

2. Description of the Alternatives



2. DESCRIPTION OF THE ALTERNATIVES

The City of Cle Elum will adopt a Subarea Plan and zoning regulations for the UGA that will take effect upon annexation of the property, consistent with RCW 35A.14.330. Trendwest proposes to develop approximately 1,100 acres of property it owns within the Cle Elum UGA into a master planned community consistent with goals and requirements for urban growth areas as stated in the Washington State Growth Management Act (RCW 36.70A). Policies, regulations, and conditions of approval would be identified in a Development Agreement, consistent with RCW 36.70B.170. The Subarea Plan, Development Agreement, and zoning regulations will govern City review of any proposed development in the UGA.

Five alternatives are analyzed in the EIS (Draft and Final):

- Alternative 1: No Action
- Alternative 2: Preliminary Master Plan
- Alternative 3: Expanded Residential
- Alternative 4: Reduced Residential
- Alternative 5: Master Site Plan Application (Preferred Alternative)

Table 2-1 summarizes the number of acres and units associated with proposed uses in each of the proposed development alternatives. A description of the alternatives follows. Alternative 5 is now the Preferred Alternative. An updated discussion of uses proposed for the entire UGA, including the Trendwest property, is presented in the description of Alternative 5.

2.1 ALTERNATIVE 1 - NO ACTION

The No Action Alternative evaluated in the Draft EIS analyzed future development of Trendwest properties in the Cle Elum UGA consistent with the current Forest and Range 20 (20 acre lots) zoning designation (Kittitas County Zoning Code (KCC 17.56)). Under Forest and Range zoning, Trendwest properties within the UGA could accommodate from 19 to 106+ single-family residential lots. Since publication of the Draft EIS, approximately 23 acres of a 50 acre property in the UGA under separate ownership has been rezoned from Forest and Range 20 to Suburban 1 (one acre lots). The rezoned property is located north of Interstate 90 and east of the Cle Elum River, adjacent to Trendwest-owned property within the UGA. Figure 2-1 identifies zoning designations within the Cle Elum UGA. Kittitas County issued a SEPA Determination of Non-Significance on the rezone (a non-project action) on October 10, 2001, with conditional language stating that any future development proposal would be subject to additional environmental review at the time development was proposed. Development of this property would occur independent of Trendwest's UGA properties.

Table 2-1: Summary – UGA Subarea/Development Alternatives

	Alternative 1		Alternative 2		Alternative 3		Alternative 4		Alternative 5	
	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units
Single-family	1,106	19-106+	203	324	374	709	250	418	213	810
Apartments			44	325	55	350	44	200	23	184
Condominiums			62	249	33	148	62	92	57	340
Timeshare Condos			25	130	25	102	25	102	---	
Lodge – Rooms			6	100	6	50	6	75	---	
Horse Park/RV Park Sites			200	300	43 ¹	275	200	200	---	
Reserve			---		---		---		175	
Undeveloped Open Space			230		234		230		418	
Golf Course/Facilities			196		196		196		---	
Community Center			12		12		12		12	
Neighborhood Clubhouse			---		---		---		18	
Business Campus			80		80		40		80	
Fac./Maint./Expansion			48		48		41		104	
Total Acres/Units ^{2, 3} (Trendwest Residential) ⁴	1,106	19-106+	1,106	1,028	1,106	1,309	1,106	812	1,100	1,334

1 Under Alternative 3, the Horse Park would not be developed and the RV Park would be located within Planning Area D.

2 Does not include RV campground sites or lodge rooms.

3 For Alternative 5, the Trendwest property boundary adjacent to the Cle Elum River has been corrected. Total acreage in Trendwest ownership is 1,100 acres.

4 The balance of the UGA contains approximately 145 acres containing an estimated 123 residential units.

Impact analyses conducted for the No Action Alternative contained in the EIS support adoption of a Subarea Plan for the entire UGA and development of a master planned community proposed by Trendwest. In general, the rezone of 23 acres within the UGA, a non-project action, would result in incremental and minor increases in potential impacts for the No Action Alternative and potential cumulative impacts evaluated for the majority of elements of the environment addressed in the EIS. As such, the majority of analyses conducted for the No Action Alternative have not been revised. The primary exceptions are updated discussions in the Land Use and Water Quality sections. As discussed above, there is currently no development proposal for this property. Any future development proposal would receive site-specific environmental review as part of the permit approval process and would be responsible for mitigating any impacts identified from that proposed development.

