

CHAPTER 2

DESCRIPTION OF PROPOSED ACTION(S) AND ALTERNATIVES

This chapter of the *Proposed 47° North Master Site Plan Amendment Final Supplemental Environmental Impact Statement* (“Final SEIS” and “FSEIS”) describes the 47° North proposal and alternatives. It also provides background information, including:

- 1) An overview of the 2002 *Trendwest Properties: Cle Elum Urban Growth Area (UGA) Environmental Impact Statement*¹ (“2002 Cle Elum UGA EIS”); and,
- 2) A general description of approvals that have occurred since the 2002 Cle Elum UGA EIS was issued; why a SEIS is being prepared; and, what will occur after the SEIS is issued.

Key concepts related to this SEIS are presented in *Section 2.4* of this chapter in question and answer format. A more detailed description of the SEIS Alternatives is contained in *Section 2.5*. Any changes to the information presented in **Chapter 2** since publication of the Draft SEIS are highlighted in grey. **Chapter 1** contains an updated summary of the alternatives, impacts, mitigation measures; **Chapter 3** topic area responses, and updated information and analysis;² and **Chapter 4** all the comments that were received during the Draft SEIS comment period.

Note that the the site and proposed projects have been referred to using various names over the years, including “Cle Elum UGA” and “Bullfrog Flats.” The current Applicant, Sun Communities, Inc. (“Sun Communities”) has renamed the proposed project “47° North.” In this SEIS, *Bullfrog Flats* is used to refer to historical documents and entitlements related to the original Trendwest (now New Suncadia, LLC) project or the property, and *47° North* refers to amendments to the approved Master Site Plan that are proposed by Sun Communities.

¹ An Environmental Impact Statement (EIS) or Supplemental EIS (SEIS) is a document required by the State Environmental Policy Act (SEPA) for actions that are likely to have significant adverse impacts on the environment. An EIS/SEIS is a tool that provides information for decision-making. It is not a decision in itself and does not authorize any action.

² Many comments that were received on the DSEIS identified common topics, and these are referred to as “topic areas” in this FSEIS. This approach is intended to reduce repetition and to provide a single comprehensive response to identical or similar comments that share a common theme. **Chapter 3** of the FSEIS lists the topic areas and provides collective responses to the substantive comments. Additional information and analyses were prepared to address some of the comments and are also summarized in **Chapter 3** under the applicable responses.

2.1 INTRODUCTION

Bullfrog Flats is an approximately 1,100-acre property located in the southwestern portion of the City of Cle Elum, generally bounded by I-90, Bullfrog Road, SR-903, and the City cemetery (see **Figure 2-1**, Regional Map, and **Figure 2-2**, Vicinity Map). The property is currently owned by New Suncadia, LLC (“New Suncadia”). In 2002, the City approved a Subarea Plan, Master Site Plan, and Development Agreement for the property, and the site was annexed to the City that same year.

Sun Communities is in the process of acquiring approximately 824 acres of the Bullfrog Flats property from New Suncadia and is proposing changes to the approved Master Site Plan. New Suncadia is retaining a portion of the property and intends, in the future, to possibly develop approximately 25 acres for commercial use.

2.2 BACKGROUND

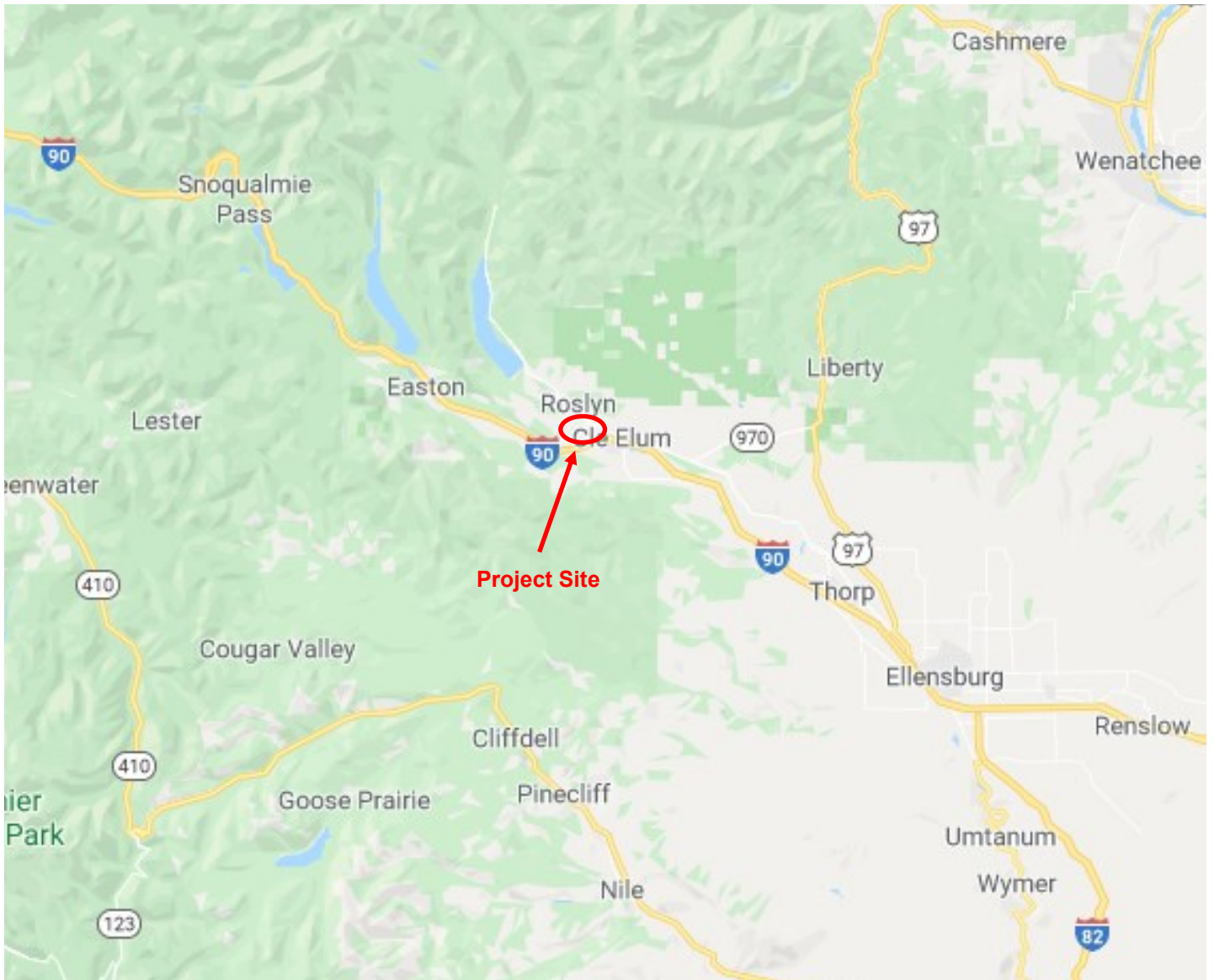
Approved Bullfrog Flats Master Site Plan & Development Agreement

The Master Site Plan approved for the Bullfrog Flats property in 2002 provided for the construction of 1,334 dwelling units (including 810 single family units and 524 multi-family units), as well as a 75-acre (950,000 sq. ft.) business park. It also provided for dedication of several properties to the City: 12 acres for a municipal (community) recreation center, 10 acres for expansion of the Cle Elum Cemetery, and 7.5 acres for the construction of 50 affordable housing units.

The Bullfrog Flats Master Site Plan Development Agreement between the City and New Suncadia is an agreement that details the obligations of both parties and specifies the standards and conditions that will govern development of the property. The Development Agreement was based on the 2002 EIS prepared for the Cle Elum UGA and the Bullfrog Flats Master Site Plan, before the property was annexed to the City. The Development Agreement includes over 120 conditions. In accordance with the provisions of the Development Agreement, 12 acres were dedicated to the City in 2002 for the water treatment plant, 35 acres were dedicated to the Cle Elum School District in 2003 for expansion of the school campus, and 175 acres were dedicated to the City in 2008 to establish the Washington State Horse Park. Dedication of the properties for the cemetery expansion and affordable housing has not occurred; an agreement related to the municipal/community recreation center property was recently reached between the City of Cle Elum and New Suncadia. A preliminary plat application was filed and approved within two years of annexation. However, no significant development activities have taken place onsite to date. In 2017, the Development Agreement was amended to extend the termination date by 10 years to 2027.

In 2019, New Suncadia informed the City that they had entered into an agreement to potentially sell approximately 824 acres of the Bullfrog Flats site to Sun Communities. Sun Communities expects to submit an application to the City in late Spring 2021 proposing

47° North Final SEIS



Note: This figure is not to scale

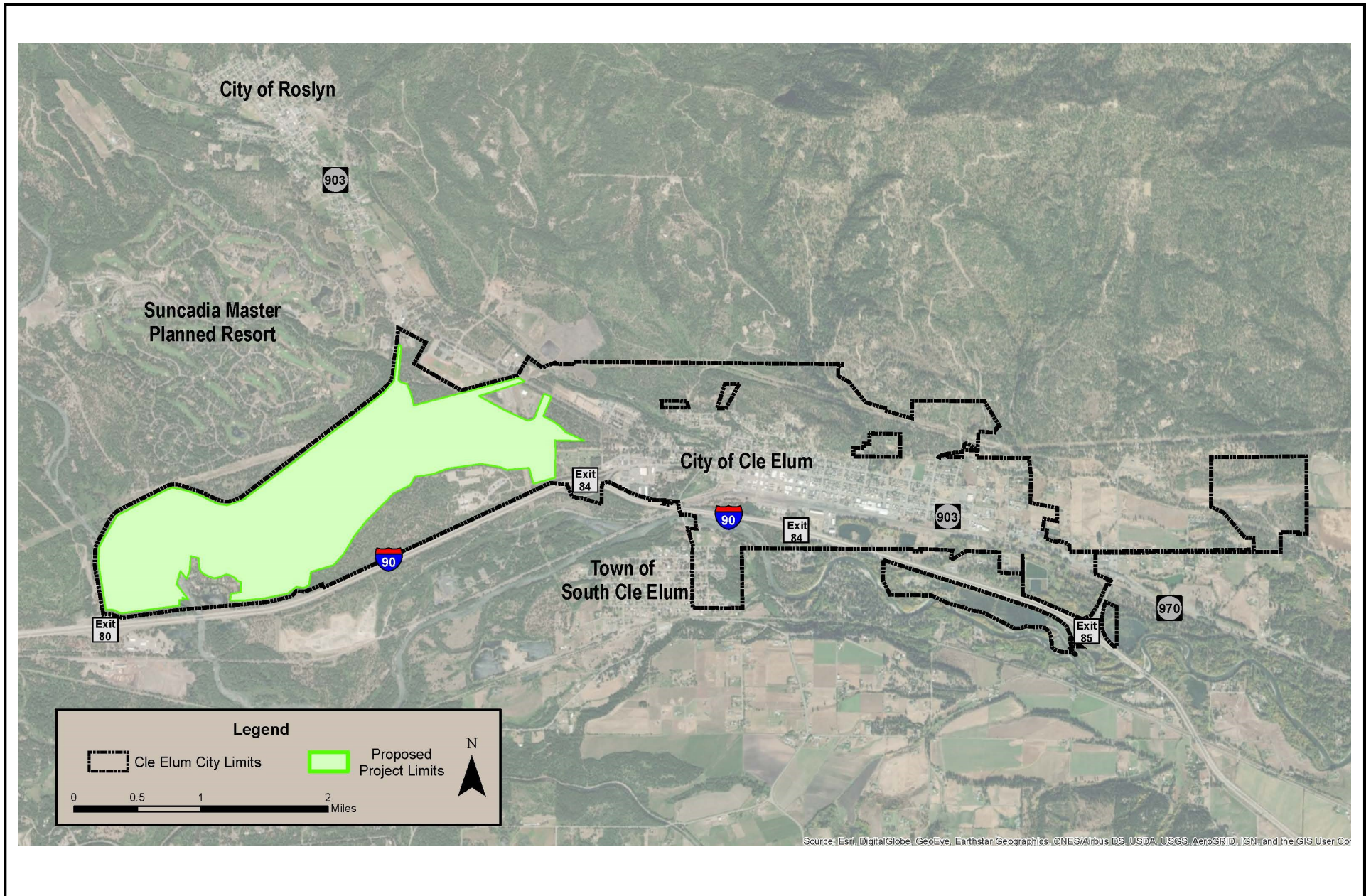


Source: Google Maps and EA Engineering, 2020.



Figure 2-1
Regional Map

47° North Final SEIS



Source: City of Cle Elum, 2019.

Figure 2-2
Vicinity Map

amendments to the approved Master Site Plan that would reduce the number of single family residences to 527 units, reduce the number of multi-family dwelling units to 180, and add a Recreational Vehicle (RV) resort with 627 RV sites. Other proposed changes to the amounts and locations of development are described later in **Chapter 2**.

