must meet the requirements set forth in Richland Municipal Code, specifically the following:

- Zoning Regulation (RMC Title 23)
- City Comprehensive Plan
- City Critical Area Regulations (RMC Title 22.10)
- City Shoreline Management regulations (RMC Title 26)
- City sign regulations (RMC Title 27)

To show compliance with this section, we provide the following justifications.

### **Zoning Regulation (RMC Title 23)**

RMC 23.28 is specific to this parcel as it is zoned Business Research Park (B-RP).

The B-RP zone allows a limited portion of the zone to be used for residential development. Per these requirements no more than 20 acres within the zone shall be used exclusively for residential purposes.

BRP Density Calculations		
Total Business Park Area	89	acres
20% allowed exclusively residential	17.8	acres
Density of Residential in the B-RP zone		
Minimum Density	6	units per acre
Average Density	8	units per acre
Existing Residential Projects within the B-RP Zone		
Name	Number of Units	
The Commons	150	
The Lofts	160	
University Condos	50	
Sienna Sky Village	49	
Total Existing units in Zone	409	
Innovation Center Apartments	144	
Total units in zone Proposed	553	
Average Density Existing	4.59	Units per acre
(409 units / 89 acres)		
Average Density Proposed	6.21	Units per acre
(553 units / 89 acres)		

**Conclusion:** The proposed project is in compliance with RMC Title 23.



**City Comprehensive Plan**

The City Comprehensive plan addresses the vision for the city as well as many other factors including compliance with the growth management act (GMA), Countywide policies, and GMA planning goals.

Within the comprehensive plan there are general community goals outlined that address the vision the city has. Additionally economic development, land use, housing, transportation, utilities, and capital facility goals defined. These goals have been established per the city created municipal code therefore by meeting the RMC, the general vision is meet.

**Conclusion:** The proposed project is in compliance with the City Comprehensive plan.

**City Critical Area Regulations (RMC Title 22.10)**

RMC 22.10 is specific to Critical Areas. Based on site reconnaissance and mapping, no wetlands, Fish and Wildlife Habitats or Geologically Hazardous areas exist on the site, or in the immediate vicinity of the site. The site does fall within an Aquifer Recharge area. The subject site intends to collect all stormwater generated on site, detain and treat the stormwater, then infiltrate into native soils. This infiltration of clean treated water will maintain the aquifer, keeping it recharged. Technical reports addressing this will be provided upon site development.

**Conclusion:** The proposed project is in compliance with RMC Title 22.10.

**City Shoreline Management regulations (RMC Title 26)**

The project site is not located within the Shoreline Management Area.

**Conclusion:** The proposed project is not subject to regulations set forth in RMC Title 26.

**City sign regulations (RMC Title 27)**

While signage for the site has not yet been determined, if proposed, it will meet the regulations of RMC Title 27.

**Conclusion:** The proposed project will meet the regulations set forth in RMC Title 27, if applicable.

Sincerely,

**CORE DESIGN, INC.**



Holli Heavrin, P.E.  
Principal  
Project Manager





April 1, 2022

BENTON COUNTY ASSESSORS OFFICE  
P.O. BOX 902  
PROSSER, WA 99350

RE: EXEMPTION FROM PLATTING REQUIREMENTS – PROPOSED LOT CREATION  
WITHIN SECTION 23, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M. BENTON  
COUNTY, WA.

To Whom It May Concern:

Our office has reviewed the attached Land Division Exemption Application (map and legal descriptions attached) for Innovation Center TCRD, LLC. The proposal will create one new legal lot of record, which will be five acres in size or greater. Our records indicate that the proposed lot is currently a portion of tax parcel No. 1-2308-301-348-7001. The division of property where the lot(s) created are no less than five acres in size is exempt from the City's platting requirements per Richland Municipal Code (RMC) Section 24.04.030(B). The proposed lot will be approximately 5.25 acres in size and will otherwise be in conformance with the underlying zoning.

We request that your office accept for recording the Quit Claim Deeds and associated exhibit map that will create the new legal lot(s) of record.

If you have any questions on this matter, please contact me at 942-7596.

Sincerely,

Mike Stevens  
Planning Manager  
City of Richland  
(509)942-7596  
[mstevens@ci.richland.wa.us](mailto:mstevens@ci.richland.wa.us)

C: File TPS2022-103



## **STRATTON SURVEYING & MAPPING, PC**

313 NORTH MORAIN STREET  
KENNEWICK, WA 99336  
PHONE: (509) 735-7364  
FAX: (509) 735-6560  
E-MAIL: [stratton@strattonsurvey.com](mailto:stratton@strattonsurvey.com)

DATE: 2022-04-05  
DRAWING: 4628RS1.DWG  
SITE: SHOTGUN CREEK INVESTMENTS LLC

### **DESCRIPTION**

#### **PARCEL 1**

LOT 1 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 3487, RECORDED UNDER AUDITOR'S FILE NO. 2016-006607, RECORDS OF BENTON COUNTY, WASHINGTON, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1 THENCE NORTH 89°17'33" EAST ALONG THE NORTHERLY LINE THEREOF 1242.52 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°17'33" EAST ALONG SAID LINE 326.09 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INNOVATION BOULEVARD;

THENCE SOUTH 00°51'13" EAST ALONG SAID WESTERLY LINE 694.71 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 3RD STREET;

THENCE SOUTH 89°12'06" WEST ALONG SAID LINE 331.53 FEET;

THENCE NORTH 00°24'19" WEST 695.24 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINS 72.60 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

PARCEL 2

THAT PORTION OF LOT 1 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 3487, RECORDED UNDER AUDITOR'S FILE NO. 2016-006607, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1 THENCE NORTH  $89^{\circ}17'33''$  EAST ALONG THE NORTHERLY LINE THEREOF 1242.52 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH  $89^{\circ}17'33''$  EAST ALONG SAID LINE 326.09 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INNOVATION BOULEVARD;

THENCE SOUTH  $00^{\circ}51'13''$  EAST ALONG SAID WESTERLY LINE 694.71 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 3RD STREET;

THENCE SOUTH  $89^{\circ}12'06''$  WEST ALONG SAID LINE 331.53 FEET;

THENCE NORTH  $00^{\circ}24'19''$  WEST 695.24 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINS 5.25 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

# **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**

1. Name of proposed project, if applicable:

***Innovation Center Apartments***

2. Name of applicant:

***Blue Fern Management, LLC***

3. Address and phone number of applicant and contact person:

**18300 Redmond Way Suite 120  
Redmond, WA 98052  
206-319-9681**

4. Date checklist prepared:

**May 13, 2022**

5. Agency requesting checklist:

**City of Richland**

6. Proposed timing or schedule (including phasing, if applicable):

**Begin Summer/Fall 2022**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

**There are no future additions, expansion, or further activity related to or connected with this proposal at this time.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

**Drainage Report**

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.

**There is an underlying Land Division Exemption in process that will legally create this parcel. Applicant is unaware of any other pending applications for governmental approval or of any other proposals directly affecting the property.**

10. List any government approvals or permits that will be needed for your proposal, if known.

**SEPA Determination, Civil Plan Approval with Clearing and Grading Permit and Building Permits. Special Use Permit to allow residential uses within the Zone.**

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 project proposes seven apartment buildings with 12-24 units in each building totaling 144 apartments. Access is proposed off of Salk Avenue and 4<sup>th</sup> Street. Parking and associated utilities will be provided for each building. There will also be a clubhouse building that is also part of the project.**

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.

**Address: 3xxx Innovation BLVD**

**Parcel Number: A portion of parcel 1-2308-301-348-7001, pending land division exemption.**



**Legal Description of proposed parcel: THAT PORTION OF LOT 1 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 3487, RECORDED UNDER AUDITOR'S FILE NO. 2016-006607, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1 THENCE NORTH 89°17'33" EAST ALONG THE NORTHERLY LINE THEREOF 1242.52 FEET TO THE TRUE POINT OF BEGINNING;**

**THENCE CONTINUING NORTH 89°17'33" EAST ALONG SAID LINE 326.09 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INNOVATION BOULEVARD;  
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**CONTAINS 5.25 ACRES**

**TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.**

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

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)?

***The approximate steepest slope on the site is less than 5%.***

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

***According to the USDA Web Soil Survey the general soils found on the site are Burbank loamy fine sand, gravelly substratum, 0 to 2 percent slopes.***

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

***The applicant is not aware of any indications or history of unstable soils in the immediate vicinity.***

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.

***2,500 CY Cut/Fill. Site is assumed to balance.***

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

***Erosion could occur as a result of denuded soil during and immediately following storm events during the construction cycle of project. The applicant will comply with all aspects of City's erosion control regulations and conditions of approval.***

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

***Approx. 75%***

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

***A temporary erosion and sedimentation control (TESC) plan will be prepared and implemented prior to commencement of construction activities. During construction, erosion control measures may include any of the following: silt fence, TESC ponds, catch basin inlet protection and other measures which may be used in accordance with the requirements of the City. The native topsoil and duff will be sustained to the maximum extent feasible.***

## **2. Air**

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

***During construction, there will be increased exhaust and dust particle emissions. After construction, the principal source of emissions will be from automobile traffic, lawn equipment, and other behavior typical of maintenance of apartment units.***

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

***Off-site sources of emissions are those typical of the residential and commercial neighborhoods that surround this site, such as automobile emissions from traffic on adjacent roadways.***

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

***Construction emissions and air impacts are not anticipated to be significant and can be controlled by several methods: watering or using dust suppressants on areas of exposed soils, washing truck wheels before leaving the site, and maintaining gravel construction entrances.***

***Automobile standards are regulated by the State of Washington.***

## **3. Water**

a. Surface Water:

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.