2.2 ALTERNATIVE 2 - PRELIMINARY MASTER PLAN

Under Alternative 2, development in the UGA would be consistent with the Preliminary Master Plan for the Cle Elum UGA, which was submitted initially to Kittitas County on January 5, 1999. In January 2001, Kittitas County withdrew its co-lead agency status and the City of Cle Elum became the sole lead agency for the *Trendwest properties: Cle Elum UGA EIS*. The Preliminary Master Plan consists of a master plan community containing residential, business park, commercial, open space, community facility, and recreational uses, including a golf course and land reserved for the Washington State Horse Park.

Alternative 2 calls for 1,028 residential units on 334 acres. Of those, approximately 30% would be single-family residences, 30% would be apartments, and 36% would be condominiums (one-third of these condominium units would be timeshare condominiums, located on 25 acres near the golf course and land reserved for the Horse Park). A Business Park would be developed on an 80-acre campus. Up to 200 acres would be devoted to the Washington State Horse Park. A RV campground able to accommodate approximately 300 campsites would be located within the Horse Park area. Approximately 196 acres would be devoted to an 18-hole golf course including a clubhouse and related facilities, and a 100-room lodge would be located near the golf course. A Community Recreation Center anticipated to contain a public indoor swimming pool, multipurpose recreation space, and ball fields would be located on 12 acres. Other features would include a 25-acre school expansion area and a 10-acre cemetery expansion area. An 11-acre site would be reserved for the City of Cle Elum's new water treatment plant. Approximately 230 acres would be designated as undeveloped open space including the Cle Elum River corridor and perimeter buffers. Additional open space in sensitive areas would be retained. Figure 2-2 is a conceptual illustration of the Preliminary Master Plan. Table 2-2 summarizes proposed land uses under Alternative 2.

Table 2-2: Summary – Alternative 2

Area	Description	Units/Sq. Ft.	Area (ac.)
A	Community Recreation Center		12
B	Multifamily Units	325	44
C	School Expansion		25
D	Horse Park and RV Campground	300	200
E	Cemetery Expansion		10
F	Business Campus	950,000 sq. ft.	80
G	<i>(not included in this alternative)</i>		--
H	Wholly Owned Condominiums	75	25
I	Lodge	100	6
J	Timeshare Condominiums	60	15
K	Undeveloped Open Space		12
L	Golf Clubhouse		6
M	Fractional Condominiums	70	10
N	Wholly Owned Condominiums	50	8
O	Golf Course		190
P	Single-family Residential	154	81
Q	Buffers/Open Space		67
R	Wholly Owned Condominiums	124	29
S	<i>(not included in this alternative)</i>		--
T	Single-family Residential	170	122
U	Undeveloped Open Space		151
V	<i>(not included in this alternative)</i>		--
W	City of Cle Elum Water Treatment Plant		11
X	Maintenance Area		2
Total		1,028 Units¹	1,106

¹ Does not include RV campground spaces or lodge rooms.