The agreement between the City of Cle Elum and New Suncadia related to the municipal/community recreation center, which is now being implemented, provides for transfer of title to the recreation center site and payments to support construction of a facility. As such, the Proposed 47° North Master Site Plan Amendment no longer includes the recreation center. The Proposed 47° North Master Site Plan Amendment graphic (**Figure 2-6** later in this chapter) has been adjusted to show the recreation center outside the site boundary. However, similar adjustments have not been made to other graphics in this FSEIS, but the reader should assume that the recreation center is outside the site boundary on those graphics as well. Removal of the recreation center from the site reduces the site area by approximately 12 acres, resulting in a total site area of approximately 812 acres (see **Table 2-1** later in this chapter). This represents an approximately 1% reduction in the site area, which would not result in significant changes for the SEIS analysis. As such, the site area has not been adjusted elsewhere in this FSEIS, and impacts are expected to be as represented in the DSEIS and this FSEIS.

Other Related Agreements & Actions

RIDGE Settlement Agreement

In 2001, a Settlement Agreement was executed between Trendwest (the former owner of the Suncadia Master Plan Resort [MPR]) and RIDGE (a Roslyn-base conservation organization). The Settlement Agreement regulated numerous aspects of development in the MPR and the UGA, which together totaled approximately 7,000 acres. In 2013, the Kittitas County Superior court terminated the Settlement Agreement because specific provisions of the agreement had not been met. Therefore, the Settlement Agreement no longer pertains to the MPR or the Bullfrog Flats (and now 47° North) properties.

Water Rights

There was no water available when the Suncadia resort was originally planned or when approvals for the Bullfrog Flats property were granted by the City. Since then, Trendwest has acquired sufficient senior water rights for the MPR and Bullfrog Flats projects, and to provide water for a number of water banks. New water users can purchase water rights from the bank. New Suncadia is in the process of conveying its water rights to the City of Cle Elum (see **DSEIS** Section 3.2, **Water Quantity and Quality**, for details).

2.3 APPLICANT'S OBJECTIVES

Who is the Applicant?

The Applicant, Sun Communities, is a national developer and operator of manufactured home and RV resort communities. Sun Communities has developed, operates, or has an interest in 382 housing communities in 31 states and Canada, which include fee ownership and rental housing for families and active adults.

What are the Applicant's Vision & Objectives for 47° North?

Applicant's Vision

Sun Communities vision for 47° North, as expressed by the Applicant in its initial project information submitted to the City, is to form a partnership with the City of Cle Elum in a joint mission to provide housing that is financially accessible for both local and public service employees. Development will also include an RV resort that will incorporate high development and infrastructure standards.

The vision for 47° North will be guided by the revised Master Site Plan. The Master Site Plan will be implemented based on a revised or new Development Agreement, project-specific conditions of approval, and site-specific development permits approved by City of Cle Elum. The plan will reflect the mixed-use nature of the community, as permitted by the underlying zoning, including residential and recreational opportunities. As with master plans generally, the Master Site Plan will be directive in terms of the land uses that will be permitted in 47° North, but also general in some respects to allow for flexibility to respond to market demands.

Applicant's Objectives

For the purposes of SEPA review (WAC 197-11-440), the following are the Applicant's stated objectives for the 47° North project:

- Develop the existing site into a new, cohesive master planned community that will provide opportunities for a range of land uses and activities, including new residential, RV resort, parks/recreational/open space uses.
- Amend the approved Master Site Plan, reducing the number of single family and multi-family dwelling units, and adding a RV resort.
- Reserve and dedicate to the City of Cle Elum areas for future affordable housing and expansion of the cemetery.
- Respect the site's location within the surrounding community, including ensuring compatibility with area land uses and transportation systems, and creating necessary on-site road and utility networks.

- Protect naturally constrained areas on the site and in the surrounding areas, including the Cle Elum River, wetlands, and steep slopes.
- Continue to coordinate with federal, state, and local agencies, tribes, organizations, and the public and private sectors to facilitate development planning and implementation that will be successful and an asset to the City of Cle Elum and nearby communities.
- Propose new development that is economically feasible for the market and reasonably achievable within a practical time period.

2.4 KEY STATE ENVIRONMENTAL POLICY ACT (SEPA) & SEIS CONCEPTS

The following are key concepts related to SEPA and the 47° North SEIS, presented in question (Q) and answer (A) format.

Q1. *What significant SEPA review has occurred previously on and related to the 47° North Project?*

A1. The *Trendwest Properties: Cle Elum UGA Environmental Impact Statement* (Draft and Final) was issued in 2001 (Draft EIS) and 2002 (Final EIS). Its sufficiency was not challenged.

Q2. *What were the environmental issues and EIS Alternatives analyzed in the 2002 Cle Elum UGA EIS?*

A2. The 2002 Cle Elum UGA EIS provided environmental review of the elements listed below. Technical reports were prepared for several of these elements.

- | | |
|--|----------------------------------|
| • Earth | • Aesthetics, Light and Glare |
| • Air Quality | • Cultural Resources |
| • Surface Water, Groundwater
Water Supply | • Parks and Recreation |
| • Plants and Animals, Wetlands | • Transportation |
| • Noise | • Public Services |
| • Land Use, Plans and Policies | • Utilities |
| • Population and Housing | • Economic and Fiscal Conditions |

The 2002 Cle Elum UGA EIS analyzed five alternatives:

- Alternative 1 – No Action
- Alternative 2 – Preliminary Master Site Plan
- Alternative 3 – Expanded Residential
- Alternative 4 – Reduced Residential
- Alternative 5 – Bullfrog Flats Subarea Plan, Mixed Use Zoning, and Master Site Plan Application

Q3. What significant approvals were granted for the Bullfrog Flats project?

- A3.** Alternative 5 from the UGA Final EIS was carried forward and the City of Cle Elum approved the following package of actions, plans, and documents in 2002:
- Annexation of the Bullfrog Flats UGA to the City;
 - Adoption of a Subarea Plan and Planned Mixed Use zoning;
 - Master Site Plan approval; and,
 - Execution of a Development Agreement.

Q4. Why is the 47° project being proposed?

- A4.** The 47° North proposal embodies the current Applicant’s new vision for the site, and represents modifications to the approved Bullfrog Flats Master Site Plan in response to current market conditions, changes in conditions in the site area, and recent technical studies of the site and site vicinity. The Applicant determined that modifications are necessary and beneficial in order to accomplish their vision and objectives (see *Section 2.3*).

Q5. What is a SEIS and why is it being prepared?

- A5.** A Supplemental EIS (SEIS) is a document that supplements an EIS that was previously prepared for a proposal or alternative. According to the SEPA Rules (WAC 197-11-405(4)), an SEIS should be prepared if:
- There are substantial changes to a proposal such that the proposal is likely to have significant adverse environmental impacts; or,
 - There is significant new information on a proposal’s probable significant adverse impacts.

The City of Cle Elum concluded that the proposed revisions to the approved Master Site Plan constitute a “major amendment”, as that term is defined in the Development Agreement. Because of the proposed changes, and the time that has passed since the original EIS was published, the City determined that an SEIS should be prepared to update all aspects of the 2002 Cle Elum UGA EIS, as necessary, to reflect the changes that have occurred. The SEIS will assess the potential environmental impacts and required mitigation measures associated with the proposed amendments to the approved Master Site Plan. The SEIS will also provide

the basis for amending the approved Development Agreement (or preparing a new Development Agreement) and modifying conditions of approval, as appropriate.

Q6. *What Is Scoping and when is it required?*

- A6.** “Scoping” means determining the range of proposed actions, alternatives, and impacts to be discussed in an EIS (WAC 197-11-793). Scoping is optional for a SEIS (WAC 197-11-620(1)), but the City elected to conduct scoping for the project because of the amount of time that has passed since issuance of the 2002 Cle Elum UGA EIS, changes that are proposed to the approved Master Site Plan, and to inform and engage the public.

On October 8, 2019, the City issued a Determination of Significance (DS) and Request for Comments on the Scope of the SEIS. The SEIS scoping period ended on October 29, 2019.

An SEIS public open house was held during the scoping period to offer an opportunity for the public to learn more about the Proposed Actions and to provide input on the scope of the SEIS. A total of 141 people signed in at the meeting that was held on October 23, 2019. Presentations were made by the City and the Applicant, and an extended question/answer period was provided.

A total of 591 comments were received from 127 commenters during the SEIS scoping period. All the comments are available for review at City of Cle Elum.

Appendix A of the **Draft** SEIS includes a report containing a detailed summary of the SEIS scoping process, comments received during the scoping period, and any revisions to the SEIS scope based on public input received through the scoping process.

Q7. *What are the elements of the environment evaluated in this SEIS?*

- A7.** The City determined that the SEIS will review, update, and reevaluate the analysis for *all* SEPA elements of the environment that were considered in the 2002 Cle Elum UGA EIS (see A2 above). The City also added the issue of greenhouse gas emissions to the SEIS. Two other elements of the SEIS analyses will be modified or expanded: the transportation analysis will include some modified intersections compared to those studied in the 2002 Cle Elum UGA EIS; and, the water resources analysis will include additional investigation for streams onsite.

Q8. *What are the SEIS Alternatives evaluated in this SEIS?*

- A8.** The SEIS evaluates the following alternatives:
- **SEIS Alternative 5 – Approved Bullfrog Flats Master Site Plan (No Action).** FEIS Alternative 5 was carried forward and the Master Site Plan and several other actions approved by the City of Cle Elum. SEIS Alternative 5 represents

the approved Bullfrog Flats Master Site Plan that has been updated to reflect current conditions and regulations.

SEPA requires that a “No Action” alternative be reviewed in an EIS/SEIS. No action, in the current context, means that the City would not take action on the 47° North proposal, but it does not mean that absolutely nothing would happen on the site. The currently approved Bullfrog Flats Master Site Plan could still be developed by New Suncadia, subject to the existing Development Agreement. It is noted that the existing Development Agreement terminates in 2027 and would need to be extended by mutual agreement of the parties to enable development past that date. Because SEIS Alternative 5 is intended to facilitate comparison with the revised Master Site Plan proposal, however, it is assumed for purposes of analysis that development of SEIS Alternative 5 would build out over the same 30-year period and with the same types and amounts of land uses identified in the Bullfrog Flats FEIS and approvals.

Continuation of existing site conditions – no development – was also considered as a possible “no action” alternative but was eliminated from study in this SEIS. This scenario would simply continue existing conditions (the affected environment), which are described in the SEIS. In addition, a “no development” scenario would not be realistic or reasonable given that the property is approved for development and is being marketed by the owner. Therefore, SEIS Alternative 5 – Approved Bullfrog Flats Master Site Plan is used to represent the No Action Alternative in this SEIS. Changes to the affected environment that have occurred since 2002 are also described in the SEIS.

- **SEIS Alternative 6 – Proposed 47° North Master Site Plan Amendment**

SEIS Alternatives 5 and 6 will be compared to the Original Bullfrog Flats Master Site Plan (FEIS Alternative 5) and to each other in this SEIS.

Q9. When will an application been submitted to the City for the 47° North proposal?

- A9.** The City of Cle Elum is preparing the SEIS at the earliest possible point in the planning and decision-making process, when the principal features of the proposal and its environmental impacts can be reasonably identified, as encouraged by SEPA (WAC 197-11-055(2)). The proposal described in the SEIS is based on pre-application materials (included on the City’s website) and additional information requested by the City and provided by the Applicant to meet the needs of environmental review. The formal 47° North application to revise the approved Master Site Plan will be submitted after the **Final** SEIS is issued, so that it can incorporate changes, if necessary, to address identified impacts and mitigation measures. The application will follow the City’s adopted procedures, which include determining completeness,

determining consistency with policies and regulations, publishing notice of the application, and providing opportunities for public comment.

Q10. What will occur after the Draft SEIS is issued and what will the Final SEIS include?

A10. The 47° North Draft SEIS has been published by the City of Cle Elum for public review and comment. The City reviewed and considered all comments received from agencies, tribes, and the public and identified any changes to the Master Site Plan that required further environmental review. This Final SEIS includes responses to comments received on the Draft SEIS, additional/updated analysis of environmental impacts in certain areas (e.g., transportation, cultural resources, utilities, plants and animals, and fiscal economic conditions), and updated mitigation measures. The Draft and Final SEISs together comprise the SEIS document that the City will use – along with other analyses and public input – to make decisions on the proposed revisions to the Master Site Plan and Development Agreement. The SEIS mitigation measures will provide the basis for proposed conditions of approval. The Draft and Final SEISs will accompany the project application through the land use review and approval process and will provide information that the decision makers will use to decide whether or not to approve proposed changes to the Master Site Plan, and to determine what conditions should be required if the proposal is approved. The SEIS itself does not require approval or certification and is not a decision.