***There is no surface water body in the immediate vicinity of the site. The nearest water body is the Columbia River and it is located approximately 0.62 miles to the east.***

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.

***No, the project will not. There are no water bodies in the immediate vicinity of the project.***

- 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.

***There will be no filling or dredging as part of the project.***

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

***There will not be any surface water withdrawals or diversions as part of this project.***

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

***The project does not lie within a 100-year floodplain.***

- 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.

***No, the proposal does not involve any discharges of waste materials to surface waters. The development will be connected to the public sanitary sewer system.***

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

***No, groundwater will not be withdrawn.***

- 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.

***There will be no direct discharge of waste material into the ground related to this project.***

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.

***Stormwater from roofs and hard surfaces will be collected and discharged to onsite infiltration facilities. These facilities may include pervious materials, drywells, infiltration galleries, or similar type methods of stormwater management.***

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

***This would be very unlikely. The most likely source, if any, would be pollutants generated during construction which include suspended solids and trace petroleum hydrocarbons. To address any potential of this, a TESC Plan will be provided prior to***

**construction activities. Some of the temporary runoff control methods may include silt fence filtration, ground covering, and either a sediment trap or pond.**

**Following construction, the two primary sources of pollutants include roadways and landscaping chemicals. Roadway runoff includes trace petroleum hydrocarbons and trace metals. Roadway runoff is treated by the onsite detention facilities prior to being released. Landscaping chemicals include fertilizers, pesticides, and herbicides.**

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

**No, the project will not alter the drainage patterns of the site. The development has been designed to capture stormwater which falls onto the developed area then treat and release it at the required flow rate towards its natural drainage course.**

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

**Stormwater will be generated by roofs, driveways, and from access road improvements. From there stormwater will be collected through a series of catch basins and directed into stormwater management facilities.**

#### **4. Plants**

- 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?

**As part of the project the entire site will be cleared.**

- c. List threatened and endangered species known to be on or near the site.

**The applicant is not aware of any threatened or endangered species known to be on or near the site.**

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

**Landscaping plants and materials have not been decided upon at this time. Proposed landscaping will be approved by the City and may include the use of native and draught tolerant species.**

- e. List all noxious weeds and invasive species known to be on or near the site.

***The applicant is not aware of any noxious or invasive species known to be on or near the site.***

## 5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

**List:** \_\_\_\_\_

- b. List any threatened and endangered species known to be on or near the site.

***Not to the applicant's knowledge.***

- c. Is the site part of a migration route? If so, explain.

***Yes, the site is part of the Pacific Flyway, all of Washington is covered by the Pacific Flyway. The site is not anticipated to be used by Pacific Flyway migratory birds.***

- d. Proposed measures to preserve or enhance wildlife, if any:

***Landscaping plants and materials have not been decided upon at this time. Proposed landscaping will be approved by the City and may include the use of native and draught tolerant species.***

- e. List any invasive animal species known to be on or near the site.

***The applicant is not aware of any invasive animal species known to be on or near the site.***

## 6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

***The completed project will likely use electric to meet the project's energy needs.***

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

***It is not anticipated that the project will affect the potential solar energy use by adjacent properties.***

- 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 requirements of the Uniform Building Code and the State Energy Code will be incorporated into the construction of the buildings. Energy conserving materials and fixtures will be evaluated for suitability in all new construction.***

## 7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

***The applicant is unaware of any environmental health hazards. If during construction a hazard is exposed, it will be handled using procedures set forth by any applicable regulations.***

- 1) Describe any known or possible contamination at the site from present or past uses.

***The applicant is unaware of any environmental health hazards. If during construction a hazard is exposed, it will be handled using procedures set forth by any applicable regulations.***

- 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.

***There are no known contaminants on the site from past or present activities. If during construction a contaminant is exposed, it will be handled using procedures set forth by applicable regulations.***

- 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.

***Any chemical stored on site would be typical of roadway, apartment building, and stormwater management systems construction.***

- 4) Describe special emergency services that might be required.

***There are not any special emergency services anticipated.***

- 5) Proposed measures to reduce or control environmental health hazards, if any:

***There are no onsite environmental health hazards known to exist today, nor does the applicant anticipate that any will be generated as a direct result of this project.***

### b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

***The main source of off-site noise in this area originates from the railway located west and northwest of the project site. This is not anticipated to have significant negative impacts on the proposed project.***

- 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.

***Short-term noise impacts will result from the use of construction and building equipment during site development. These temporary activities will be limited to legal working hours as prescribed by the City of Richland.***

***Long-term impacts will be those associated with the increase of traffic. The long-term noise which may result from this project are anticipated to be generated within the same scale as the existing and surrounding uses of the site.***

- 3) Proposed measures to reduce or control noise impacts, if any:

***Construction will be done during the hours prescribed by the City. Construction equipment will be equipped with muffler devices and idling time will be encouraged to be kept to a minimum. Any noise resulting from the long-term use of the project will be required to follow any applicable City noise regulations.***

## **8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

***The site is currently vacant.  
South of the site is multifamily.  
North, west, and east of the site is vacant.***

- 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?

***To the applicants knowledge the site has not been used as working farm or forest lands.***

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

***No, the project will not affect or be affected by surrounding working farm or forest lands.***

- c. Describe any structures on the site.

***There are no structures on site.***

- d. Will any structures be demolished? If so, what?

***No. There are no structures on site.***

- e. What is the current zoning classification of the site?

***Business Research Park***

- f. What is the current comprehensive plan designation of the site?

***Business Research Park***

- g. If applicable, what is the current shoreline master program designation of the site?

***Not Applicable.***



h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

***To the applicants knowledge no part of the site has been classified as a critical area by the City or County.***

i. Approximately how many people would reside or work in the completed project?

***Approximately 367 people would reside in the completed project.***

***(2.55 persons per household x 144 units = 367.2)***

***2.55 persons per household number was utilized from 2021 US Census Data.***

j. Approximately how many people would the completed project displace?

***None. The site is currently vacant.***

k. Proposed measures to avoid or reduce displacement impacts, if any: \_

***None. There are no anticipated displacement impacts.***

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

***Project has been designed to be compatible with that portion of the neighborhood which is developed and compatible with the underlying zoning of the site.***

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

***None. There are no anticipated impacts to agricultural or forest lands.***

## **9. Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

***144 apartments will be provided. Income range is unknown at this time.***

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

***No units will be eliminated.***

c. Proposed measures to reduce or control housing impacts, if any:

***The project will increase housing opportunities by 144 units.***

## **10. Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

***Max building height allowed per zoning code is 45'. Proposed structures will not exceed this limit.***

b. What views in the immediate vicinity would be altered or obstructed?

***It is not anticipated that the development will obstruct or alter any views in the immediate vicinity. The Applicant is not aware of any view easements, agreements, restrictive covenants, or other documents creating any affirmative view rights affecting the property.***

Proposed measures to reduce or control aesthetic impacts, if any:

***The project will conform to design standards that are implemented by the City.***

## **11. Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

***Minimal light and glare will be a result of residential lighting and traffic which will occur late in the evening or early in the morning.***

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

***Not to the applicant's knowledge. Buildings will likely be constructed out of typical building materials such as wood, masonry brick, composite, and asphalt shingles. These materials typically do not produce glare which pose as a safety hazard.***

- c. What existing off-site sources of light or glare may affect your proposal?

***Insignificant impacts from offsite light or glare because of surrounding residential neighborhoods or the school are anticipated.***

- d. Proposed measures to reduce or control light and glare impacts, if any:

***The project will be designed to minimize light, and glare including the utilization of down-lighting and will comply with the City's lighting Design Standards.***

## **12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?

***The PNNL Picnic Grounds containing tennis, basketball, and a ball field, and soccer field are located 0.3 miles north of the site.***

- b. Would the proposed project displace any existing recreational uses? If so, describe.

***No, the project will not displace existing recreational uses.***

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

***The project is proposing a club house and swimming pool for the future residents to use.***

## **13. Historic and cultural preservation**

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

***Not to the applicant's knowledge.***

- 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.

***Not to the applicant's knowledge.***

- 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.

***Methods used to research potential historic resources was the Washington State Department of Archaeology and Historic Preservation WISAARD tool.***

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, there are no known impacts. If an archaeological site is found during construction, the State Historical Preservation Officer and the City of Bellevue will be notified.***

#### **14. Transportation**

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

***North: 4<sup>th</sup> Street***

***West: Salk Avenue***

***South: 3<sup>rd</sup> Street***

***East: Innovation Boulevard***

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?

***There is a bus stop located at GW Way and 5<sup>th</sup> Street approximately 0.2 miles east of the project site.***

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 not eliminate any existing parking spaces. The project will provide 220 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).

***Yes, the project will construct half street improvements along Salk Avenue, 4<sup>th</sup> Street and 3<sup>rd</sup> Street.***

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

***These forms of transportation for passenger use do not occur within the immediate vicinity of the site.***

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?