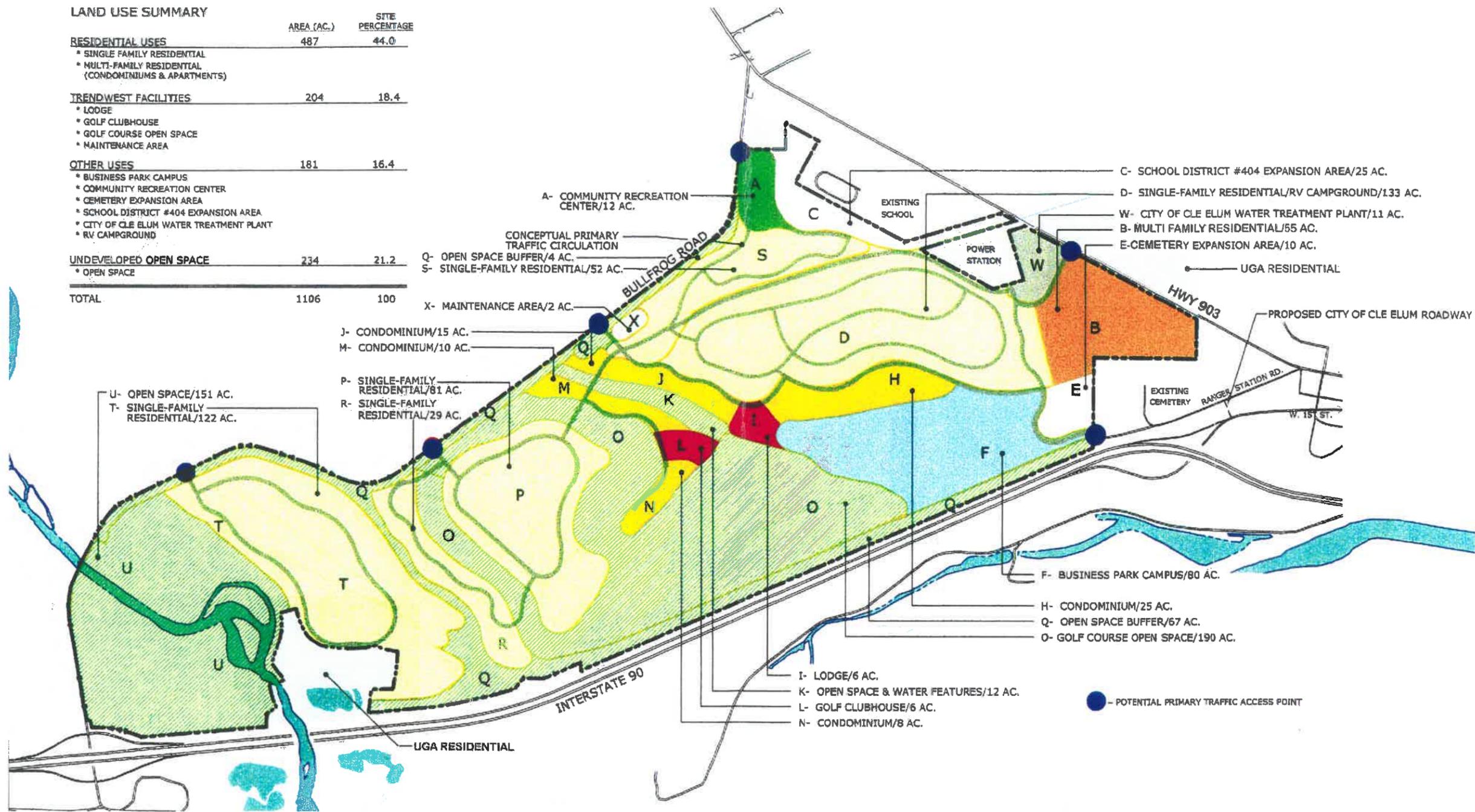
2.3 ALTERNATIVE 3 - EXPANDED RESIDENTIAL

Under Alternative 3, land reserved for the Washington State Horse Park would be replaced with single-family residential development. The addition of these lots would more than double the number of single-family residences, increasing the units over that proposed for Alternative 2 from 324 units to 709 units. The number of apartments would increase by 25 units and the number of condominiums would be reduced to 250 units. The capacity of the lodge would be reduced from 100 rooms in Alternative 2 to 50 rooms. The capacity of the RV campground would be reduced from 300 sites in Alternative 2 to 275 sites. The size of the Business Park would be reduced to 600,000 square feet on the same 80-acre campus. All other features under Alternative 3 would remain the same as described for Alternative 2. Figure 2-3 illustrates the conceptual land use plan for Alternative 3. Table 2-3 summarizes proposed land uses under Alternative 3.