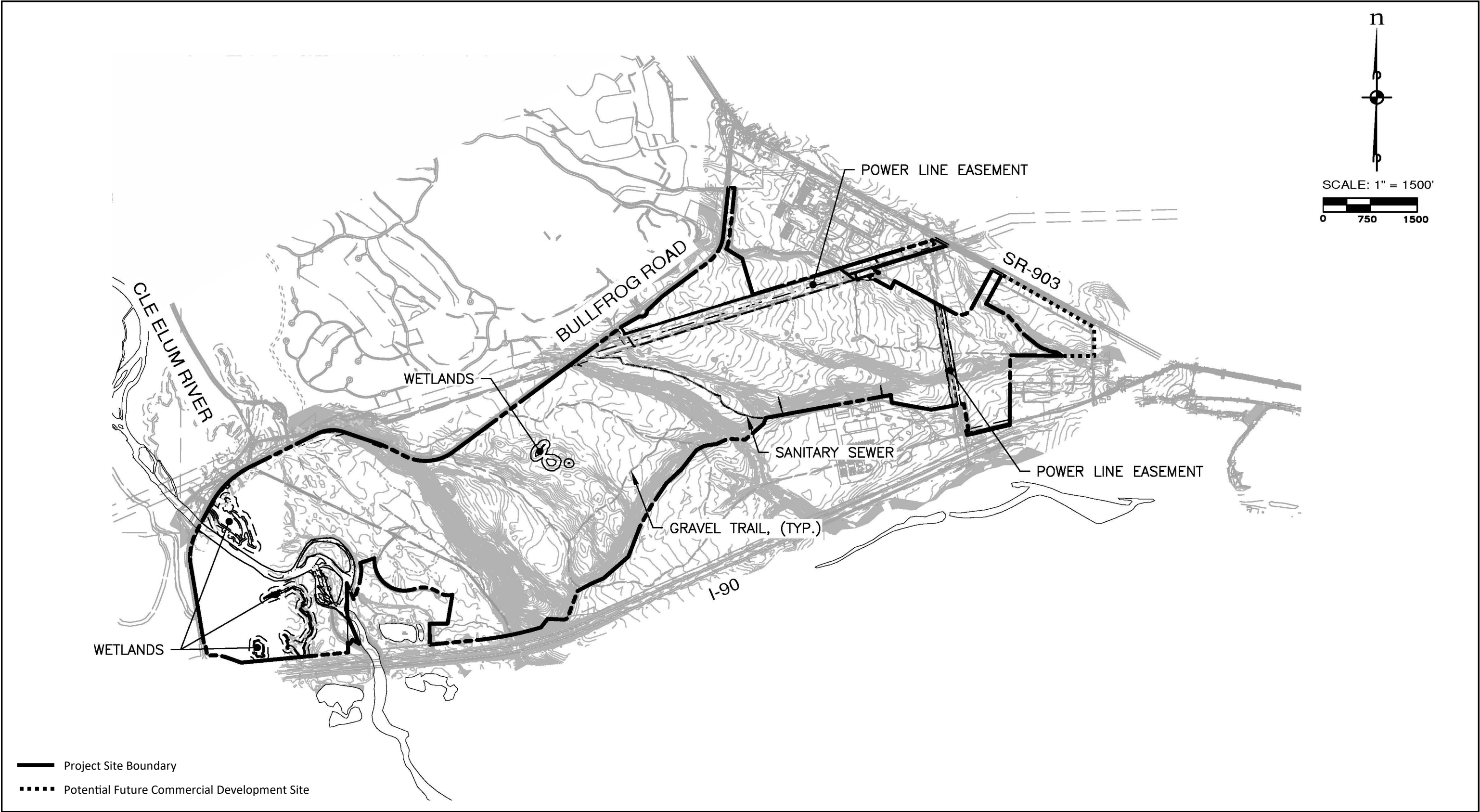
Q11. What will occur after the Final SEIS is issued?

A11. The review process for the proposal is set forth in the City Code (CEMC 17.100.100). The application for the project will be reviewed by the City of Cle Elum Development Review Team. The City Planner will prepare a Staff Report evaluating the consistency of the proposal with applicable policy and regulatory requirements, which will be transmitted to the City of Cle Elum Planning Commission. The Planning Commission will hold an open record public hearing and will make a formal recommendation to the City Council. The recommendation will be to deny, approve, or approve with additional conditions or modifications, the application for modifications to the Master Site Plan. The City Council will hold a closed record public hearing and will make a decision on the application. The City Council will also consider the Development Agreement.

2.5 SUMMARY OF EXISTING SITE CONDITIONS

Existing Natural Environment

Existing site conditions are shown in **Figure 2-3**. The site is comprised of three relatively level to gently rolling topographic areas that are separated from each other and from



Source: ESM Consulting Engineers, 2020.

Figure 2-3
Existing Site Conditions

surrounding areas to the south by steep slopes that are from 50 to 150 feet high. The Cle Elum River flows through the westernmost portion of the site and joins the Yakima River about one mile to the south. Six wetlands have been identified onsite. The site is largely covered by second and third growth forests; shrub and grassland are present in the electrical transmission line easements that pass through the site (see DSEIS Section 3.1, Earth, 3.2, Water Quantity & Quality, and 3.3, Plants, Animals, & Wetlands, and FSEIS Chapter 3, Section 3-6, for details).

Existing Built Environment

Land Use

Currently, the site is largely undeveloped, vacant land. Horseback riding, hiking, and snowmobiling occur on dirt roads throughout the site (easements are in place for use of the site and certain trails by the Horse Park to the south). A few equestrian facilities, such as a small building, parking area, and load/unload areas, are located onsite. Puget Sound Energy (PSE) and Bonneville Power Administration (BPA) electrical transmission lines/easements traverse the site: one runs north/south near the site's eastern boundary, the other extends east/west near the site's northern boundary; other utility easements are also present (see DSEIS Section 3.6, Land Use, for details).

Existing Utilities

Water

The site is in the City of Cle Elum's water service area. In 2002, a 12-acre parcel for a water treatment plant was part of the Cle Elum UGA/Bullfrog Flats property and was dedicated to the City; in 2004, the water treatment plant was built. The capacity of this plant is currently 6 million gallons per day (gpd) with room for expansion to 8 million gpd. The Bullfrog Flats project was planned to be served by this treatment plant.

There are four available points of water service connection located near the site: two 12-inch diameter treated water lines that supply the water tank (one to the north and one to the south of the PSE easement), an 8-inch diameter City water supply line (that flows from the water treatment plant towards Cle Elum), and a 16-inch diameter water main stub-out (on Douglas Munro Boulevard).

Sewer

The site is in the City of Cle Elum's sewer service area. In 2005, the City completed construction of a new 3.6 million gpd Wastewater Treatment Plant (WWTP). Treatment facilities were designed to handle a planned 30-year build out, including capacity to accommodate development of the Bullfrog Flats property.

An existing sewer trunk system network traverses the site. This existing system consists of a 21-in. diameter sewer main that follows Douglas Munro Boulevard (Ranger Station Road) and then splits into an 18-in. diameter sewer main to the west and a 15-in. diameter sewer main to the north.

Stormwater

Approximately 60% of the site is located within the Yakima River basin and approximately 40% within the Cle Elum River basin. Because of the nature of surface soils onsite, natural drainage occurs through infiltration and subsurface groundwater flow. There are little if any impervious surfaces and existing stormwater management facilities onsite.

Solid Waste

Solid waste collection in the site vicinity is presently provided by Waste Management of Ellensburg. Wastes are hauled to the Cle Elum Transfer Station prior to transport to the Ryegrass Land Fill for final disposal.

Energy

PSE provides electricity and natural gas to the site vicinity. As noted above, two electric transmission lines/easements pass through the site.

(See DSEIS Section 3.14, **Utilities**, and FSEIS Chapter 3, Section 3-4, for details.)

Comprehensive Plan, Zoning, & Shoreline Designations

The site is located in the City of Cle Elum and is designated on both the Future Land Use Map and the Official Zoning Map as “Planned Mixed Use”. The shoreline designation of the site adjacent to the Cle Elum River is “Natural” (see DSEIS Section 3.6, **Land Use**, and Section 3.7, **Relationship to Plans and Policies**, for details).

2.6 DESCRIPTION OF PROPOSED ACTIONS & ALTERNATIVES

2.6.1 Proposed Actions

The Proposed Actions for the 47° North Project include:

- Major Amendment to Bullfrog Flats Master Site Plan approval by the City;
- Planned Mixed Use approval by the City;
- Binding Site Plan and/or subdivision approval by the City;
- Revised or new Development Agreement between the City, the Applicant, and possibly Suncadia; and,
- Local, state, and federal permit approvals required for construction and development of the project.

2.6.2 SEIS Alternatives

Two alternatives have been identified for study in this SEIS: SEIS Alternative 5, the Approved Bullfrog Flats Master Site Plan, and SEIS Alternative 6, the Proposed 47° North Master Site

Plan Amendment (the Applicant's proposal). Both of the SEIS Alternatives are compared to FEIS Alternative 5, the Original Bullfrog Flats Master Site Plan from the 2002 Cle Elum UGA EIS to help show relative changes in impacts. SEIS Alternative 5 is FEIS Alternative 5, carried forward and approved as the Bullfrog Flats Master Site Plan, and updated to reflect current conditions and regulations. **Table 2-1** provides a land use summary of the alternatives. See **Figure 2-4**, Original Bullfrog Flats Master Site Plan – FEIS Alternative 5, **Figure 2-5**, Approved Bullfrog Flats Master Site Plan – SEIS Alternative 5, and **Figure 2-6**, Proposed 47° North Master Site Plan Amendment – SEIS Alternative 6. Further descriptions of the SEIS Alternatives are provided below.

2.6.2.1 SEIS Alternative 6 – Proposed 47° North Master Site Plan Amendment

The Proposed 47° North Master Site Plan Amendment (SEIS Alternative 6) represents the Applicant's proposed revisions to the approved Bullfrog Master Site Plan. It features development of a mix of residential, RV resort, and open space/recreational facilities on the 824-acre site. The site would be developed in four major phases over an approximate 7-year period, beginning in 2021. A 25-acre property adjacent to the site owned by Suncadia could potentially be developed in commercial uses in the future over an approximate 17-year period, possibly beginning in 2021. This commercial land use is not proposed and not part of the proposed Master Site Plan; it is included for purposes of analysis. Details on SEIS Alternative 6 follow.

Proposed Land Uses

Residential

SEIS Alternative 6 would provide 707 single family and multi-family residential units on 143.3 acres of the site. A 6.8-acre site for affordable housing would also be dedicated to the City. Further description of these proposed residential uses follows.

Single Family Housing

Construction of the proposed single family housing is scheduled to begin in 2021 and all the single family housing units would be ready for lease/sale in 2028. A total of 527 single family residential units would be developed in six neighborhoods on 124.7 acres³ in the eastern portion of the site (SF-1 through SF-6; see **Table 2-2**). The single family residential units would be manufactured housing on approximately 5,500 to 7,000-sq. ft. unplatted lots. At

³ The 124.7 acres represents gross acreage.

Table 2-1
LAND USE SUMMARY – FEIS & SEIS ALTERNATIVES

	FEIS Alt. 5		SEIS Alt. 5		SEIS Alt. 6	
	Acres	Units	Acres	Units	Acres	Units
Residential Uses						
Single Family	213	810	165	810	124.7	527
Multi-Family	78	524	56	524	18.6	180
RV Resort	---	---	---	---	145.6	627
Affordable Housing Site	---	---	7.5	(50) ²	6.8 ¹	--- ¹
Subtotal	291	1,334	228.5	1,334 ²	295.7	1,334
Non-Residential Uses						
Neighborhood Clubhouse & Lake (Amenity/Adventure Ctrs.)	22		18		16.9 ³	
Recreation Expansion	11		10.5		--- ⁴	
Business Park and/or Commercial (Retail & Professional Office)	80		75		(25.4) ⁶	
Subtotal	113		103.5		42.3	
Other Uses						
Community (Municipal) Recreation Center	12		12 ¹		--- ¹	
School Expansion Site	35		35		--- ⁵	
Cemetery Expansion Site	10		10 ¹		13.4 ¹	
Water Treatment Plant Site	12		12		--- ⁵	
Reserve: Horse Park, Open Space, Buffer	175 ⁷		175 ⁷		--- ⁷	
Maintenance Area	2		---		---	
Connector Road	--- ⁸		-- ⁸		9.5	
Subtotal	246		244		9.7	
Open Space						
Undeveloped Open Space	287		246		436.1 ⁹	
Steep Slope Areas/Buffers	126		172		--- ¹⁰	
Wetlands/Buffers	--- ¹¹		--- ¹¹		3.4	
Powerline Right of Way	37		37		37.2	
Residential Buffers	---		69		--- ¹²	
Subtotal	450		524		476.7	
TOTAL	1,100	1,334	1,100	1,334 ²	812.2	1,334 ²

Source: 2002 Cle Elum UGA EIS; 2002 Approved Bullfrog Flats Master Site Plan; Sun Communities, 2020.

¹ No development of the affordable housing and cemetery sites are assumed at this time under SEIS Alt. 6. The DSEIS studies the general developability of these sites; further SEPA review will be required when development plans are submitted to the City of Cle Elum. The City and New Suncadia recently reached an agreement related to the municipal/community recreation center. This agreement, which is now being implemented, provides for transfer of title to the recreation center site and payments to support construction of a facility. As such, the Proposed 47° North Master Site Plan Amendment no longer includes the 12.2-acre recreation center site.

² The affordable housing units are not included in the total residential unit count under SEIS Alt. 5 or 6.

³ No created lakes would be included under SEIS Alt. 6.

⁴ The recreation expansion site under FEIS and SEIS Alt. 5 is in the same location as the 6.0-acre Adventure Center under SEIS Alt. 6, which is included under the Neighborhood Clubhouse and Lakes category in this table.

⁵ The school expansion and water treatment sites have been dedicated to the Cle Elum Roslyn School District and City of Cle Elum, respectively. Therefore, these areas are not included under SEIS Alt. 6.