***Average daily trip rate for mid-rise multifamily housing is 5.44 trips/dwelling unit (per ITE Trip Generation Manual 10th edition).***

***144 du x 5.44 trips/du = 783.36 daily trips***

***AM Peak = 282 trips (Per ITE trip rate of 0.36 for mid-rise multifamily housing)***

**PM Peak = 345 trips (Per ITE trip rate of 0.44 for mid-rise multifamily housing)**

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.

***It is not anticipated that the proposed project will interfere with or negatively impact movement of agricultural or forest products on the roads or streets in the area.***

h. Proposed measures to reduce or control transportation impacts, if any:

***The project will construct frontage improvements and will likely have transportation impacts fees imposed.***

## **15. Public Services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

***Yes, the project will result in an increased need for public services. However, the need will be typical of multi-family development of this size.***

b. Proposed measures to reduce or control direct impacts on public services, if any.

***The roads and homes will be constructed to meet all applicable standards and codes of the City and the Uniform Building Code. The proposed development will contribute to the local tax base and provide additional tax revenue for the various public services.***

## **16. Utilities**

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.

***Power – Richland Energy Services***

***Gas – Cascade Natural Gas***

***Phone – Frontier***

***Cable TV – Charter Communications***

***Water – City of Richland***

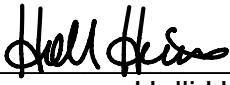
***Sanitary Sewer – City of Richland***

***Refuse Service – Richland Solid Waste***

***Standard utility service construction will be needed for connections to existing backbone franchise utility mains.***

## C. Signature

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 Holli Heavrin  
Position and Agency/Organization Project Manager, Authorized Agent, Core Design  
Date Submitted: 5/13/2022

## D. supplemental sheet for nonproject actions

(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?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

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?

Proposed measures to protect such resources or to avoid or reduce impacts are:

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?

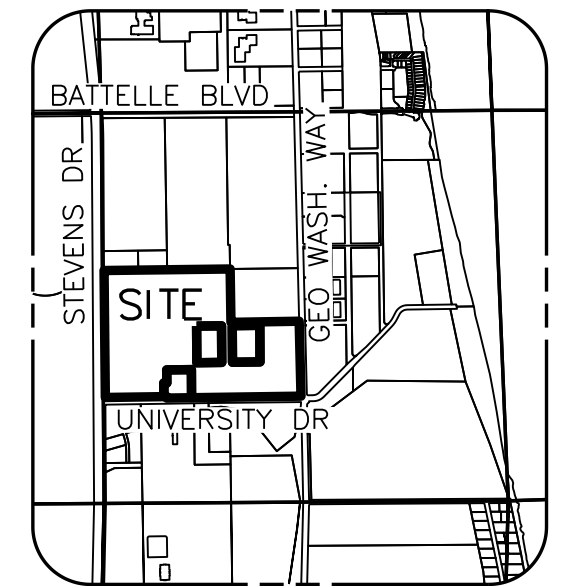
Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

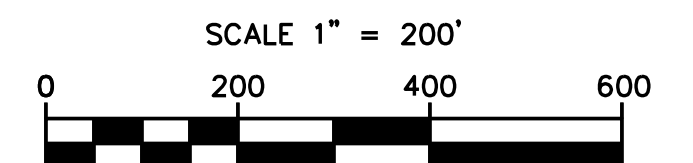
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

RECORD SURVEY NO. \_\_\_\_\_  
W 1/2 OF SEC. 23, T.10N., R.28E., W.M.  
CITY OF RICHLAND,  
BENTON COUNTY, WASHINGTON



VICINITY SKETCH  
NOT TO SCALE

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	176.40	N00°55'05"W
L2	41.86	S89°04'30"W
L3	184.83	S00°55'43"E
L4	23.00	S89°04'17"W
L5	20.00	N00°56'17"W
L6	31.00	N89°04'17"E



BASIS OF BEARING  
SHORT PLAT NO.1-3419

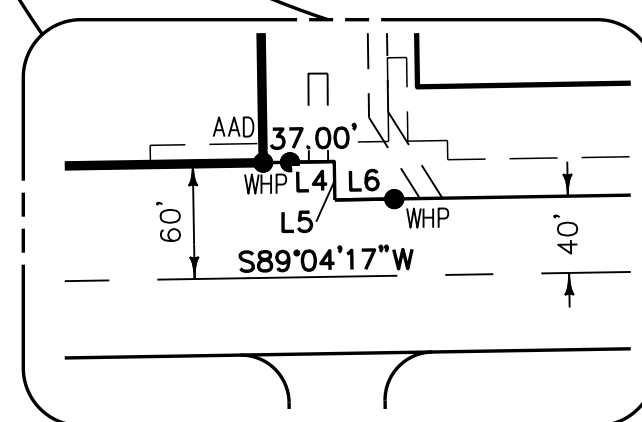
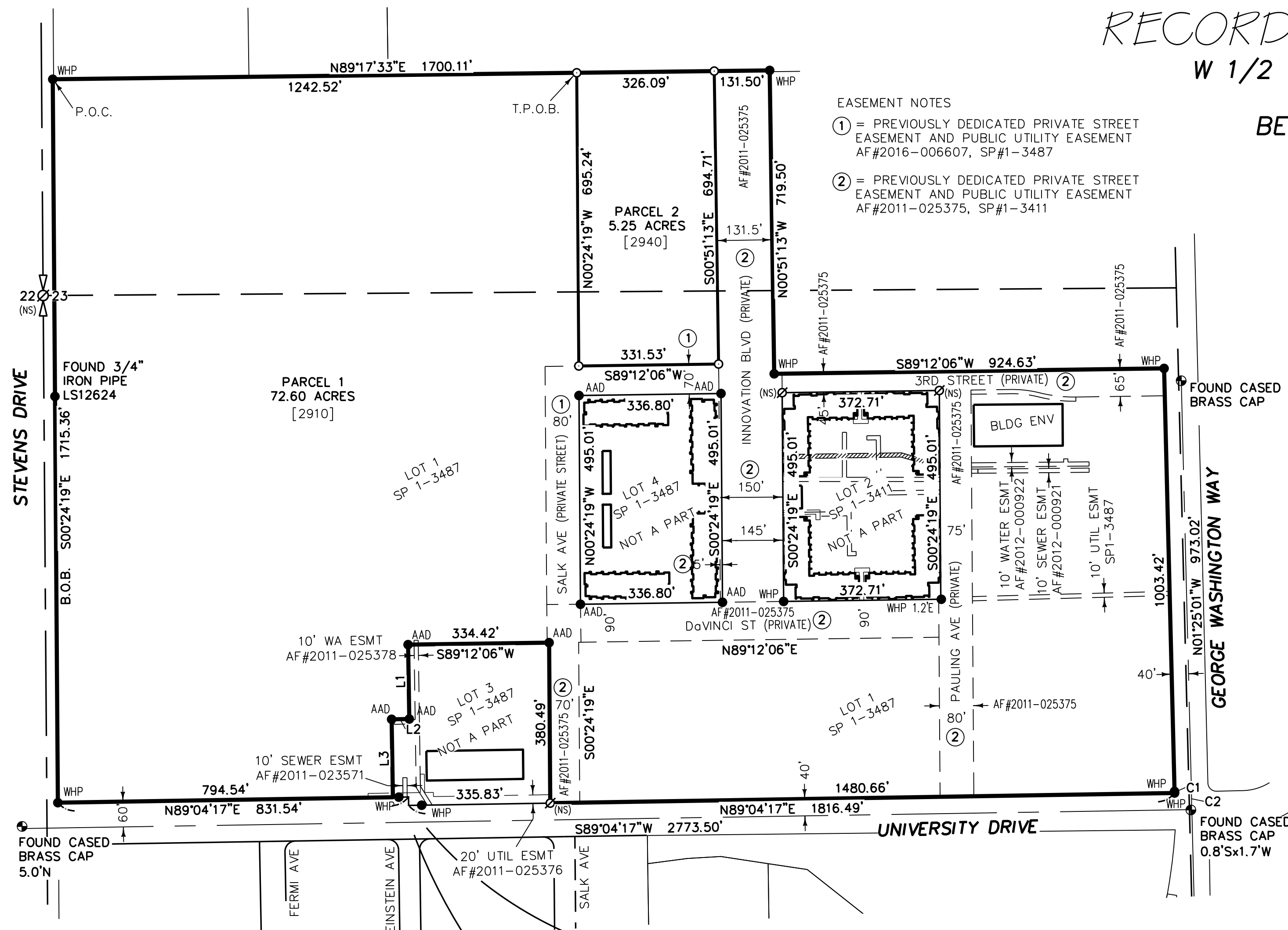
EQUIPMENT USED  
A THREE-SECOND TOTAL STATION  
SPECTRA PRECISION RTK GPS

LEGEND

- = SET 5/8" REBAR W/ BLUE PLASTIC CAP OR LEAD AND TACK MARKED "STRATTON DCI 46886"
- AAD ● = PREVIOUSLY SET 5/8" REBAR W/ ORANGE PLASTIC CAP OR LEAD AND TACK MARKED "STRATTON AAD 38021"
- WHP ● = FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP OR ALUMINUM CAP MARKED "WHPACIFIC"
- = FOUND AS INDICATED
- B.O.B. = BASIS OF BEARING
- (NS)Ø = NOT FOUND OR SET
- ⊙ = FOUND MONUMENT AS INDICATED
- [###] = ADDRESSES