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LAND USE SUMMARY

	AREA (AC.)	SITE PERCENTAGE
RESIDENTIAL USES	487	44.0
• SINGLE FAMILY RESIDENTIAL		
• MULTI-FAMILY RESIDENTIAL (CONDOMINIUMS & APARTMENTS)		
TRENDWEST FACILITIES	204	18.4
• LODGE		
• GOLF CLUBHOUSE		
• GOLF COURSE OPEN SPACE		
• MAINTENANCE AREA		
OTHER USES	181	16.4
• BUSINESS PARK CAMPUS		
• COMMUNITY RECREATION CENTER		
• CEMETERY EXPANSION AREA		
• SCHOOL DISTRICT #404 EXPANSION AREA		
• CITY OF CLE ELUM WATER TREATMENT PLANT		
• RV CAMPGROUND		
UNDEVELOPED OPEN SPACE	234	21.2
• OPEN SPACE		
TOTAL	1106	100



Source: Trendwest 2001



0 1800'
Approximate Scale in Feet

TRENDWEST PROPERTIES: CLE ELUM UGA
FINAL EIS

1981069

----- Trendwest properties within the UGA
Urban Growth Area

FIGURE 2-3

**ALTERNATIVE 3
EXPANDED RESIDENTIAL**

SHAPIRO
& ASSOCIATES, INC.

Table 2-3: Summary – Alternative 3

Area	Description	Units/Sq. Ft.	Area (ac.)
A	Community Recreation Center		12
B	Multifamily Units/Wholly Owned Condos.	350/50	55
C	School Expansion Area		25
D	Single-family Residential/RV Campground	252/275	133
E	Cemetery Expansion Area		10
F	Business Campus	600,000 sq. ft.	80
G	<i>(not included in this alternative)</i>		--
H	Wholly Owned Condominiums	58	25
I	Lodge	50	6
J	Timeshare Condominiums	52	15
K	Undeveloped Open Space		12
L	Golf Clubhouse		6
M	Fractional Condominiums	50	10
N	Wholly Owned Condominiums	40	8
O	Golf Course		190
P	Single-family Residential	154	81
Q	Buffers/Open Space		71
R	Single-family Residential	59	29
S	Single-family Residential	131	52
T	Equestrian Village Cluster	113	122
U	Undeveloped Open Space		151
V	<i>(not included in this alternative)</i>		--
W	City of Cle Elum Water Treatment Plant		11
X	Maintenance Area		2
Total		1,309 Units¹	1,106

¹ Does not include RV campground spaces or lodge rooms.

2.4 ALTERNATIVE 4 - REDUCED RESIDENTIAL

Under Alternative 4 the total number of residential units would be reduced by approximately 20% compared to Alternative 2. The total number of units would decrease to 812 units from 1,028. The number of single-family residences would be higher than for Alternative 2. Of the 812 units, 418 would be single-family residences (an approximately 30% increase over Alternative 2). The number of multifamily units would decrease. Alternative 4 would provide 200 apartment units (150 fewer units than Alternative 2) and 179 condominium units (185 fewer than Alternative 2). The capacity of the RV campground would be reduced from 300 sites in Alternative 2 to 200 sites. The Business Park would be reduced to 300,000 square feet on a 40-acre business campus. The capacity of the lodge would be reduced from 100 rooms in Alternative 2 to 75 rooms in Alternative 4. The expansion area for the existing cemetery would be reduced

from 10 acres in Alternative 2 to 3 acres. As in Alternative 2, up to 200 acres would be reserved for the Washington State Horse Park. Figure 2-4 illustrates the conceptual land use plan for Alternative 4. Proposed uses under Alternative 4 are summarized in Table 2-4.