⁶ The commercial development is not included in the SEIS Alt. 6 site area as the site is currently owned and will be retained by New Suncadia. However, future possible development of this property is evaluated in this SEIS to assess possible cumulative impacts.

⁷ The reserve area consists of: the Horse Park (112 acres) to the south of the 47° N site, open space between the Horse Park and the 47° site (55 acres), and the buffer along I-90 (8 acres). These areas are included in SEIS Alt. 5, but not in SEIS Alt. 6 because they were either dedicated to the City (i.e., the Horse Park) or retained by New Suncadia (i.e., the open space and buffer).

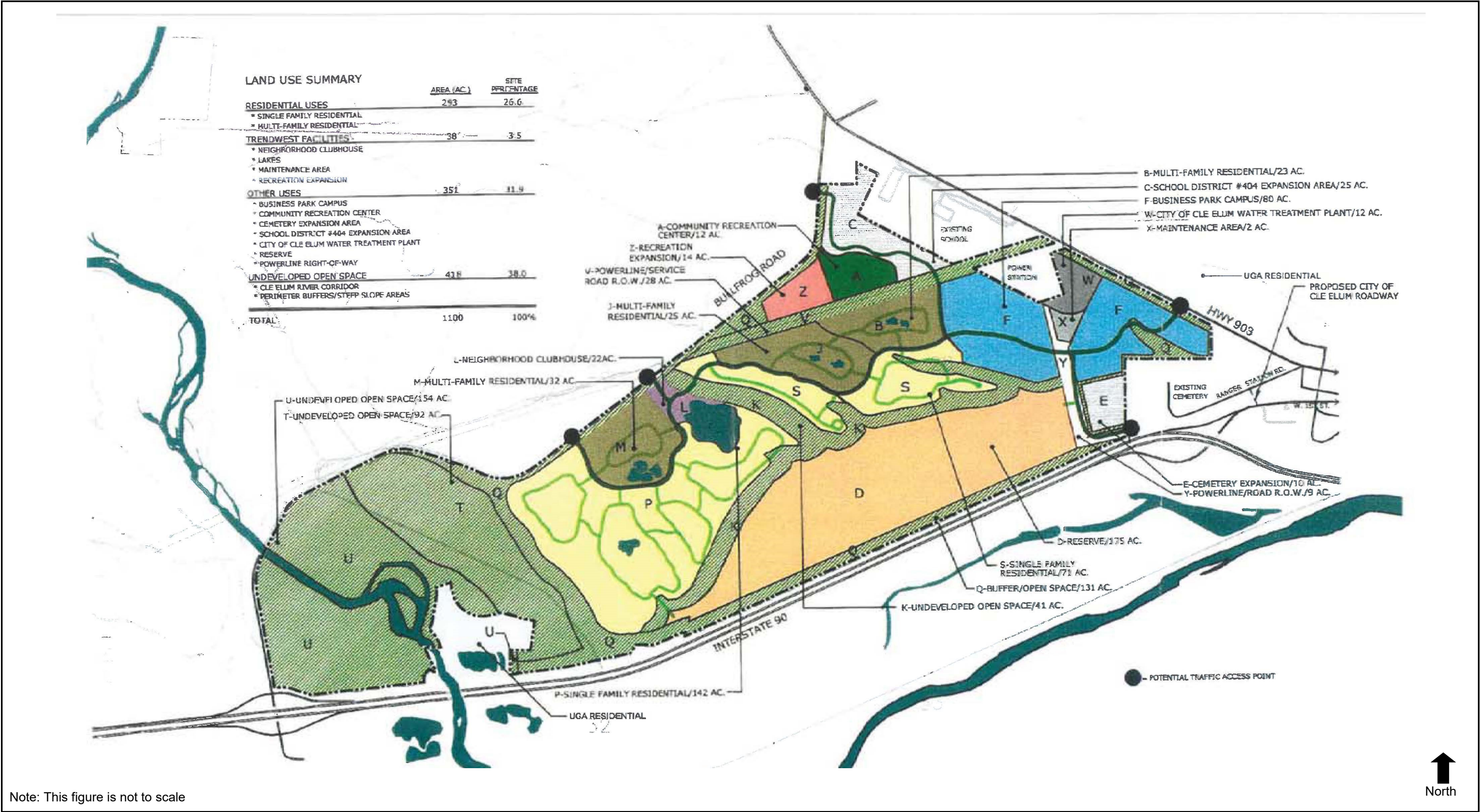
⁸ The acreage of the connector road is incorporated into the other developed areas under SEIS Alt. 5.

⁹ The undeveloped open space under Alt. 6 includes: River Corridor Open Space (160.0 acres), Managed Open Space (103.9 acres), and Natural Open Space (172.2 acres). The River Corridor Open Space and Managed Open Space are subject to easements granted to Kittitas Conservation Trust.

¹⁰ The steep slope areas and the buffers in RV-1 are included in the calculation of undeveloped open space under SEIS Alt. 6; additional wetlands/buffers other wetlands/buffers are included in the River Corridor Open Space.

¹¹ The wetlands/buffers are included in the undeveloped open space under SEIS Alt. 5.

¹² While some unquantified amount of vegetation would be preserved/provided in the residential areas under SEIS Alt. 6, these areas are not included in the open space area calculations.



Note: This figure is not to scale

Source: City of Cle Elum, 2002.

Figure 2-4
Original Bullfrog Flats Master Site Plan—FEIS Alternative 5

LAND USE SUMMARY

RESIDENTIAL USES	AREA (Acres)	Quantity Proposed
Single Family Residential	165	810 Units
Multi-Family Residential	56	524 Units
Affordable Residential	7.5	*
Subtotal	228.5 (20.8%)	1334 Units
NON-RESIDENTIAL USES: Trendwest Facilities		
Neighborhood Clubhouse & Lake	18	
Recreation Expansion	10.5	
Subtotal	28.5 (2.6%)	
OTHER USES		
Community Recreation Center	12	
School Expansion	35	
Cemetery Expansion	10	
Business Park	75	950,000 SF
Water Treatment Plant	12	
Reserve	175	
Subtotal	319 (29.0%)	
OPEN SPACE		
Undeveloped Open Space	246	
Buffers / Steep Slope Areas	172	
Powerline R.O.W.	37	
Residential Buffers	69	
Subtotal	524 (47.6%)	

Total 1100 (100%) 1334 Units

* 50 Units of Affordable Housing not included in total units

RESIDENTIAL USES

Housing Type	Gross Acreage (Acres)	Approximate Unit Yield	Density (Dwelling Units Per Acre)
Single Family			
Parcel P-1	30.1	120	2-5 DU/Acre
Parcel P-2	39.3	184	2-5 DU/Acre
Parcel P-3	19.4	118	3-7 DU/Acre
Parcel P-4	31.1	144	3-7 DU/Acre
Parcel S-1	17.7	96	3-7 DU/Acre
Parcel S-2	27.4	148	3-7 DU/Acre
Multi-Family			
Parcel B	17.3	150	8-15 DU/Acre
Parcel J	17.6	164	8-15 DU/Acre
Parcel M	21.1	210	8-15 DU/Acre
Affordable			
Parcel A	7.5	*	5-8 DU/Acre
Total	228.5	1334	2-15 DU/Acre

* 50 Units of Affordable Housing not included in total units



Source: City of Cle Elum, 2002.

Figure 2-5
Approved Bullfrog Flats Master Site Plan—SEIS Alternative 5



Source: ESM Consulting Engineers, 2020.

Figure 2-6

Revised Master Plan - SEIS Alternative 6

buildout, the net density in the single family area would be 5.6 du/acre.⁴ (See *Residential/Lease/Ownership Structure* and *Project Design & Construction* later in this section for further details on the single family housing.)

Table 2-2
SINGLE FAMILY HOUSING - SEIS ALTERNATIVE 6

	Acres	Units
Parcel SF-1	17.1	73
Parcel SF-2	23.2	103
Parcel SF-3	28.5	133
Parcel SF-4	23.7	108
Parcel SF-5	15.9	44
Parcel SF-6	16.3	66
Total	124.7	527

Source: ESM, 2020.

Multi-Family Housing

Construction of the proposed multi-family residential units is scheduled to begin in 2021 and all the multi-family housing units would be ready for lease in 2024. A total of 180 multi-family residential units would be developed in one 18.6-acre⁵ area in the northeastern portion of the site (M-1). The multi-family housing is planned to consist of three units each on 8,000-sq. ft. unplatted lots. At buildout, the net density in the multi-family area would be 12.6 du/acre.⁶ (See *Residential/Lease/Ownership Structure* and *Project Design & Construction* later in this section for further details on the multi-family housing.)

Affordable Housing

An 6.8-acre property located in the southeastern portion of the site would be reserved for dedication to the City of Cle Elum for future development of affordable housing. It would be developed and managed by a non-profit entity in the future. The Applicant could also develop the affordable housing. No specific development is proposed/assumed on the property at this time. This SEIS analyzes the general developability of the affordable housing property (e.g., the presence of any constraints for development, such as critical areas); additional SEPA review will be required when specific development is proposed on the property. Potential residential units developed on the site are not included in the units calculations for 47° North.

⁴ Net density is calculated based on net acreage, calculated as gross acreage with a 25% allowance for roads and utility rights of way.

⁵ The 18.6 acres represents gross acreage.

⁶ Ibid., 3.

Residential/Lease/Ownership Structure

Sun Communities retains ownership of the underlying land in all of its projects, and the company leases individual home sites to purchasers and renters. Individual residential lots would not be platted or otherwise divided and would not be separate tax parcels, and technically would not have surveyed property boundaries. However, the Master Site Plan identifies “virtual” lot lines for all proposed single family units, and these will be viewed by the City as if they were platted lots and will be used to determine consistency with zoning and other regulatory requirements, including lot size, setbacks, and yards. Sun Communities would also use the virtual lot lines to determine and enforce homeowners’ and renters’ maintenance and other responsibilities.

In single family areas, residents would have the option to either buy or lease a manufactured home. If the home is owned by the resident, then Sun Communities would lease the lot to the homeowner. Initially, it is expected that approximately 50% of the single family units would be rentals, with an assumed 10% of the rented units being purchased each year. At full buildout, it is anticipated that an average of 10% of the single family homes would be rented (consistent with other communities in Sun Communities’ portfolio). The land owned by Sun Communities could be maintained by the homeowner or by Sun Communities, which would be specified by contract. If the home is leased, Sun Communities would own the home as well as the land that it sits on, and the tenant would be responsible to pay Sun Communities according to the lease terms for use of the home and lot. These would typically be one-year leases. All the multi-family homes would be leased and Sun Communities would maintain all the leased lots.

For purposes of analysis in this FSEIS, and in response to a comment received on the DSEIS, the Applicant provided information about the possible use of some portion of the single family residential units in 47° North as second/vacation homes. This information is provided for purposes of analysis, should be considered speculative, and could change over time. Although all residential units are planned as primary units, Sun Communities would not exclude potential buyers based on their decision to use a residence as a primary or second home; sales and use of units would be determined by market demand and buyers’ preferences. Moreover, it is also considered likely that some proportion of any units initially purchased as second homes would become primary residences over time. Second homes are considered more likely to be single family units, and all the multi-family residential units are, therefore, still assumed to be primary residences. Subject to these caveats, the Applicant estimates that approximately 35% of the single family units, 184 units total, could initially be second homes.

Recreational Vehicle (RV) Resort

The RV resort would feature 627 sites located in two areas totaling 145.6 acres in the central portion of the site (RV-1 and REC-1). RV-1 would feature traditional pull-through and back-in RV sites, as well as various forms of “glamping,” a term that blends glamorous and camping. Glamping is defined in the industry as a style of camping with resort-type amenities; units may include yurts, safari tents, and airstream trailers; and it is typically

more luxurious than “traditional” style camping. Approximately 70% of the RV sites (439 sites) could be located in RV-1; the remaining 30% of the RV sites (188 sites) could be located in REC-1. REC-1 would be limited to glamping, including the potential for placement of park models⁷ and/or airstreams. Over-the-road RVs would not be included in this area. The glamping units in REC-1 would be dispersed in clusters. For analysis purposes in this SEIS, it is assumed that there would be an equal distribution of the different types of glamping sites in REC-1. For example, ¼ (47) of the sites could accommodate yurts, ¼ (47) safari tents, ¼ (47) airstream trailers, and ¼ (47) park models. Other uses in REC-1 would be focused on recreational facilities and would include a mix of parks, playground, trails, sport courts, dog parks, mountain bike trail, outdoor exercise facilities, and outdoor gathering space. Construction of the proposed RV resort is scheduled to begin in 2021; it would be constructed in approximately equal increments and would be completed in 2025.

Seasonal passes to the RV resort would be for sale and would allow a stay of up to nine months (note that the resort would continue to operate year-round). The pass would allow guests to come and go from the resort as they please, allowing them to leave their RV on the premises for the duration of the pass. It is the Applicant’s experience that these passes are typically used by guests commuting from neighboring cities on the weekends and they are not occupied continuously. The RV sites are intended to be for vacationing use only, not to be used for permanent housing. Under no circumstance would any guest be permitted to use the RV resort as a permanent residence, and no address or mailing address would be assigned to any guest in the resort. As a part of the seasonal agreement, guests would need to agree to RV resort guidelines to ensure compliance with various rules and regulations.