EASEMENT NOTES

- ① = PREVIOUSLY DEDICATED PRIVATE STREET EASEMENT AND PUBLIC UTILITY EASEMENT AF#2016-006607, SP#1-3487
- ② = PREVIOUSLY DEDICATED PRIVATE STREET EASEMENT AND PUBLIC UTILITY EASEMENT AF#2011-025375, SP#1-3411



SCALE 1" = 100'

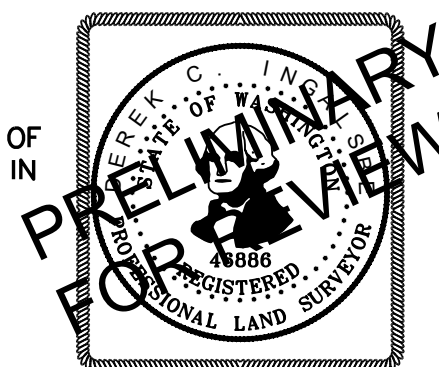
CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CHORD
C1	3.75	1326.48	0°09'43"	N01°20'09"W	3.75
C2	44.10	1366.48	1°50'56"	N00°29'33"W	44.09

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DAVID PLOTTS IN MARCH OF 2022.

DEREK C INGALSBE LS46886

DATE



SURVEY FOR  
SHOTGUN CREEK  
INVESTMENTS LLC

INDEX

1/4	1/4	SEC	T.	R.
1	2	23	10N	28E

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ OF SURVEYS AT PAGE \_\_\_\_\_ AT THE REQUEST OF DEREK C INGALSBE, P.L.S.

BENTON COUNTY AUDITOR



STRATTON SURVEYING  
& MAPPING P.C.

313 NORTH MORAIN STREET  
KENNEWICK, WA 99336  
(509) 735-7364  
FAX: (509) 735-6560  
stratton@strattonsurvey.com

4628RS1.DWG	© 2022
DATE: 03/24/22	SHT. 1 OF 2
DRAWN BY: DCI	JOB # 4628



DESCRIPTION – PARENT

LOT 1 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 3487, RECORDED UNDER AUDITOR'S FILE NO. 2016-006607, RECORDS OF BENTON COUNTY, WASHINGTON.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

DESCRIPTION – NEW

PARCEL 1  
LOT 1 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 3487, RECORDED UNDER AUDITOR'S FILE NO. 2016-006607, RECORDS OF BENTON COUNTY, WASHINGTON, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1 THENCE NORTH 89°17'33" EAST ALONG THE NORTHERLY LINE THEREOF 1242.52 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°17'33" EAST ALONG SAID LINE 326.09 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INNOVATION BOULEVARD;  
THENCE SOUTH 00°51'13" EAST ALONG SAID WESTERLY LINE 694.71 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 3RD STREET;  
THENCE SOUTH 89°12'06" WEST ALONG SAID LINE 331.53 FEET;  
THENCE NORTH 00°24'19" WEST 695.24 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINS 72.60 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

DESCRIPTION – NEW

PARCEL 2  
THAT PORTION OF LOT 1 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 3487, RECORDED UNDER AUDITOR'S FILE NO. 2016-006607, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1 THENCE NORTH 89°17'33" EAST ALONG THE NORTHERLY LINE THEREOF 1242.52 FEET TO THE TRUE POINT OF BEGINNING;

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THENCE SOUTH 89°12'06" WEST ALONG SAID LINE 331.53 FEET;  
THENCE NORTH 00°24'19" WEST 695.24 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINS 5.25 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

NOTES

- 1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY STRATTON SURVEYING AND MAPPING PC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD SEE SUBDIVISION GUARANTEE PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER 5003353-3862463, DATED 11/17/2021, OF WHICH WAS RELIED UPON TO PLOT SAID ITEMS.
- 2. STRATTON SURVEYING AND MAPPING MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS, ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.



SURVEY FOR  
SHOTGUN CREEK  
INVESTMENTS LLC

AUDITOR'S CERTIFICATE

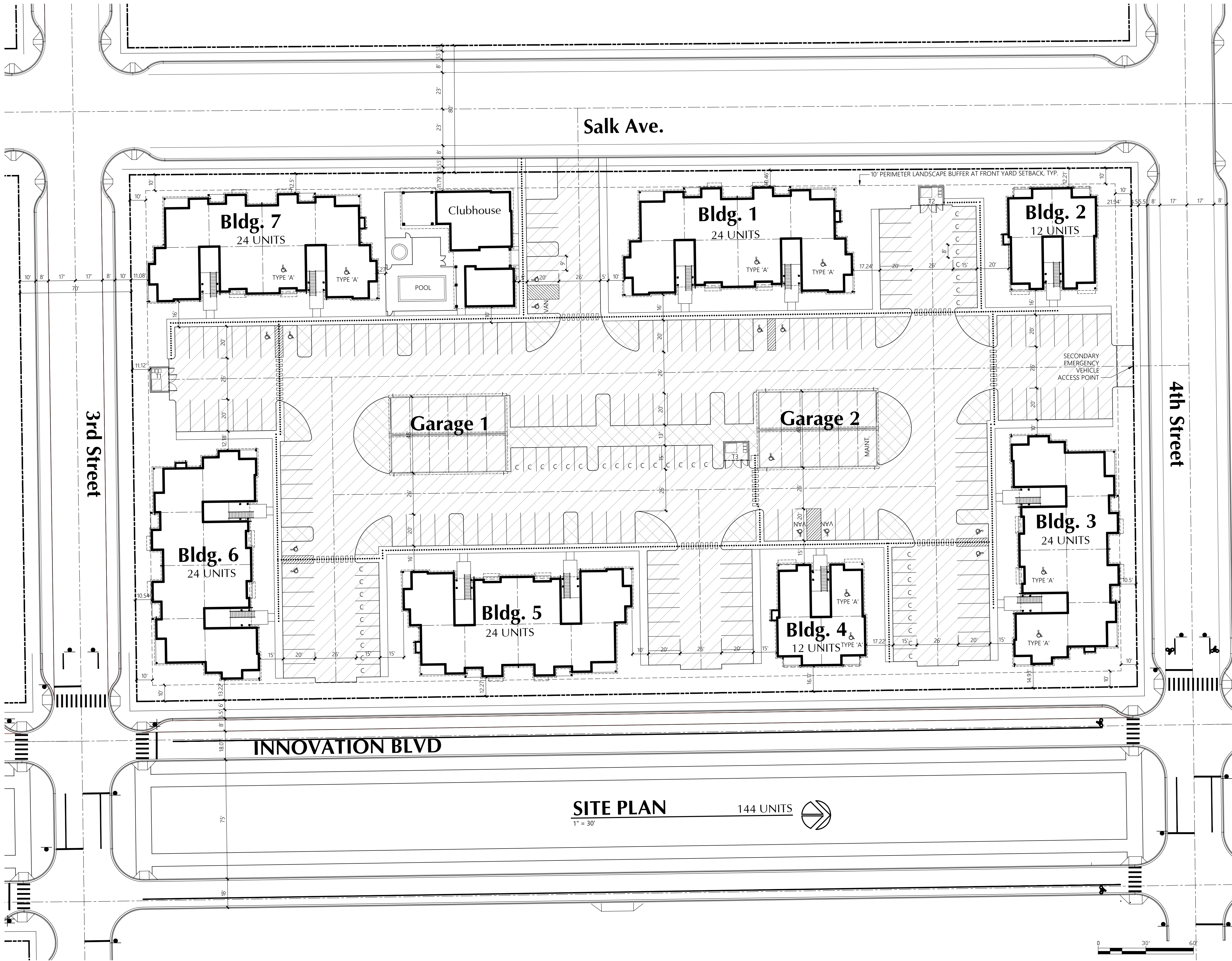
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_\_ M, IN VOLUME \_\_\_\_\_ OF SURVEYS AT PAGE \_\_\_\_\_ AT THE REQUEST OF DEREK C INGALSBE, P.L.S.

BENTON COUNTY AUDITOR

**STRATTON SURVEYING & MAPPING P.C.**  
313 NORTH MORAIN STREET  
KENNEWICK, WA 99336  
(509) 735-7364  
FAX: (509) 735-6560  
stratton@strattonsurvey.com

4628RS1.DWG	© 2022
DATE: 03/24/22	SHT. 2 OF 2
DRAWN BY: DCI	JOB # 4628

RECORD SURVEY NO. \_\_\_\_\_  
W 1/2 OF SEC. 23, T.10N., R.28E., W.M.  
CITY OF RICHLAND,  
BENTON COUNTY, WASHINGTON



PARKING SUMMARY		
Parking Stalls Required	216	
Standard Stalls	144	
Compact Stalls	41	
Parallel Stalls	0	
Carport Stalls	0	
Attached Garage Stalls	0	
Detached Garage Stalls	22	
Accessible Standard Stalls	9	
Accessible Van Stalls	3	
Accessible Parallel Stalls	0	
Accessible Carport Stalls	0	
Accessible Garage Stalls	1	
Tandem Stalls	0	
Tandem Garage Stalls	0	
Subtotal	220	1.53 Stalls / D.U.
Aprons	0	
Total Parking Stalls Provided	220	1.53 Stalls / D.U.