Table 2-4: Summary – Alternative 4

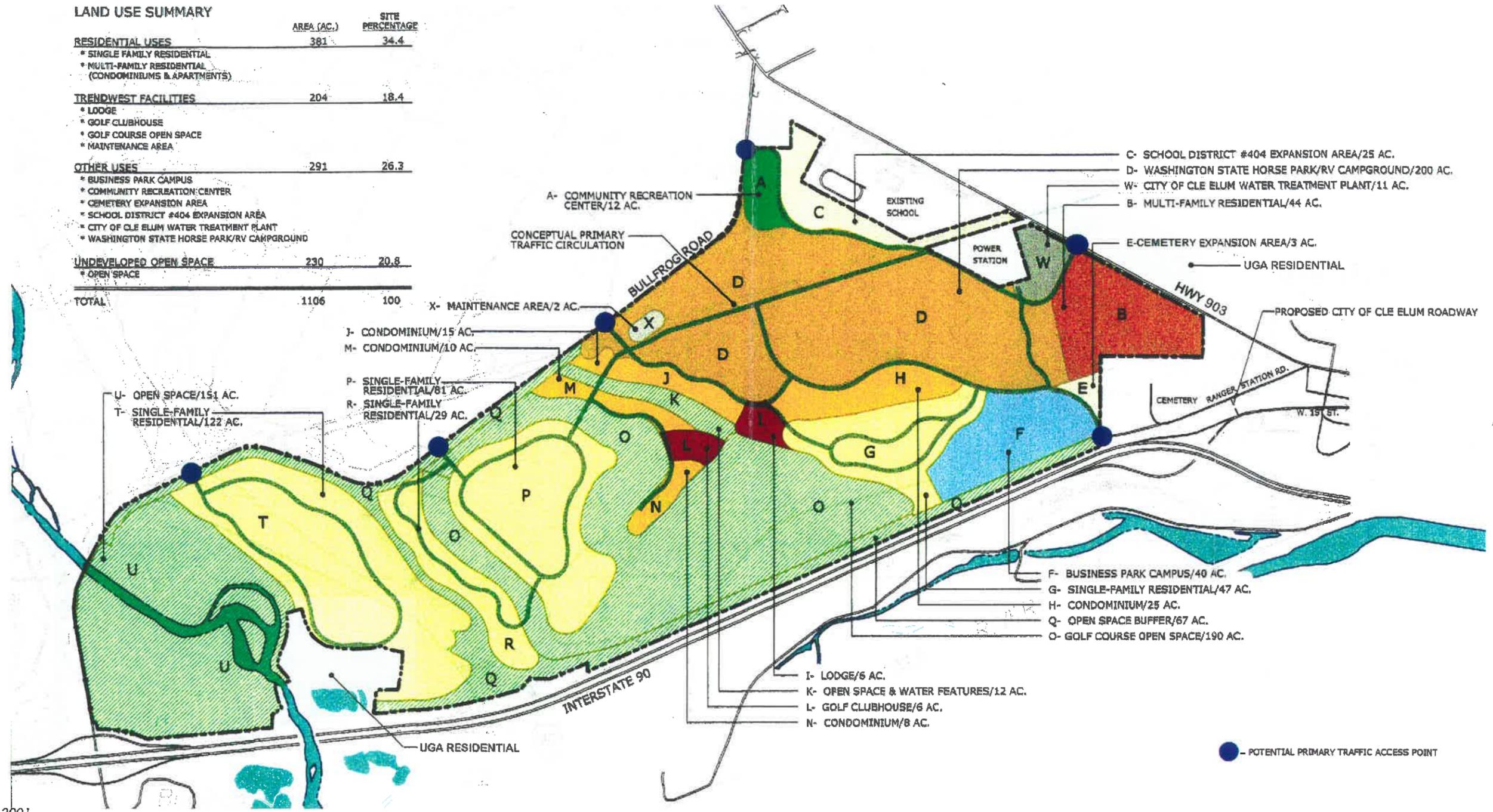
Area	Description	Units/Sq. Ft.	Area (ac.)
A	Community Recreation Center		12
B	Multifamily Units	200	44
C	School Expansion Area		25
D	Horse Park and RV Campground	200	200
E	Cemetery Expansion Area		3
F	Business Campus	300,000 sq. ft.	40
G	Single-family Residences	92	47
H	Wholly Owned Condominiums	64	25
I	Lodge	75	6
J	Timeshare Condominiums	52	15
K	Undeveloped Open Space		12
L	Golf Clubhouse		6
M	Fractional Condominiums	50	10
N	Wholly Owned Condominiums	28	8
O	Golf Course		190
P	Single-family Residences	154	81
Q	Buffers/Open Space		67
R	Single-family Residences	59	29
S	<i>(not included in this alternative)</i>		--
T	Single-family Residences	113	122
U	Undeveloped Open Space		151
V	<i>(not included in this alternative)</i>		--
W	City of Cle Elum Water Treatment Plant		11
X	Maintenance Area		2
Total		812 Units¹	1,106

¹ Does not include RV campground spaces or lodge rooms.