Traditional wood campfires using wood for fuel would be prohibited in the RV resort, but individual and common area propane campfires would be permitted. These provisions would help to reduce potential wildfire dangers from campfires.

RV Resort Lease/Ownership Structure

Sun Communities would own all the buildings and sites in the RV resort, and would lease the sites. The average stay for the typical guest of the RV resort is expected to be three to four days. As mentioned previously, seasonal passes to the RV resort would be sold with the stipulation that the site could be occupied a maximum of nine months of a calendar year. For analysis purposes in this SEIS, a 50% average occupancy (which takes into account daily and yearly occupancy) and three people per site are assumed for the RV resort.

⁷ A park model RV (PMRV) is a unique trailer-type RV that is designed to provide temporary accommodations for recreation, camping, or seasonal use. These units are designed and built to be used for recreational/camping purposes only. They are not meant to be affixed to the property in any way, they do not improve property values in any way, and they are neither designed nor intended by their manufacturer to be used as a permanent residences. Most PMRV owners (67%) locate their unit within several hours of drive time from their primary residences and use them for weekend getaways. Some owners may use them as a seasonal/temporary get-away to escape more extreme weather. (Source: Recreation Vehicle Association.)

Commercial Development

A 25.4-acre property located off-site, adjacent to the site's eastern boundary, could be developed by New Suncadia for commercial uses at some point in the future. No development is proposed on the property at this time, and the commercial site and development is not part of the proposed Master Site Plan. Hypothetical development of the property is studied in this SEIS in order to understand the potential impacts of this development, including the cumulative impacts of the development together with development of 47° North and other vested projects in the City. While speculative, the development assumptions for the commercial site are listed in **Table 2-3**. As shown, a total of 150,000 sq. ft. of commercial uses could be developed in phases on approximately 18 acres of the property and could include a grocery store, other retail stores, restaurants, and medical offices. A conceptual site plan has been developed to indicate a potential site layout and the size and location of buildings. These uses could occur on lots of from 75,000 to 150,000 sq. ft. A total of 790 parking spaces could be provided. However, as stated, no commercial development is proposed at this time.

**Table 2-3
FUTURE COMMERCIAL DEVELOPMENT ASSUMPTIONS –
SEIS ALTERNATIVE 6**

Potential Development	Development Assumptions
Grocery Store	45,000 sq. ft.
Retail	25,000 sq. ft.
Restaurant	20,000 sq. ft.
Medical Offices	60,000 sq. ft.
Total Potential Development	150,000 sq. ft.
Developable Area ¹	18 acres
Potential Parking	790 spaces

Source: New Suncadia, 2020.

¹Area that is not constrained (e.g., by critical areas such as steep slopes).

(See **Table 2-1**, **Figure 2-6**, and **Figure 2-7**, Commercial Development Conceptual Site Plan.)

Cemetery Expansion

A 13.4-acre property located in the southern portion of the site, to the west of the existing Laurel Hill Memorial Park cemetery would be reserved for future expansion of the cemetery; no development is proposed on the property at this time. The property would ultimately be dedicated to the City of Cle Elum. The SEIS analyzes the general developability of the cemetery property (e.g., the presence of constraint for development, such as critical

47° North Final SEIS



Note: No commercial development is proposed on the adjacent 25-acre property at this time. This conceptual site plan represents a possible layout of land uses that could be built on the property in the future.

Source: ECONorthwest, 2020.

Figure 2-7

Future Commercial Development Conceptual Site Plan

areas); additional SEPA review will be required when specific development is proposed. (See **Table 2-1** and **Figure 2-3**.)

Project Design & Construction

The character of the overall development is intended by the Applicant to largely respond to the site's natural setting. By preserving large areas of open space around the Cle Elum River, wetlands, forested slopes, and other natural features, the development is meant to blend into the existing wooded landscape. Architectural design and materials guidelines would be established for the residential and recreational structures. These design guidelines would be based on those developed for other communities operated by the Applicant, but would be specifically tailored for 47° North.

Residential & Recreational Building Design & Construction

Table 2-4 presents the design characteristics and construction technique that would be used for the proposed residential and recreational buildings onsite. As shown, the buildings would vary from 1,000 sq. ft. (single family homes) to 11,000 sq. ft. (clubhouse) in size; would not exceed 50 feet in height; would be designed in contemporary to modern styles (housing) and Pacific NW contemporary mountain style (recreational buildings); and, would be a combination of manufactured units (all the single family and some of the multi-family housing), conventional stick-built construction (some of the multi-family housing and the recreational buildings), and stacked modular units (some of the multi-family housing). The precise mix of construction types for the multi-family housing has not been determined. Also see **Figure 2-8**, Single Family Residential Design Examples, **Figure 2-9**, Multi-Family Residential Design Examples, **Figure 2-10**, Park Model RVs Design Examples, and **Figure 2-11**, Recreational Building Design Examples.

Table 2-4
HOUSING & RECREATIONAL BUILDING DESIGN/CONSTRUCTION –
SEIS ALTERNATIVE 6

Building Type	Size (sq. ft.)	Max. Ht. (ft.) ¹	Architectural Style	Construction Type
Single Family	1,000 - 2,000	20	Contemporary to Modern	Manufactured
Multi-Family	600 - 1,200	50	Contemporary to Modern	Manufactured (1-story bldgs.); & Conventional Stick-built or Modular Units Stacked (2- and 3-story bldgs.)
Adventure Center	3,500	50	Pacific NW Contemporary Mountain	Conventional Stick-built
Amenity Centers - Clubhouse - Spa/Fitness - Recreation/Game Ctr. - Registration/Welcome Ctr.	11,000 5,500 10,500 4,000	50	Pacific NW Contemporary Mountain	Conventional Stick-built

Source: Atwell, 2020.

¹ Measured to the top of the roof peak. Note that the three-story multi-family units would have pitched roofs to reach the 50-foot maximum height.

47° North Final SEIS



Note: These are examples of single family residential buildings from other Sun Communities developments with designs that are similar to what could be constructed in 47° North.

Source: Atwell, 2020.

Figure 2-8
Single Family Residential Design Examples

47° North Final SEIS



Note: These are examples of multifamily residential buildings from other Sun Communities developments with designs that are similar to what could be constructed in 47° North.

Source: Atwell, 2020.

47° North Final SEIS



Note: These are examples of park model RV designs from other Sun Communities developments with designs that are similar to what could be constructed in 47° North.

Source: Atwell, 2020.

47° North Final SEIS



Note: These are examples of recreational buildings from other Sun Communities developments with designs that are similar to what could be constructed in 47° North.

Source: Atwell, 2020.

The manufactured homes would be built in an off-site factory according to specifications/standards that would meet U.S. Department of Housing and Urban Development (HUD) requirements.⁸ The homes would be constructed in one or two components of varying length, from 14 to 16 feet wide. The process of construction would begin with placement of an order by representatives of Sun Communities for materials to meet the requirements of the home. Once materials to assemble the homes are delivered to the factory, the units would be built and shipped from the factory generally in less than two weeks. Once they are shipped, they could be installed and completed onsite within 30 to 60 days (including placing the units on foundations, and installing plumbing and electricity), depending on the complexity of the home and the on-site work necessary. Numerous interior layouts and exterior finishes would be offered. The proposed finishes would be in muted earth-tone colors (e.g., primarily browns, greys, and greens) to blend with the landscape. The materials used in the manufacturing of the home would match those of a typical stick-built home including roofing, plumbing, and electrical. (See **Figure 2-8.**)

Commercial Building Design & Construction

Table 2-5 presents the assumed design characteristics and construction techniques that could be used for the potential future commercial buildings. As shown, the building floor area ratios (FARs)⁹ could vary from 0.12 (restaurants) to 0.35 (grocery store and medical offices); the individual buildings could vary in size from 8,500 sq. ft. (restaurants) to 45,000 sq. ft. (grocery store); the buildings are not expected to exceed 40 feet in height (medical offices). A total of from approximately 5 to 16 buildings could be built; seven representative buildings are shown on the conceptual site plan. The buildings are expected to be constructed using wood frame and tilt-up methods

**Table 2-5
FUTURE COMMERCIAL BUILDING DESIGN/CONSTRUCTION –
SEIS ALTERNATIVE 6**

Building Type	FAR	Max. Individual Bldg. (sq. ft.)	Max. Ht. (ft.)	Number of Bldgs.	Construction Type
Grocery Store	0.35	45,000	35 ¹	1	Wood Frame & Tilt-up
Retail	0.20	30,000	15 ¹	1 - 5	Wood Frame & Tilt-up
Restaurant	0.12	8,500	25 ¹	2 - 6	Wood Frame
Medical Office	0.35	20,000	40 ¹	1 - 4	Wood Frame & Tilt-up
Total				5 - 16	

Source: ECONorthwest, 2020.

¹ Measured to the top of the roofline.

⁸ Manufactured homes are subject to HUD standards and not to the International Building Code (IBC).

⁹ FAR is the ratio of a building's total floor area (gross floor area) to the size of the piece of land upon which it is built.

Phasing Plan

Residential & RV Resort Phasing

Figure 2-12, Phasing Plan – SEIS Alternative 6, depicts the anticipated phasing plan for the proposed project, and **Table 2-6** presents the phasing schedule. The phasing plan is approximate and could be modified in response to economic and market conditions. As shown, construction of the housing and RV resort is expected to begin in 2021. It is assumed that the number of units of each type would be spread approximately evenly among the phases (e.g., 1/2 the multi-family units would be constructed in 2022 and 1/2 in 2024). All the multi-family housing units would be ready for lease in 2024, all the RV resort sites would be ready for occupancy in 2025, and all the single family manufactured housing units would be ready for lease/sale in 2028.

Table 2-6
47° NORTH RESIDENTIAL & RV RESORT PHASING – SEIS ALTERNATIVE 6

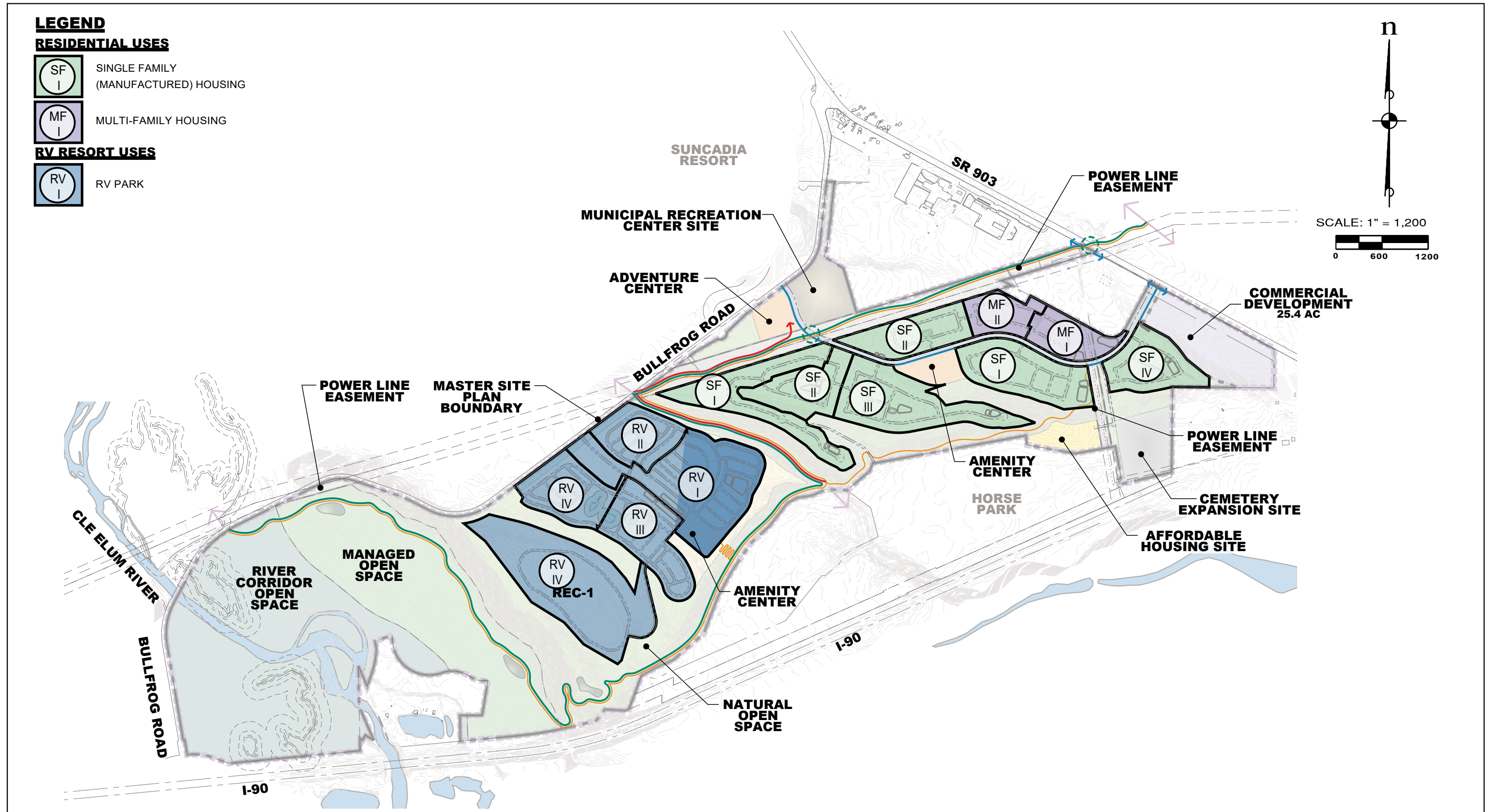
Phase	Manufactured Housing			Multi-Family Housing			RV Resort		
	Start	Finish	Units	Start	Finish	Units	Start	Finish	Units
I	2021	2022	132	2021	2022	90	2021	2022	157
II	2023	2024	132	2023	2024	90	2022	2023	157
III	2025	2026	132	NA	NA	---	2023	2024	157
IV	2027	2028	131	NA	NA	---	2024	2025	156

Source: Sun Communities, 2020.