PARKING LOT LANDSCAPING  
INTERIOR- 5% REQUIRED  
TOTAL PARKING LOT AREA = 96,106 SQ. FT.  
LANDSCAPE REQUIRED = 4,805 SQ. FT.  
LANDSCAPED AREA PROVIDED = 9,118 SQ. FT.

PARKING LOT AREA  
96,106 SQ. FT.  
INTERIOR LANDSCAPE AREA  
9,118 SQ. FT.

ACCESSIBLE UNITS:  
REQUIRED 5% TYPE 'A'  
144x0.05 = 7.2 = 8 TYPE 'A' UNITS

ACCESSIBLE PARKING:  
REQUIRED 2% OF PROVIDED PARKING  
220x0.02 = 4.4 = 5 STALLS  
+8 STALLS FOR TYPE 'A' =  
13 STALLS TOTAL (3 VAN)

PROPOSED UNIT MIX:  
STUDIO=12 UNITS  
1 BED=72 UNITS  
2 BED=60 UNITS  
TOTAL = 144 UNITS

## Site Information

LOCATION: CITY OF RICHLAND, WA

ZONING REGULATIONS AND REQUIREMENTS

ZONING: BUSINESS RESEARCH PARK (B-RP)

LAND USE DESIGNATION: BUSINESS RESEARCH PARK

PERMITTED USE: APARTMENT/CONDOMINIUM W/ SPECIAL USE PERMIT

MAXIMUM SITE AREA: 10 ACRES (RESIDENTIAL-ONLY USE)

AVERAGE DENSITY: 8 DWELLINGS PER ACRE

MINIMUM DENSITY: 6 DWELLINGS PER ACRE

SETBACKS

FRONT YARD TO LIVING AREA = 10'-0"

FRONT YARD TO GARAGE DOOR = 20'-0"

FRONT YARD TO PORCH/DECK = 10'-0"

MAXIMUM BUILDING HEIGHT = 55'-0"

DENSITY CALCULATIONS

TOTAL SITE AREA: +/-207,301 SQ. FT. (4.76 ACRES)

TOTAL BUSINESS PARK AREA = 89 ACRES

TOTAL NUMBER OF EXISTING UNITS IN BUSINESS PARK = 409 UNITS

TOTAL NUMBER OF PROPOSED UNITS = 144 UNITS

TOTAL AVERAGE PROPOSED DENSITY = 6.21 DWELLINGS PER ACRE

REQUIRED PARKING

MULTIPLE FAMILY COMPLEXES = 1.5 STALLS/UNIT

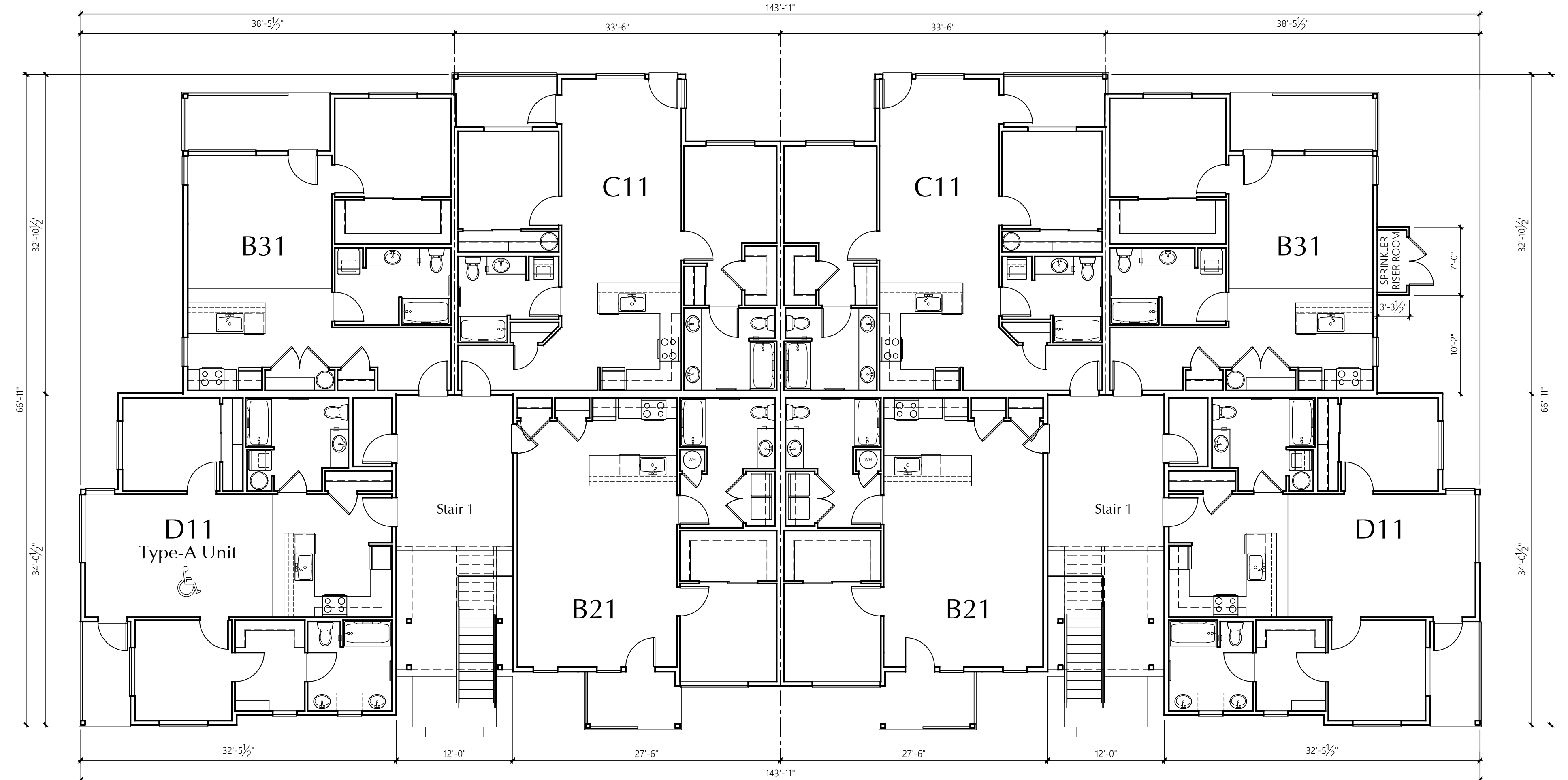
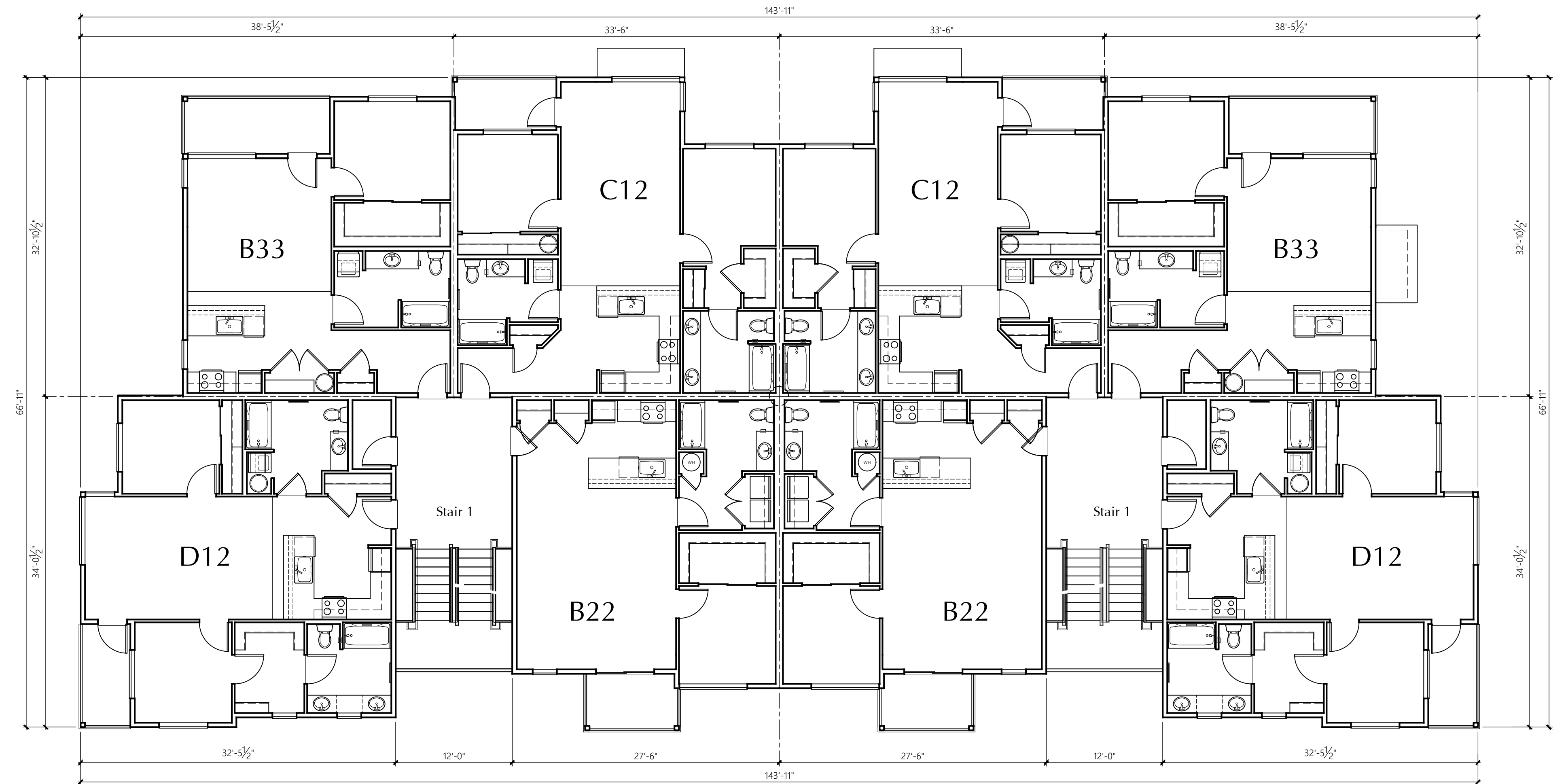
MAXIMUM COMPACT ALLOWANCE = 25% OF REQUIRED SPACES