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LAND USE SUMMARY

	AREA (AC.)	SITE PERCENTAGE
RESIDENTIAL USES	381	34.4
* SINGLE FAMILY RESIDENTIAL		
* MULTI-FAMILY RESIDENTIAL (CONDOMINIUMS & APARTMENTS)		
TRENDWEST FACILITIES	204	18.4
* LODGE		
* GOLF CLUBHOUSE		
* GOLF COURSE OPEN SPACE		
* MAINTENANCE AREA		
OTHER USES	291	26.3
* BUSINESS PARK CAMPUS		
* COMMUNITY RECREATION CENTER		
* CEMETERY EXPANSION AREA		
* SCHOOL DISTRICT #404 EXPANSION AREA		
* CITY OF CLE ELUM WATER TREATMENT PLANT		
* WASHINGTON STATE HORSE PARK/RV CAMPGROUND		
UNDEVELOPED OPEN SPACE	230	20.8
* OPEN SPACE		
TOTAL	1106	100



Source: Trendwest 2001



FIGURE 2-4

**ALTERNATIVE 4
REDUCED RESIDENTIAL**

2.5 ALTERNATIVE 5 - UGA SUBAREA PLAN AND ZONING/MASTER SITE PLAN APPLICATION

Housing and population capacity in the Bullfrog Subarea Plan is estimated at approximately 1,460 units and 3,500 people. Of this, Trendwest residential development in the UGA represents the large majority of future growth with a projected 1,334 units and 2,945 people at full buildout, assuming a 92% occupancy. A 100 unit capacity is projected in the approximately 65 acre area of the UGA north of SR 903. Twenty-three acres of a 50 acre property in the UGA located adjacent to the Cle Elum River floodplain has recently been rezoned Suburban 1 (one-acre lots) by Kittitas County and may also be developed in the future. The proposed Planned Mixed Use zoning designation would apply to larger parcels of land with significant development potential in the City/UGA. This designation encourages preservation of the natural environment; creation of open space; traditional building design in keeping with the rural mountain character of Cle Elum; and pedestrian access to employment, goods and services in a balanced mix of land uses. Proposed zoning for other properties within the UGA is Residential (lands north of SR 903 and the NE corner parcels), Residential 1 acre (area zoned Suburban), and Public Reserve (Puget Sound Energy substation).

Under the site plan for Alternative 5, the total number of residential units would be virtually the same as Alternative 3 at 1,334. The number of single-family residences would be the highest of all the alternatives at 810. Alternative 5 would provide a lower number of multifamily units, as there are no timeshare condominiums as part of this alternative. This alternative proposes 184 apartment units, the lowest of all the alternatives and 340 condominium units. There would be no lodge or permanent RV campground. The Business Park would be the same as Alternative 2, 950,000 square feet on an 80-acre campus. A temporary RV Park may be constructed to accommodate employees in the initial construction period. Figure 2-5 is conceptual illustration of the Master Site Plan Application. Table 2-5 summarizes proposed land uses under Alternative 5.

Table 2-5: Summary – Alternative 5

Area	Description	Units or/Sq. Ft.	Area (ac.)
A	Community Recreation Center		12
B	Multifamily Residential	150	23
C	School Expansion		35
D	Reserve	275	175
E	Cemetery Expansion		10
F	Business Campus	950,000 sq. ft.	80
G	<i>(not included in this alternative)</i>		--
H	<i>(not included in this alternative)</i>		--
I	<i>(not included in this alternative)</i>		--
J	Multifamily Residential	164	23

Table 2-5: Continued

Area	Description	Units or/Sq. Ft.	Area (ac.)
K	Undeveloped Open Space		41
L	Neighborhood Clubhouse		22
M	Multifamily Residential	210	32
N	<i>(not included in this alternative)</i>		--
O	<i>(not included in this alternative)</i>		--
P	Single Family Residential	566	142
Q	Buffers/Open Space		126
R	<i>(not included in this alternative)</i>		--
S	Single Family Residential	244	71
T	Undeveloped Open Space		92
U	Undeveloped Open Space		154
V	Powerline R.O.W.		28
W	City of Cle Elum Water Treatment Plant		12
X	Maintenance Area		2
Y	Powerline/Road ROW		9
Z	Recreation Expansion Area		11
Total		1,334	1,100

Following is a description of project elements proposed under Alternative 5.

