



MEMORANDUM

DATE: **March 12, 2021**
TO: **City of Cle Elum**
FROM: **Blueline**
RE: **Project Description: Phase 1 Grading, Excavation and Land Filling Permit**

The planned action is part of the overall City Heights Master Planned Mixed Use Development (see *Overall City Heights Background* below).

Project Description - Phase 1 Clearing, Grading and Infrastructure Plans (P1 CGI Plans)

The P1 CGI Plans include final engineering documents for installation of infrastructure supporting the 68 lot preliminary plat known as *City Heights Phase 1 (Pods B7 and C)*. Activities include, but are not limited to, clearing, grading, installation of roadways, storm water facilities, utilities, in addition to establishment of right of way and several tracts to accommodate open space, critical areas, parks, future development and other uses.

Approximate earthwork quantities related to grading of roadways is estimated at 9,500 CY of cut and 10,500 CY of fill. The applicant is currently identifying lot grading parameters which will increase the amount of anticipated cut and fill. The overall lot earthwork quantities will be adjusted to achieve a balance of cut and fill so that export from the site is not required.

Related Future Submittals

The *P1 CGI Plans* reference a Haul Route Agreement, which will require further dialogue with the city, as well as specialty items such as walls, bridges, and an underground stormwater vault among other things. It is not practical to include all of these elements in one submittal therefore subsequent submittals are anticipated. In order to maximize the amount of construction time available during the upcoming dry season the applicant seeks approval of the overall P1 CGI plans with exclusions, as necessary, pending review and approval of the following subsequent submittals:

- Haul Route Agreement
- Stormwater Vault: Structural Design and Calculations
- Wall Design: Design and calculations for walls taller than 4' and MSE block walls.
- Summit View Road Stream Crossing / HPA: Culvert, wall and mitigation details.
- Pedestrian Overpass and Abutment Plans (Summit View Road)
- Pedestrian Bridge and Utility Connection (Recreational Trail Crossing)
- Stafford Street Improvement: DA Required Improvement



- Vegetation Management Plan: If during construction areas of vegetation on slopes exceeding 35% is proposed for removal a separate vegetation management plan will be provided.
- Trail and Parks Plan: Plan showing construction standards and signage plan for trail system as well as improvements proposed within Tract identified as future public park.

Overall City Heights Background

City Heights is a 358-acre master planned mixed use development in the City of Cle Elum with approvals to include more than 900 residences including single family detached, single family attached and multi-family residences. Two neighborhood commercial spaces are proposed with 20,000 sq ft of floor space. The community is intended to be built out in phases and will include a series of public parks and amenity areas joined by trail systems planned to allow for pedestrian corridors throughout the site. The project will set aside at least 125 acres for parks, open space, natural areas, recreational areas, village greens, commons or otherwise undeveloped space.

The City issued a Draft Environmental Impact Statement (DEIS) for the City Heights Development Agreement and corresponding Master Site Plan on April 23, 2010. The Final Environmental Impact Statement (FEIS) was issued on November 12, 2010. On November 8, 2011, City Council passed Ordinance 1352 (“Planned Action Ordinance”) designating City Heights as a planned action under SEPA. In addition to adopting the ordinance on November 8, 2011, the City and the proponent of City Heights executed a Development Agreement (DA) for City Heights. The DA sets forth certain development standards that affect the environment and incorporates mitigation measures identified in the DEIS as “Mitigation Measures Included in Development Proposal.”

The City has all background project documents on file, both electronic and hard copies including: Draft EIS, Final EIS, Final Technical Reports, Approved Annexation, Development Agreement, adopted Planned Action Ordinance, and the vested Cle Elum Municipal Code (CEMC). If at any point in time staff has difficulty locating the background files, BlueLine will promptly provide additional copies upon request.