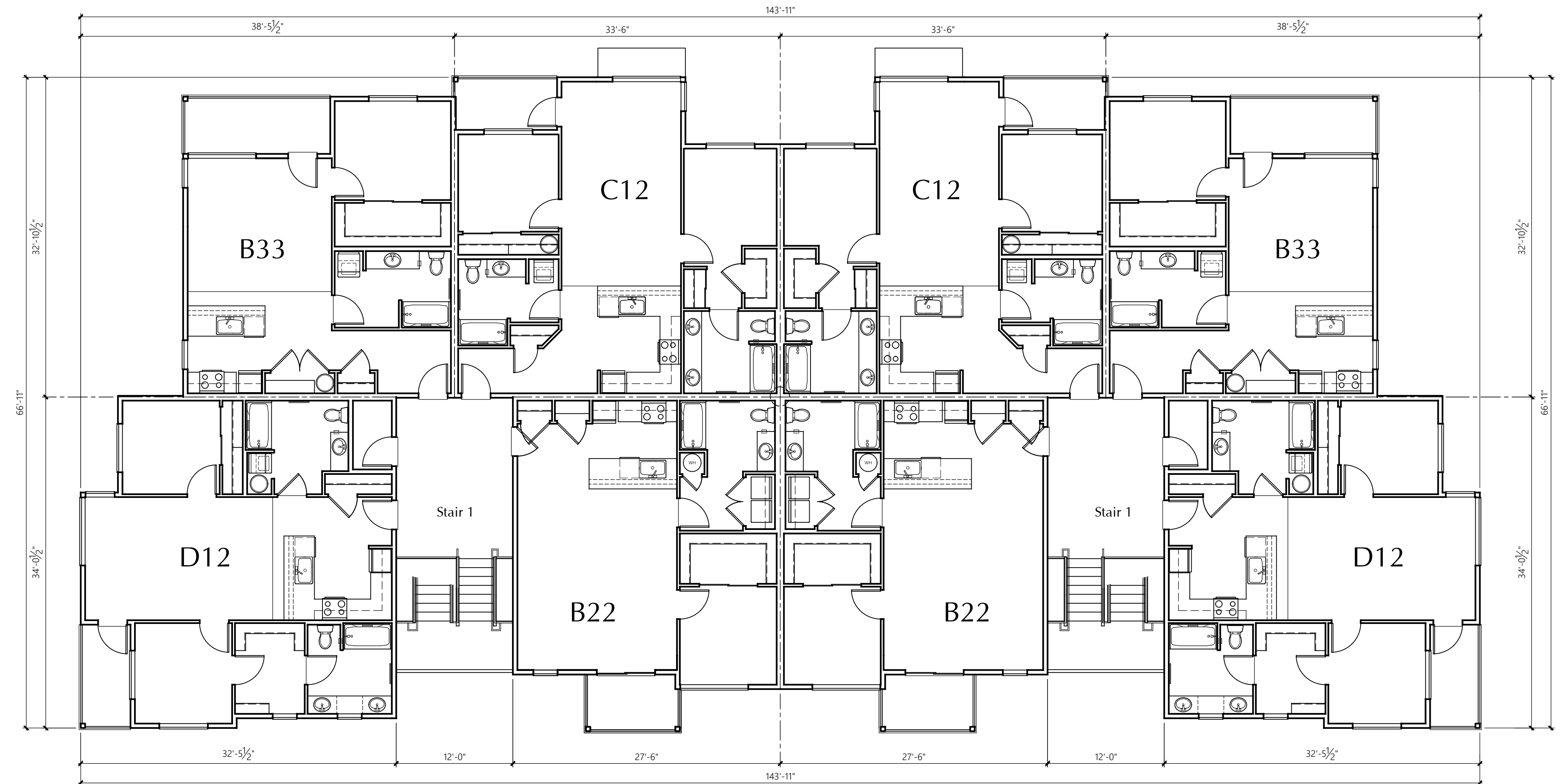
PROPOSED: SEE PARKING CHART PROVIDED ABOVE

REQUIRED LANDSCAPING

LANDSCAPING AT DEPTH OF REQUIRED FRONT YARD SETBACK  
PARKING LOT LANDSCAPING: 5% OF INTERIOR PARKING LOT AREA  
AND MINIMUM 10' LANDSCAPE STRIP WHEN PARKING IS ADJACENT TO  
PUBLIC R.O.W.  
PROPOSED LANDSCAPING: SEE CALCULATIONS AND DIAGRAMMING  
PROVIDED