Commercial Development Phasing

As mentioned previously, there are no current plans by New Suncadia to develop the off-site commercial property; therefore, any schedule for development is uncertain and speculative. Development timing would depend on future economic and market conditions, which are unknowable. In addition, the current Development Agreement for Bullfrog Flats substantially limits commercial development onsite, and this condition would need to be revised to permit a broader range and level of commercial development. However, assumptions about uses and development timing have been made for SEIS analysis purposes.

Table 2-7 presents a possible phasing plan for future commercial development. A major consideration in development timing is to allow a residential population to be established on the site to help support future commercial development, particularly the grocery store. Timing has also been aligned with the analysis years established for the transportation analysis in this SEIS. Development could, in theory, occur somewhere between those analysis years. As shown, it is estimated that approximately 1/3 of the retail and restaurant uses could be developed between 2021 and 2025 (15,000 sq. ft.); the grocery store, and another approximately 1/3 of the retail and restaurant uses could be developed between 2026 and 2031 (60,000 sq. ft.); and, the remaining 1/3 of the retail and restaurant uses and all the medical offices could be developed between 2032 and 2037 (75,000 sq. ft.).



Source: ESM Consulting Engineers, 2020.

Table 2-7
FUTURE COMMERCIAL DEVELOPMENT PHASING – SEIS ALTERNATIVE 6

Commercial Land Use	2025 (sq. ft.)	2031 (sq. ft.)	2037 (sq. ft.)	Total (sq. ft.)
Grocery	--	45,000	--	45,000
Retail	8,500	8,500	8,000	25,000
Restaurant	6,500	6,500	7,000	20,000
Medical Office	--	--	60,000	60,000
Total	15,000	60,000	75,000	150,000

Source: New Suncadia, 2020.

Open Space, Parks, & Recreation Facilities

Open Space

A total of 476.7 acres (58% of the site) is proposed to be retained as open space under SEIS Alternative 6. Categories of open space are shown in **Table 2-8**, followed by descriptions of the various types of open space.

Table 2-8
OPEN SPACE AREAS – SEIS ALTERNATIVE 6

Open Space Types	Acres
Natural Open Space	172.2
Managed Open Space	103.9
River Corridor Open Space	160.0
Wetlands and Buffers ¹	3.4
Power Easements	37.2
Total	476.7

Source: ESM, 2020.

¹ Only includes the three wetlands/buffers in RV-1; additional wetlands are located in the River Corridor Open Space.

Natural Open Space.

The 172.2-acre Natural Open Space area largely coincides with the steeper slopes on-site and could include passive and active recreation features like trails, gazebos, viewpoints, benches, outdoor gathering places, etc. It also includes the 100-foot wide natural buffer proposed along Bullfrog Road.

Managed Open Space

The 103.9-acre Managed Open Space area is located in the western portion of the site and is bound by an existing conservation easement granted by Trendwest to the Kittitas Conservation Trust in December 2006. The Managed Open Space is recognized as possessing open space, habitat, and recreational values (collectively conservation values).

The intended use is wildlife habitat and recreation. More intensive vegetation management is allowed in the Managed Open Space to establish better habitat and make it more useable for recreation. Casual recreation structures like picnic benches, rest areas, outlooks and exhibits; roads and trails; and, infrastructure crossings approved by the City are permitted in the Managed Open Space.

River Corridor Open Space.

The 160.0-acre River Corridor Open Space area is situated in the western portion of the site along the Cle Elum River and is bound by an existing covenant and easement. In July 2004, a covenant was established that permanently designated the Cle Elum River Corridor onsite as open space. In October 2004, a conservation easement for the River Corridor Open Space was granted by Trendwest to the Kittitas Conservation Trust. This open space is recognized as possessing scenic, cultural, natural resource, and recreation values (collectively conservation values). The intended use of the River Corridor Open Space is wildlife habitat and recreation. Minimal development and vegetation management is allowed. Interpretive, equestrian, and other casual recreation structures, and picnic facilities; permeable trails; and, infrastructure crossings approved by the City are permitted in the River Corridor Open Space. Access to this open space by the general public must be provided.

Wetlands & Their Buffers

Three wetlands and their buffers totaling 3.4 acres are located in potential development areas in RV-1. These wetlands/buffers would be protected pursuant to City regulations. Other wetlands and their buffers occur in the River Corridor Open Space area where development is largely prohibited by the existing conservation easement. Wetlands and buffers would be protected as well through placement in separate tracts and/or establishment of further easements.

Powerline Easements

A total of 37.2 acres of open space associated with two powerline easements is present onsite. The vegetation in these easements would be maintained in accordance with PSE and BPA requirements. Trails are proposed in the powerline easements.

Parks

Public and private parks are proposed as part of the project, as described below.

Public Trails Parks

Three public trail parks, each approximately 0.5-acre in size, would be provided: two in the Managed Open Space and one in the Natural Open Space. These parks could include gathering areas with seating, fitness/exercise equipment, and informative signs.

Community Parks

Two private community parks, each approximately 0.5-acre in size, would be provided: one in the single family area (SF-6) and one in the multi-family area (MF-1). These parks could include playgrounds, open/natural field areas, and sport courts.

The specific design of the parks will be evaluated as part of Master Site Plan review. (See **Figure 2-13**, Parks and Trails Plan – SEIS Alternative 6.)

Recreation Centers

The proposed project would include public and private recreations centers, as described below.

Adventure Center

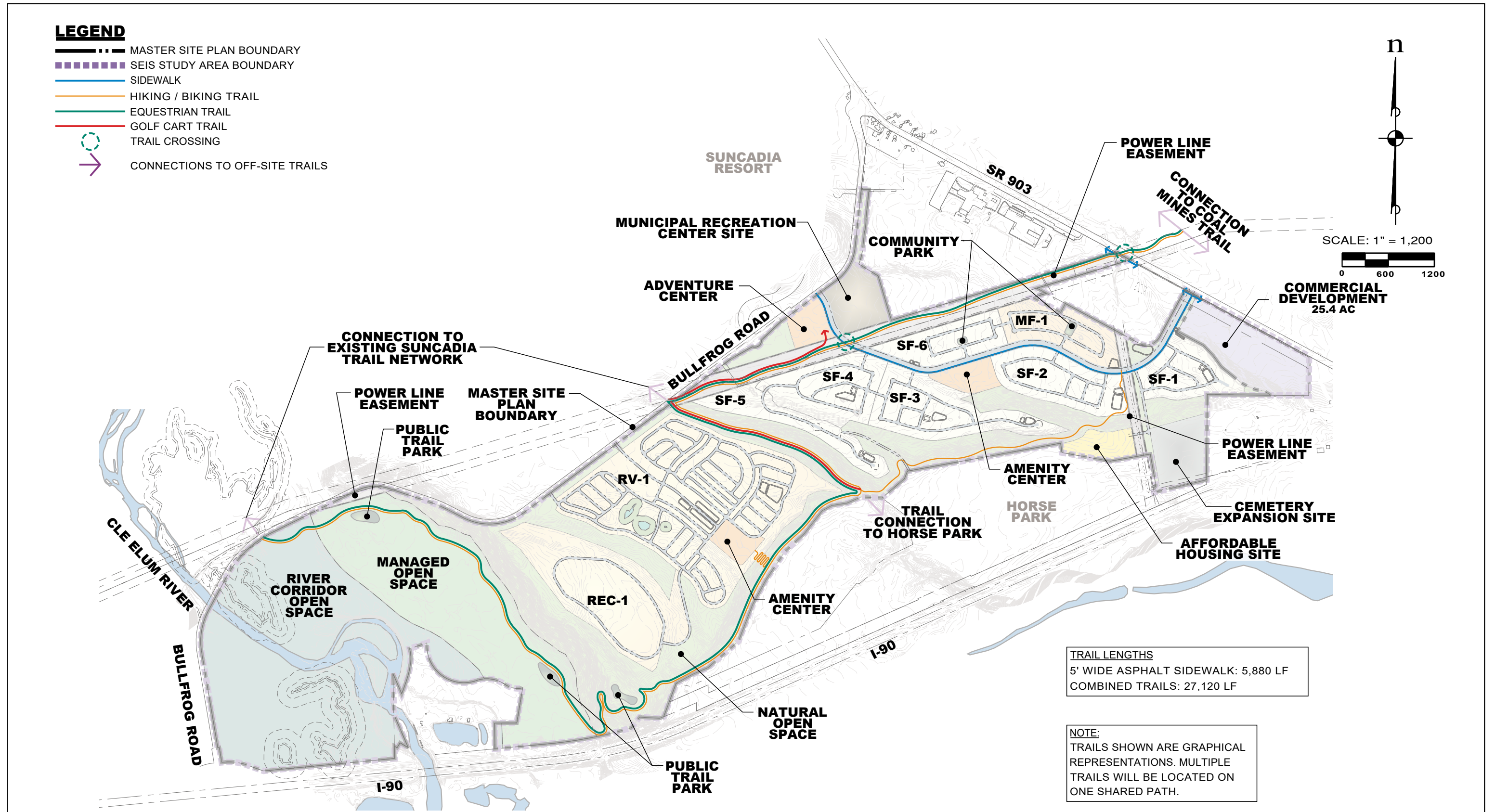
A 6.0-acre adventure center that would be open to residents and guests of 47° North, as well as to the general public for a fee, would be located in the northern portion of the site along Bullfrog Road. The adventure center would include: an 18-hole miniature golf course, outdoor laser tag, a ropes challenge course, a registration building, and parking.

Amenity Centers

Two private recreational amenity centers are proposed, one for residents in the single/multi-family area and the other for guests in the RV resort. A 6.0-acre amenity center in the residential area would be centrally located and would include: combined clubhouse and fitness building, pool, playground, sport courts, recreation lawn, and maintenance facility. A 5.0-acre amenity center in the RV resort would be located in the southern portion of the RV-1 area, and would include: clubhouse and fitness center complex (recreational building, arcade and bowling, restaurant and bar), pool and spa, and lawn/outdoor gathering area. There would also be a welcome center with check-in kiosks at the RV resort entrance. Multiple comfort stations, a maintenance facility, and various sport courts would also be located throughout the resort.

Trails

An approximately 6-mile long network of trails and sidewalks would be provided throughout the site, including hiking/biking, equestrian, and golf cart paths. These trails would generally be located around the periphery of the proposed development, and would connect to on-site development, as well as to existing off-site trails in several locations (e.g., to the trails in Suncadia to the north, the Coal Mines Trail to the northeast, and the Horse Park to the south). Sidewalks located along one side of the on-site road connecting SR-903 and Bullfrog Road would also offer opportunities for non-motorized circulation. A total of approximately five miles of combined trails and one mile of sidewalks would be provided.



Source: ESM Consulting Engineers, 2020.

Figure 2-13
Parks and Trails Plan--SEIS Alternative 6

Golf cart paths would be made of asphalt or a compacted semi-impermeable material such as gravel. The trails used for pedestrian, equestrian, and mountain biking would be composed of compacted aggregate, natural materials, or similar materials. The sidewalks would be constructed of asphalt. All trails constructed by Sun Communities in the development and open space areas onsite would be owned and maintained by Sun Communities. Trails or specific courses that are permitted in the open space areas, approved by Sun Communities, and constructed by the Horse Park, would be maintained by the Horse Park. Any trails or trail connections constructed on property not owned by Sun Communities would not be maintained by Sun Communities. The specific design of the trails and trail connections will be evaluated as part of Master Site Plan review. (See **Figure 2-13.**)

Clearing, Grading, & Impervious Surface Areas

Proposed development of the 47° North Project under SEIS Alternative 6 would require clearing of approximately 315 acres (38% of the site). The clearing limits would extend to the appropriate critical area buffers/setbacks, in particular the area of regulated slopes. Selective clearing would take place on the slopes between RV-1 and REC-1 for the glamping units and roads/trails that could be placed on the slope (note that these are not considered steep slopes, as defined by the City; see **DSEIS** Section 3.1, **Earth**, for details). Approximately 18 acres could be cleared for the future commercial development on the adjacent approximately 25-acre property (72% of the property).

Proposed grading for the proposed project would match natural topography as much as possible. Grading for the project would include approximately 252,000 cubic yards (cy) of cut, and 308,000 cy of fill. Fill material, utility backfill, and road base would be imported from approved off-site sources. Approximately 99,000 cy of cut and 2,000 cy of fill could be required for future commercial development on the adjacent property.