2.6 DESCRIPTION OF MASTER SITE PLAN

Since publication of the Draft EIS in March 2001, and in response to public and agency comments on that document, Trendwest and the City of Cle Elum have developed a fifth alternative for development in the UGA. Alternative 5 is now the preferred alternative for the purposes of SEPA review. This alternative incorporates many of the land uses evaluated under Alternatives 2, 3, and 4 in the Draft EIS. Further, Alternative 5 has been designed to result in a level of environmental impact that falls within the range of environmental impacts evaluated in the Draft EIS.

The proposal calls for a master planned community containing single family and multifamily housing, employment, and recreational uses. Recreational facilities would include a proposed Community Recreation Center, a neighborhood clubhouse located on a lake, pocket parks, and a trail system. Alternative 5 features large areas of undeveloped open space including 246 acres along the Cle Elum River corridor. In addition, land would be set aside for the City of Cle Elum Water Treatment Plant, expansion areas for Cle Elum-Roslyn School District #404 and the existing cemetery, and a Reserve on the lower bench of the property.

LAND USE SUMMARY

	AREA (AC)	SITE PERCENTAGE
RESIDENTIAL USES	293	26.6
* SINGLE FAMILY RESIDENTIAL		
* MULTI-FAMILY RESIDENTIAL		
TRENDWEST FACILITIES	38	3.5
* NEIGHBORHOOD CLUBHOUSE		
* LAKES		
* MAINTENANCE AREA		
* RECREATION EXPANSION		
OTHER USES	351	31.9
* BUSINESS PARK CAMPUS		
* COMMUNITY RECREATION CENTER		
* CEMETERY EXPANSION AREA		
* SCHOOL DISTRICT #404 EXPANSION AREA		
* CITY OF CLE ELUM WATER TREATMENT PLANT		
* RESERVE		
* POWERLINE RIGHT-OF-WAY		
UNDEVELOPED OPEN SPACE	418	38.0
* CLE ELUM RIVER CORRIDOR		
* PERIMETER BUFFERS/STEEP SLOPE AREAS		
TOTAL	1100	100%



Source: Hackworth/Dawson Associates 2001



0 2000'
Approximate Scale in Feet

----- Trendwest properties within the UGA
Urban Growth Area

FIGURE 2-5

**ALTERNATIVE 5
MASTER SITE PLAN**

To integrate the development with the Cle Elum community, new and expanded public facilities, as well as a Business Park with ancillary retail, would be located at the east end of the site, adjacent to the SR 903 corridor and the historic city. The preservation of large areas of undeveloped open space, including environmentally sensitive areas and perimeter/internal buffers, would contribute to a generally wooded character of the community.

2.6.1 Single Family Units

Approximately 810 single family lots would be developed. These lots would be sold to individual homeowners or builders. Lot sizes would range from a minimum of 5,000 square feet to over 8,400 square feet and be clustered into neighborhoods separated by wooded buffers to preserve undeveloped open space. Densities of the individual neighborhoods would range from two to seven units/acre. Housing sizes could range from 1,500 to 3,500 square feet (or larger) with two to five bedrooms. Most units would have attached or detached two-car garages and would be one to two stories high. Some of the homes would front on wooded greenbelts or large areas of undeveloped open space. Others would front on, or be near to, small pocket parks or the neighborhood clubhouse and lake.

2.6.2 Multifamily Units

Alternative 5 calls for development of 524 multifamily residential units. Of those units, 184 would be apartments and 340 would be wholly-owned condominiums. The units would be developed in a variety of townhouse and flat configurations. Buildings would typically be 2-3 stories in height with two to twenty-four units each. Unit types would range from one to four bedrooms, including studios.