**BLDG TYPE I** 3rd FLOOR PLAN  
1/8" = 1'-0" Buildings 1, 3, 5, 6 & 7



**BLDG TYPE I** PARKING AISLE ELEVATION  
1/8" = 1'-0" Buildings 1, 3, 5, 6 & 7



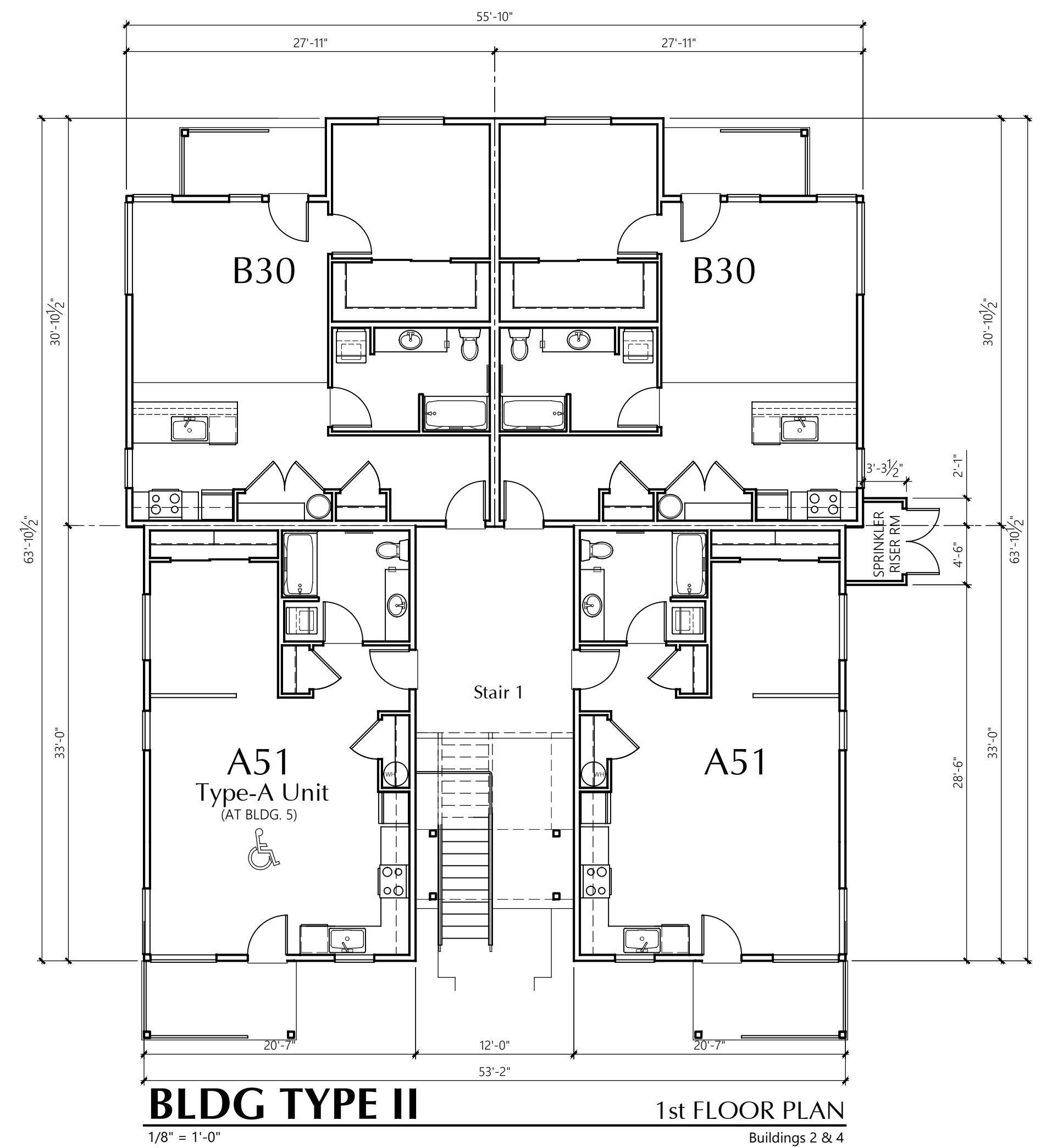
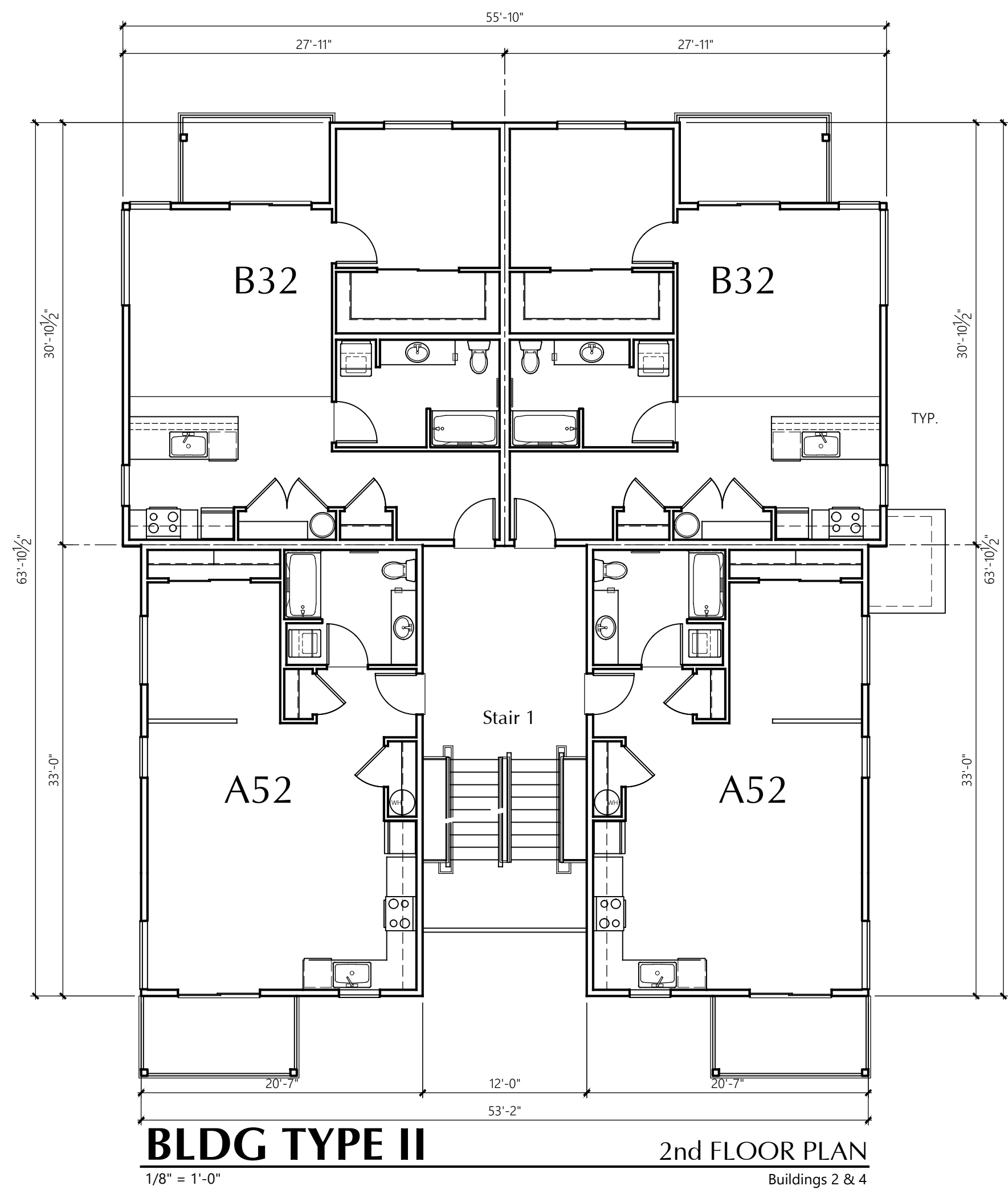
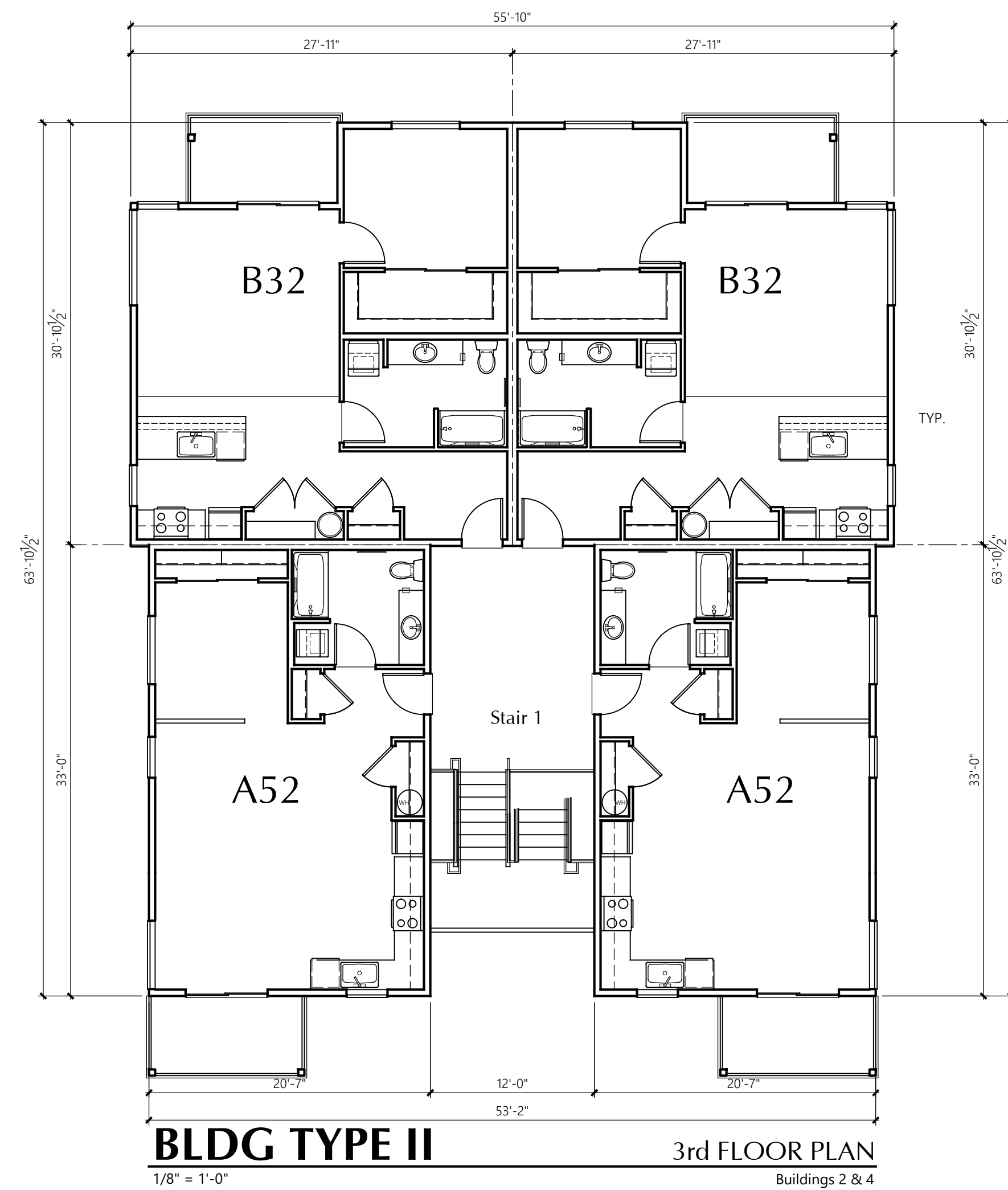
**BLDG TYPE I** SIDE ELEVATION  
1/8" = 1'-0" Buildings 1, 3, 5, 6 & 7