With proposed development, approximately 149 acres (18% of the site) would be covered in impervious surfaces (e.g., rooftops, roadways, sidewalks, and parking areas). The future development of the commercial site would result in approximately 17 acres of impervious surface (68% of the commercial site)

(See **DSEIS** Section 3.1, **Earth**, and Section 3.2, **Water Quantity & Quality**, for details.)

Residents/Employees

The proposed 707 single- and multi-family residential units would house a total of approximately 1,489 residents, assuming an average occupancy of 90% and a household size of 2.34 person.¹⁰ There would be an average of approximately 941 visitors per day at the RV resort; this assumes an average occupancy of 50%, and three people per vehicle, taking seasonal and weekly variations of visitors into account (a Saturday in July vs. a Wednesday in January).¹¹

¹⁰ Average occupancy and household size are based on U.S. Census Bureau, 2014-2018, American Community Survey, 5-year Estimates.

¹¹ RV resort occupancy rates and people per vehicle were provided by the Applicant.

The manufactured homes would be built in factories off-site – likely located in the Pacific NW – with approximately 90 to 130 employees operating in 10 to 15 different teams or stations (e.g., flooring, electrical, roofing, etc.). An additional 607 local construction jobs would be generated to assemble the homes and construct the other recreational buildings onsite, as well as other indirect construction jobs in the local area.

At full buildout of SEIS Alternative 6, it is estimated that Sun Communities would employ from 30 to 35 full time employees, as well as an additional 70 to 90 seasonal employees during the peak RV resort season (anticipated to occur from June through August) at 47° North.¹²

Future development of the commercial property could generate approximately 374 employees.¹³

(See DSEIS Section 3.8, **Housing , Population, & Employment**, and Section 3.15, **Economic & Fiscal Conditions**, for details about population and employment assumptions.)

Site Access & Circulation

Under SEIS Alternative 6, one access point would be provided from SR 903 (the primary entrance for the single/multi-family housing onsite and the future commercial development offsite, and three access points would be provided from Bullfrog Road (a secondary entrance for the single and multi-family housing, and primary and secondary entrances for the RV resort). Access to the adventure center and community recreation center site would be directly from Bullfrog Road. An access road would link SF-1 to the affordable housing site to provide for access to the future development. (See **Figure 2-6.**)

Connector Road

The proposed roadway network would consist of a main Connector road that would link Bullfrog Road and SR 903. This Connector road would be constructed by the Applicant but owned and maintained by the City. Currently assumed design features include the following:

- 40-foot wide road section (with two drive lanes and a center turn lane)
- 3-foot wide landscape strips on one side
- 21-foot wide landscape strip on one side
- 5-foot wide asphalt sidewalk on one side
- 70-foot total right-of-way width

Note that the design and alignment of the Connector road could be adjusted when a formal Master Site Plan application is submitted to the City. The Applicant is reviewing the SEIS transportation analysis to help determine the most appropriate design configuration,

¹² Resident and employment figures are based upon similar sized developments owned and managed by Sun Communities.

¹³ Employees were estimated by ECONorthwest based on commonly-accepted assumptions.

considering access, travel patterns, and projected levels of use. These adjustments could include reducing the width of the lanes, lowering the speed limit, and other traffic calming measures, and could further discourage traffic from cutting through the project.

Private Roads

The internal roads that would be provided within the single family, multi-family, and RV resort would be privately owned and maintained by the Applicant, and would feature:

- 24-foot wide road section (with two drive lanes)
- 3-foot wide landscaped strips on both sides

Emergency Access Roads

Emergency access roads (e.g., between the single family residential area and the Horse Park) would be a minimum of 20-foot wide and would not include landscape strips.

(See **Figure 2-14**, Road Cross Sections – SEIS Alternative 6.)

Utilities

Water

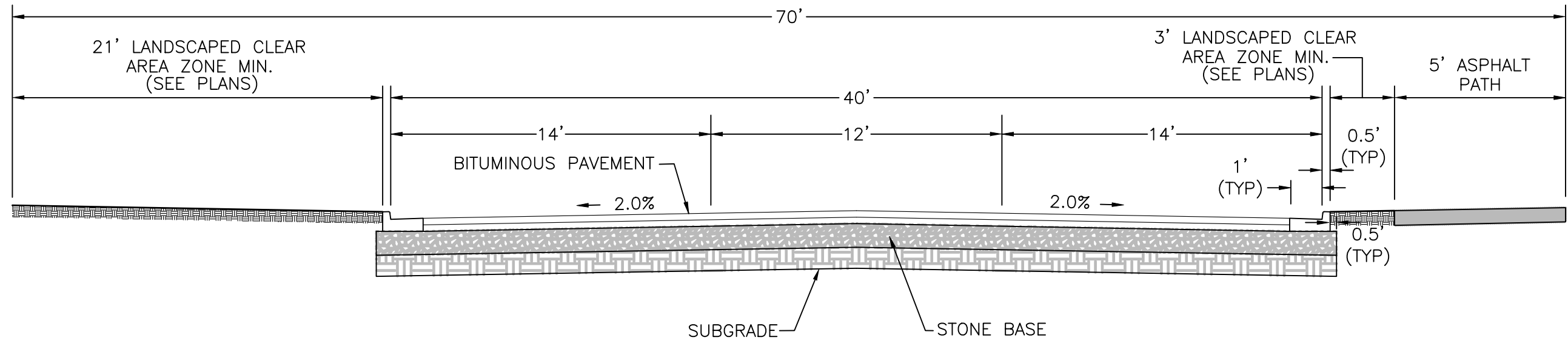
Water service for the project would be provided by the City of Cle Elum. Proposed single- and multi-family development, as well as the RV resort, would be part of a private Group A water distribution system owned by Sun Communities, and operated and maintained by a state-approved entity. It is anticipated that the single- and multi-family residential area, the RV resort, and likely the commercial site would be served by separate water meters. Water mains would connect to the nearest available points of connection as listed under *Existing Conditions - Utilities*. The future commercial area would be served by the existing 8-in. diameter City supply line.

All the non-residential buildings would include sprinkler systems, as required by the City municipal code, in case of fire. Fire hydrants would be provided throughout the residential areas.

It is anticipated that a portion of the following landscaped areas would be irrigated: around both the RV and residential amenity centers, portions of the adventure center, and selectively throughout the RV resort. The single- and multi-family residential areas could also be irrigated, depending on the landscaping selected.

Sewer

Sewer service for the project would be provided by the City of Cle Elum. Proposed single- and multi-family development, the associated amenity, and the adventure centers, would be served by private 8-in. diameter gravity sanitary sewer mains that would be owned, operated, and maintained by Sun Communities.

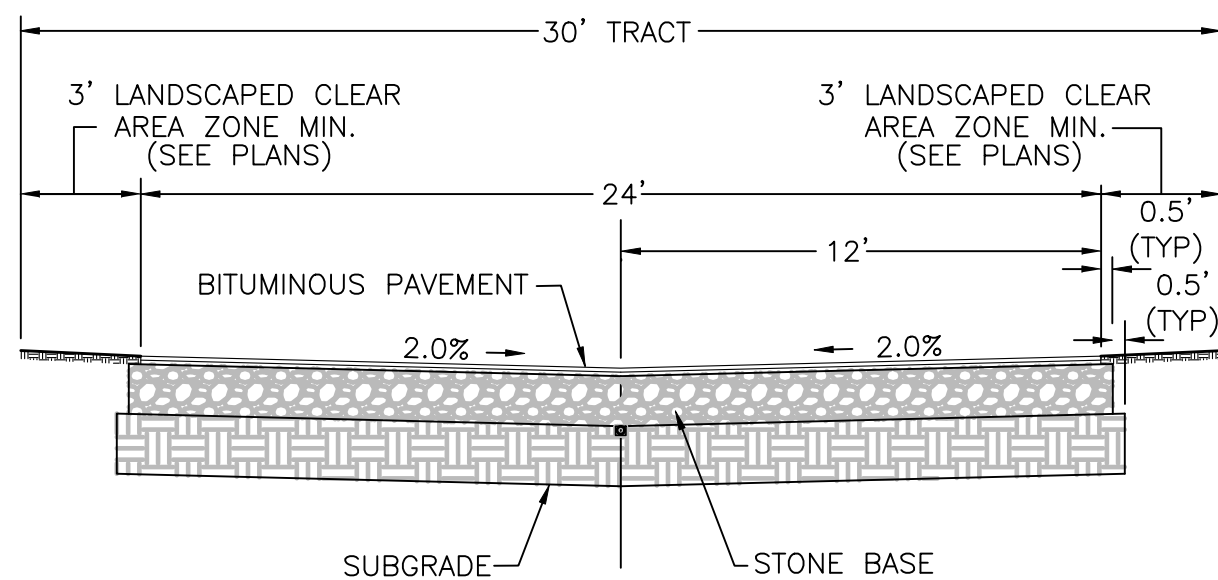


**PUBLIC CONNECTOR ROAD
TYPICAL CROWN ROAD CROSS-SECTION**

NOT TO SCALE

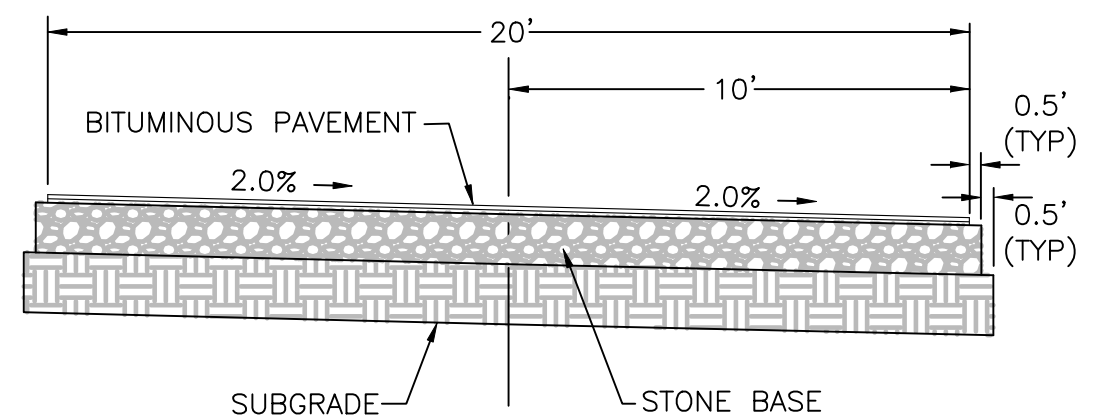
NOTES:

1. MAXIMUM ROADWAY SLOPE = 11%
2. EMERGENCY ACCESS ROADWAY CROSS-SLOPE TO BE ADJUSTED AS NEEDED, AT 2% MAXIMUM IN THE DIRECTION THAT BEST MATCHES EXISTING NATURAL TOPOGRAPHY



**PRIVATE ROADS (RV & RESIDENTIAL)
TYPICAL INVERTED CROWN ROAD CROSS-SECTION**

NOT TO SCALE



EMERGENCY ACCESS ROAD CROSS-SECTION

NOT TO SCALE

The proposed RV resort would be served by private 8-in. diameter gravity sanitary sewer mains that would be owned, operated, and maintained by Sun Communities. The gravity sewer mains would connect to proposed sewer lift stations that would pump the flows via the force main to the existing 18-in. diameter sewer main.

The off-site commercial area would be served by public 8-in. diameter gravity sewer mains that would be owned, operated, and maintained by the City of Cle Elum.

(See Section **DSEIS** 3.13, **Utilities**, for details.)

Stormwater Management

During Construction

During construction, temporary stormwater management measures would be implemented to prevent erosion/sedimentation and the transport of pollutants from the site to downstream water resources. These measures would follow the Best Management Practices (BMPs) and requirements of the Construction Stormwater Pollution Prevention Plan and the currently active NPDES Permit (No. WA0052361). This permit may need to be amended to include a transfer of coverage to the Applicant.

During Operation

A permanent stormwater management system would be installed onsite, in accordance with the 2019 Department of Ecology (DOE) *Stormwater Management Manual for Eastern Washington*. A site-specific hydrologic model previously developed for both Suncadia and the 47° North site was used to design the 47° North system. Stormwater runoff from the developed site would generally be collected in catch basins or roadside water quality swales and directed to water quality and infiltration or detention facilities (depending on the soils) via pipes or conveyance swales. Sheet flow dispersion would also be used for stormwater runoff water quality and flow control for single family and RV resort areas that abut open space and slope away from the developed areas at a maximum slope of 15%. Overflow routes would be provided for all proposed stormwater facilities (see **Figure 3.2-1** in **DSEIS** Section 3.2, **Water Quantity & Quality**, for a depiction of the conceptual stormwater plan).

Solid Waste

Solid waste collection for the proposed development would be provided by Waste Management of Ellensburg or its successors. The wastes would be hauled to the Cle Elum Transfer Station prior to transport to the Greater Wenatchee Land Fill in Douglas County for final disposal.

(See **DSEIS** Section 3.13, **Utilities**, for details.)

Energy

Electricity and natural gas service for the proposed development would be provided by PSE via extensions of existing facilities.

Landscaping

SEIS Alternative 6 would include landscaping along both sides of the connector and internal roads, in pockets in the private community/recreation open space areas, and in the single- and multi-family areas. The landscaping would generally consist of natural, local, and drought tolerant plants, including hydroseed mixes that could include wildflowers. Landscaping plans will be submitted with the formal application for the project.