2.6.3 Business Park

The Business Park campus would be approximately 80 acres in size and accommodate up to 950,000 square feet of floor space. Potential uses could include light industrial, research and development, warehousing, offices, and ancillary retail. The Business Park would be located adjacent to SR 903 near downtown Cle Elum, with access from existing and new residential developments and the existing retail core.

2.6.4 Parks and Trails

Pocket parks from 0.25 to 0.5 acre would be located in each planned residential area. A trail system including a combination of soft-surface and hard-surface trails or other pathways is planned to provide uninterrupted bicycle and pedestrian routes through the UGA that link to road and/or trail systems outside the UGA.

2.6.5 Community Recreation Center

A 12 acre site adjacent to the Cle Elum-Roslyn School District #404 campus would be set aside for construction of a public Community Recreation Center. Access would be from SR 903 or Bullfrog Road through the school property, or from the main arterial/collector road that extends through the UGA. Sidewalks and a trail system would connect other land uses within the UGA to the recreation center site.

The facility could include a sports court, fitness facilities, indoor swimming pool, and ball fields. The swimming pool could be available to the School District for competitive swimming practices and events. Parking would be provided. Final design and elements of the recreation center would depend on financing obtained through a non-profit, tax-exempt organization.

2.6.6 Neighborhood Clubhouse

A neighborhood clubhouse and lake located near the main entrance to the residential areas of the UGA would feature passive and active recreation areas. The clubhouse could include a lobby and offices, a general use lounge, a multipurpose room for community events, a catering kitchen, a snack bar, a swimming pool with showers and restrooms, an exercise area, and restrooms. The grounds could include a children's play area, a sport court, a barbecue pavilion, and/or a fishing pier.

2.6.7 Lakes and Ponds

The site plan for Alternative 5 includes a number of small lakes or ponds to provide landscape and recreational amenities for the community. From four to eight ponds and lakes with a total surface area of 15 acres are proposed. The largest lake would be about 10 acres in size and would be part of the neighborhood clubhouse complex. The remaining lakes and ponds would average three-quarters of an acre in size.

The lake could be used for non-motorized boating, swimming and fishing. A pedestrian trail would border the lake's perimeter for recreational walking and nature viewing, and could provide access to picnic areas. The trail system and a park area would enable public access around the lake. The lake would be 10 to 15 feet deep and lined to prevent leakage into the groundwater system. To protect the water quality of the lake, stormwater would not be discharged to the lake. Grading adjacent to the lake would be designed to direct shoreline runoff away from the lake.

For the smaller lakes, walking and nature viewing on perimeter trails would be the principal intended use. Some of the small lakes could include wetland areas to attract waterfowl and other bird life. These lakes would also be lined.

2.6.8 School Expansion Area

A 25 to 35 acre site is proposed for expansion of the Cle Elum-Roslyn School District #404 campus. The parcel is located directly west of the existing school property. Development would be screened from Bullfrog Road by a 100-foot buffer. Access would be from SR 903 through the existing school property, and from a street connection within the development to Bullfrog Road. The site would also be accessible from the main arterial that extends through the UGA. Likely uses in the expansion area include additional classrooms, parking, baseball and soccer fields, new tennis courts, and a new bus storage facility.

2.6.9 Cle Elum Water Treatment Plant Site

A 12 acre site would be set aside for the Cle Elum Water Treatment Plant. Access would be from SR 903.

2.6.10 Cemetery Expansion Area

A 10 acre site would be set aside for future expansion of the Laurel Hill Memorial Park cemetery.

2.6.11 Reserve

A 175 acre parcel adjacent to I-90 would be set aside and could potentially be developed as an equestrian facility by the Washington State Horse Park Authority. A description of the conceptual plan for the Horse Park is included in Chapter 2 of the Draft EIS. Under the terms of an agreement between Trendwest and the Authority, the site would be donated to the Horse Park Authority subject to conditions described in Chapter 1, Summary of the Final EIS.