**BLDG TYPE I** R.O.W. ELEVATION  
1/8" = 1'-0" Buildings 1, 3, 5, 6 & 7



**BLDG TYPE I** SIDE ELEVATION  
1/8" = 1'-0" Buildings 1, 3, 5, 6 & 7



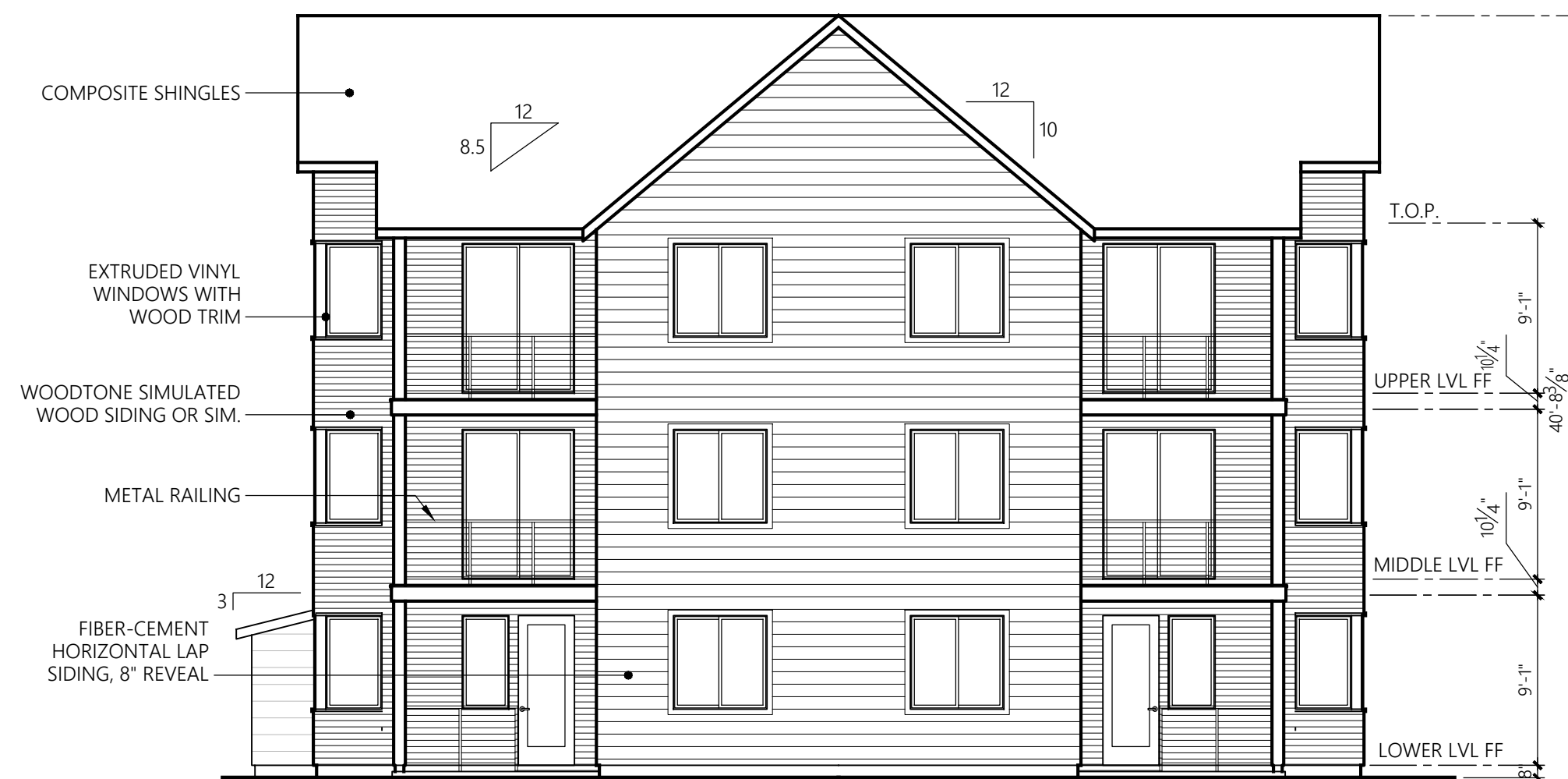




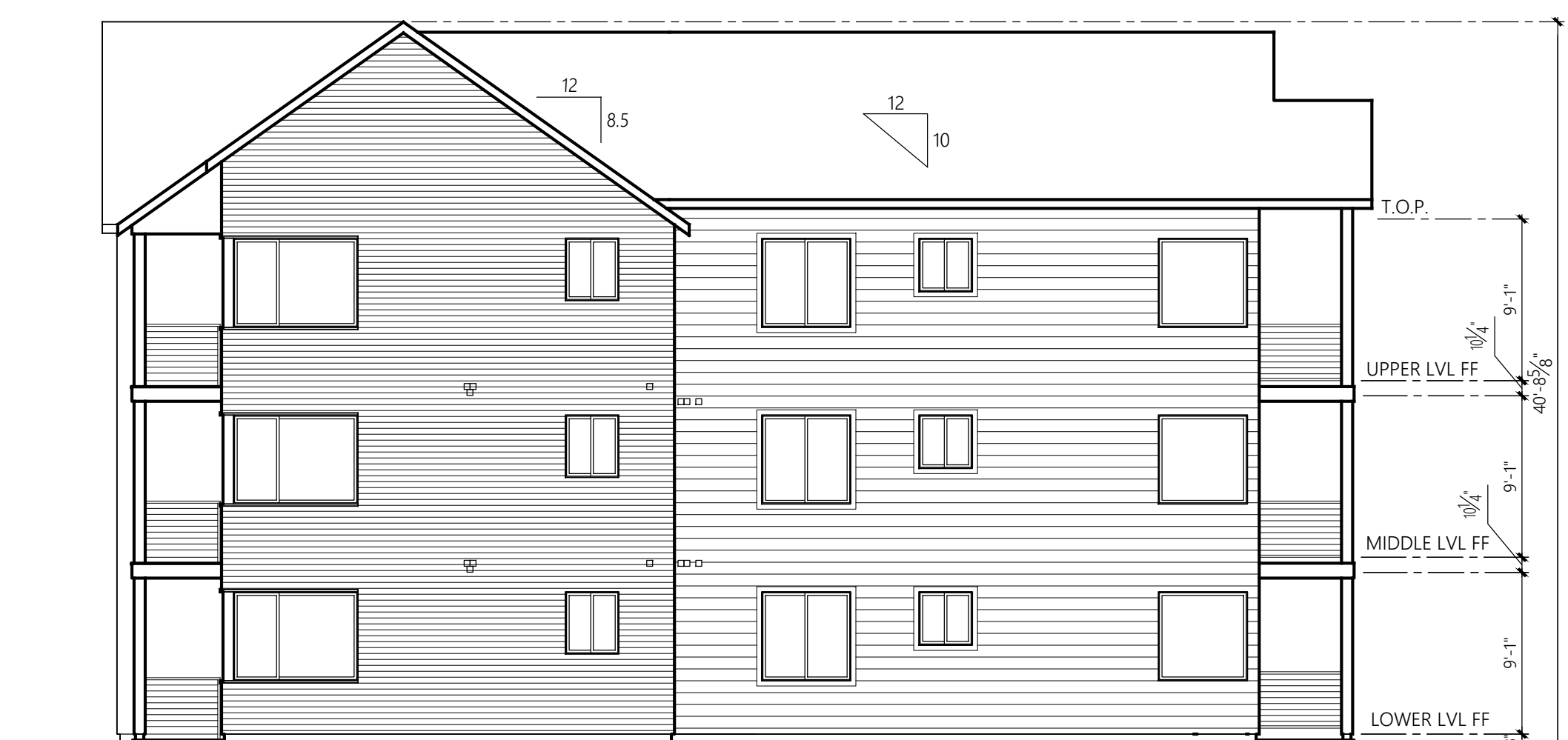
**Building 4** PARKING AISLE ELEVATION  
1/8" = 1'-0" Buildings 2 & 4



**BUILDING 4** SIDE ELEVATION  
1/8" = 1'-0" Buildings 2 & 4



**BUILDING 4** R.O.W. ELEVATION  
1/8" = 1'-0" Buildings 2 & 4



**BUILDING 4** SIDE ELEVATION  
1/8" = 1'-0"



## Holli Heavrin

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**From:** Holli Heavrin  
**Sent:** Wednesday, May 18, 2022 2:52 PM  
**To:** Holli Heavrin  
**Subject:** FW: Coordination with Benton County Emergency Management  
**Attachments:** Generic Emg Plan for Apts.docx

George J. John  
*Development Project Manager*

### Blue Fern

18300 Redmond Way Suite 120  
Redmond, WA 98052  
[george@bluefern.com](mailto:george@bluefern.com)  
206.779.1352 (cell)  
[www.bluefern.com](http://www.bluefern.com)



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**From:** Davis, Deanna <[d.davis@bces.wa.gov](mailto:d.davis@bces.wa.gov)>  
**Sent:** Thursday, May 12, 2022 11:00 AM  
**To:** George John <[George@bluefern.com](mailto:George@bluefern.com)>  
**Subject:** Coordination with Benton County Emergency Management

George,

This email is to confirm that you have been in contact with the Emergency Manager and coordinated with Benton County Emergency Services regarding specific hazards to residential populations - as we discussed the proposed apartment complex does fall within the emergency planning zone for the Department of Energy's Hanford Site 300 Area. As such special consideration will need to be addressed for the education and notification of the residential population that will reside in the proposed complex.

I have attached examples of the emergency plan that is being used by both the Loft and Commons apartments that reside in close proximity to your proposed building site.

As you progress in the permitting process we can work together to ensure an appropriate plan and notifications are in place.

Thank you,



**Deanna Davis**

BCEM Manager

Physical Address: 651 Truman Ave, Richland WA 99352

Mailing Address: 625 Swift Blvd-MS 36, Richland WA 99352

(509) 628-8092 Cell (509) 380-4522

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