The open space areas would generally remain in their natural form. A 100-foot natural buffer would be preserved adjacent to the RV resort along Bullfrog Road. In some cases, compatible species would be planted in open space areas to provide additional screening. A land stewardship plan (LSP) would be adopted and implemented, similar to that used by Suncadia, to ensure the long-term health of the designated open space areas. The LSP would include provisions for “firewising” (e.g., thinning small trees, cutting limbs, raking debris and other fuel-reduction techniques) and outline the different management zones with provisions for maintaining wildlife habitat, as generally described in the previous discussion under *Open Space*.

Lighting

Roads and structures within the developed areas are proposed to have minimal nighttime lighting. Use of natural construction materials, non-reflecting surfaces, and vegetative buffers would help reduce or control light/glare impacts further.

Residential lighting would be reduced or controlled through implementation of architectural design guidelines that would specify down-lighting and shaded fixtures for exterior lighting. In addition, a “dark sky” lighting plan would be adopted and implemented to reduce glare from common areas (i.e., streets and parking areas).

Street lighting design, including in the RV resort, would conform to the principles of preserving dark skies while providing lighting levels appropriate for roadway safety and security. Streetlights would be located at intersections, pedestrian trail crossings, and other locations where needed. Alternative luminary styles would be considered during project design. Lighting plans will be submitted with the formal application for the project, prior to issuance of the Final SEIS.

(See **DSEIS** Section 3.9, **Aesthetics/Light & Glare**, for details.)

Sustainability

The proposed project would include low-flow plumbing fixtures consistent with State building code requirements. Limitations on landscaping and other water-conservation measures would be established in coordination with City of Cle Elum to reduce the need for irrigation.

LED/CFL energy-efficient lighting is expected to be installed selectively throughout the project. The use of solar energy is being contemplated and will be analyzed further.

Low Impact Development (LID) measures, such as sheet flow dispersion, would be used in the permanent stormwater management system.

2.6.2.2 No Action Alternative

SEIS Alternative 5 – Approved Bullfrog Flats Master Site Plan

According to the SEPA Rules, “no action” does not necessarily mean that nothing (no development) would occur on the site. This alternative is typically defined as what would most likely happen if the proposal did not occur. Given that there is an approved Master Site Plan and Development Agreement for the Bullfrog Flats project, the No Action Alternative studied in this SEIS represents development of that approved project. This assumes that the Applicant could move forward to develop the site according to the approved plan and agreement without triggering a major amendment. However, the approved Master Site Plan has been updated for purposes of analysis in the SEIS to reflect current conditions and regulations. SEIS Alternative 5 includes development of a mix of residential and employment uses, open space/recreational facilities, and future development areas on an approximately 1,100-acre site, as described below (see **Figure 2-5** and **Table 2-1**).

Proposed Land Uses

Residential

SEIS Alternative 5 would provide 1,334 residential units, including 810 single family and 524 multi-family units. There would be no permanent RV resort; however, the commercial property could be used as a temporary RV site for construction workers. A 7.5-acre property located in the southeastern portion of the site would be reserved for future affordable housing and would ultimately be dedicated to the City of Cle Elum. It is assumed that 50 affordable housing units would be developed on this site.

The single family lots would range from 5,000 sq. ft. to over 8,400 sq. ft. At buildout, net density would be 5.1 du/acre.¹⁴ Housing sizes could range from 1,500 to 3,500 sq. ft. (or larger).

The multi-family units would be apartments and condominiums. The buildings would typically be 2 to 3 stories high, with two to 24 units each. At buildout, net density would be 8.7 du/acre.¹⁵

¹⁴ Ibid., 3.

¹⁵ Ibid., 3.

Open Space, Parks, & Recreation Facilities

A total of 524 acres (48% of the site) is proposed as open space, including natural areas along the Cle Elum River.

Recreational facilities would include property set aside for a proposed Community Recreation Center,¹⁶ a neighborhood clubhouse located on a lake, pocket parks, and a trail system. A number of lakes are proposed. The largest lake could be used for certain recreational activities.

Commercial Development

A total of 950,000 sq. ft. of commercial uses would be developed on a 75-acre property along the site's eastern boundary. Potential uses could include: light industrial, research and development, warehousing, offices, and retail.

Other Development Areas

Land would be set aside for the City of Cle Elum Water Treatment Plant (12 acres), expansion site for the School District (35 acres), expansion of the existing cemetery (10 acres), and a Reserve area (175 acres) on the lower bench of the property.¹⁷

Project Design & Construction

It is assumed that all the residential and recreational structures would be conventional stick-built.

Phasing Plan

The phasing plan for SEIS Alternative 5 is assumed to be similar to FEIS Alternative 5, as presented in **Table 2-9**. As shown, buildout is assumed to occur over 30 years.

Approximately 59% of the residential units would be developed by year 5, 91% by year 20, and the remaining 9% by year 30. Demand for about 11% of the commercial acreage would be generated by year 5, 64% by year 20, and the remaining 36% by year 30.

¹⁶ An agreement that has been reached between the City of Cle Elum and New Suncadia related to the municipal/community recreation center, which is now being implemented, provides for transfer of title to the recreation center site and payments to support construction of a facility.

¹⁷ Land for the Water Treatment Plant, School District, and Washington State Horse Park has already been dedicated and developed, but is still included in SEIS Alternative 5 to be consistent with the Approved Master Site Plan.

**Table 2-9
PHASING PLAN – FEIS ALTERNATIVE 5/SEIS ALTERNATIVE 5**

Land Use	Year 5	Year 20	Year 30	Total
Residential				
Single Family	319 du/90 acre	366 du/92 acre	125 du/31 acre	810 du/213 acre
Multi-Family	489 du/72 acre	35 du/8 acre	--	524 du/80 acre
Total Residential	788 du/161 acre	421du/101 acre	125 du/31 acre	1,334 du/293 acre
Commercial				
Total Commercial ¹	8.6 acres	42.8 acres	28.6 acres	80 acres ²

Source: UGA FEIS, 2002.

¹ Land use demand for the commercial development at project years 5, 20, and 30 assumes buildout in even increments over 27 years.

² The commercial property under SEIS Alternative 5 would be 75 acres.

Note that the current Bullfrog Flats Development Agreement will expire in 2027 unless it is extended by mutual agreement of the parties. If it were not extended to reflect the assumed 30-year phasing schedule, then less development would be likely to occur by 2027. The SEIS does not speculate on what potential changes to the Master Site Plan might occur under this scenario, and instead assumes, for purposes of analysis, that the currently approved plan would be developed according to the phasing schedule analyzed in the 2002 Cle Elum UGA EIS.

Clearing, Grading, & Impervious Areas

Proposed development under SEIS Alternative 5 would require clearing of about 403 acres. Approximately 644,000 cy of cut and 420,000 cy of fill is estimated for grading. Following development, about 247 acres would be covered in impervious surfaces.¹⁸

Residents/Employees

At buildout, there would be a total of approximately 2,809 residents.¹⁹ It is estimated that the commercial development would create 2,025 local construction jobs over the life of the development and 1,900 permanent jobs. (See **DSEIS** Section 3.8, **Housing, Population, & Employment**, and Section 3.15, **Economic & Fiscal Conditions**, for details about population and employment assumptions.)

Site Access and Circulation

Five access points would be provided from the surrounding roadway system under SEIS Alternative 5.

¹⁸ Note that the estimated clearing, grading, and impervious surface areas for certain components of the alternatives (e.g., public facilities, community recreation center, school expansion, and cemetery expansion) vary because different assumptions were made for FEIS Alternative 5 in the 2002 FEIS, SEIS Alternative 5 in the 2002 Development Agreement, and SEIS Alternative 6. See the Supplement to the Site Engineering Report in **Appendix B** for details.

¹⁹ Similar to SEIS Alternative 6, an average occupancy of 90% and a household size of 2.34 persons is assumed based on the 2018 ACS 5-year Estimates.

Utilities

Utilities, including: water, sewer, stormwater management, electricity, natural gas, and solid waste management, would be provided for the project, similar to under SEIS Alternative 6.

Other Alternatives Considered but Eliminated from Detailed Study - Continuation of Existing Conditions

Under this possible No Action Alternative scenario, it is assumed that the site would remain in its existing, largely vacant, naturally vegetated condition, and that no new physical development would occur in the foreseeable future. Horseback riding, and unauthorized hiking and snowmobiling would continue to occur on roads and trails throughout the site. Firewising would also persist on portions of the site, in accordance with Suncadia's LSP.

The 2002 Development Agreement approved for the site includes a number of conditions, most of which apply to physical development of the site. However, several of the conditions would pertain with or without development, and could be considered "existing conditions", including the following (paraphrased):

- (47) the City may enforce use and access restriction in designated areas, especially the Cle Elum River opens space, to minimize disturbance to fish and wildlife during mating and breeding seasons.
- (77) the developer shall set aside approximately 10 acres for the City to acquire for cemetery expansion.
- (94) the developer shall participate with the City and School District in petitioning WSDOT to reduce the speed limit on SR 903 adjacent to the school property. The developer will also work with the City to collect and present information on the I-90 Bullfrog Road westbound on-ramp regarding revisions to the weigh station exit/on ramp configuration.

Given that this No Action scenario parallels the existing conditions described under "Affected Environment" in **Chapter 3**, this scenario would be redundant and not informative and was eliminated from further study in the SEIS.

2.7 COMPARISON OF ALTERNATIVES

The following list compares key development features under FEIS and SEIS Alternative 5, and SEIS Alternative 6:

- **Site Area:** a smaller site area would be included with SEIS Alternative 6 than with FEIS and SEIS Alternative 5, mostly because properties that were dedicated for school expansion, the WWTP, and a reserve area (including the Horse Park that was subsequently constructed) are be part of FEIS and SEIS Alternative 5, and not SEIS Alternative 6.
- **Residential Units:** there would be fewer permanent residential units provided under SEIS Alternative 6 than under FEIS and SEIS Alternative 5. However, an RV resort would be included in SEIS Alternative 6 (FEIS and SEIS Alternative 5 could temporarily provide RV sites on the commercial development property for

construction workers). All residential units are considered primary residences. For purposes of analysis in this FSEIS, however, it is theorized that approximately 35% of the single family residential units under SEIS Alternative 6 could be second/vacation homes.

- **Open Space:** less open space area would be provided under SEIS Alternative 6 than under FEIS and SEIS Alternative 5. However, a larger percentage of the overall site area would remain undeveloped and in open space under SEIS Alternative 6.
- **Recreational Amenities:** All the alternatives would include recreational amenities, including private clubhouse(s)/amenity centers. SEIS Alternative 6 would provide a public adventure center and private recreational facilities that are not included in FEIS and SEIS Alternative 5. FEIS and SEIS Alternative 5 would include lakes, one of which could be used for recreational purposes that are not included in SEIS Alternative 6. All three alternatives would feature a system of trails.
- **Commercial Development:** the commercial development would be in the same general location under the alternatives, but there would be a smaller property and significantly less possible commercial development with SEIS Alternative 6 (a 25-acre property with 150,000 sq. ft. of potential retail and professional office) than with FEIS and SEIS Alternative 5 (a 75 to 80-acre property with 950,000 sq. ft. of business park/light industrial).
- **Affordable Housing Site:** SEIS Alternative 6 would include a slightly smaller affordable housing site than SEIS Alternative 5; no affordable housing site was included in FEIS Alternative 5.
- **Cemetery Expansion Site:** The cemetery site would be the same site size/location under FEIS and SEIS Alternative 5. The cemetery expansion site would be larger under SEIS Alternative 6.
- **Access Points:** fewer access point would be provided to the surrounding roadway system under SEIS Alternative 6 (four access point); five access points would be provided from the surrounding roadway system under FEIS and SEIS Alternative 5 (including primary and access points, and the access point to the future affordable housing).

Further comparisons of the Alternatives are provided in **Chapter 1** and **Chapter 3**.

2.8 BENEFITS AND DISADVANTAGES OF DEFERRING PROJECT IMPLEMENTATION

The benefits of deferring all actions on the 47° North Project (e.g., not approving the proposed revisions to the approved Master Site Plan in the foreseeable future) are:

- The undeveloped site would not be converted to the proposed intensive residential and recreational use at this time; this could be perceived as either a benefit or disadvantage, depending on one's perspective. However, the site could be developed pursuant to the approved Master Site Plan and Development Agreement and, in that case, would not remain in its current undeveloped condition. As noted

previously, the amount and timing of development would depend upon an extension of the Development Agreement by the parties.

- The environmental impacts typical of large-scale urban-type mixed-use development, including increased traffic, stormwater runoff, light and glare, noise, and demand for public facilities and services, would be deferred at this time. However, these impacts could occur in the future with development of the approved Master Site Plan.

The disadvantages of deferring all actions on the 47° North Project are:

- The opportunity to provide a range of relatively affordable housing choices would be deferred.
- The opportunity to provide public parks/recreational facilities and permanent open space would be deferred.
- The increased tax base and positive net revenues that would accrue to City of Cle Elum and service providers from construction and occupancy of the proposed development would be deferred (but costs would be deferred as well).
- Some of the population and housing growth that would otherwise be accommodated by the project could locate elsewhere, including in unincorporated rural areas.