Grandis Pond

ON THE 49TH PARALLEL

A Green and Sustainable Community for the 21st Century

Grandis Pond

GRANDIS POND LLC

OWNERS
Ken Hertz and Ken Schorr

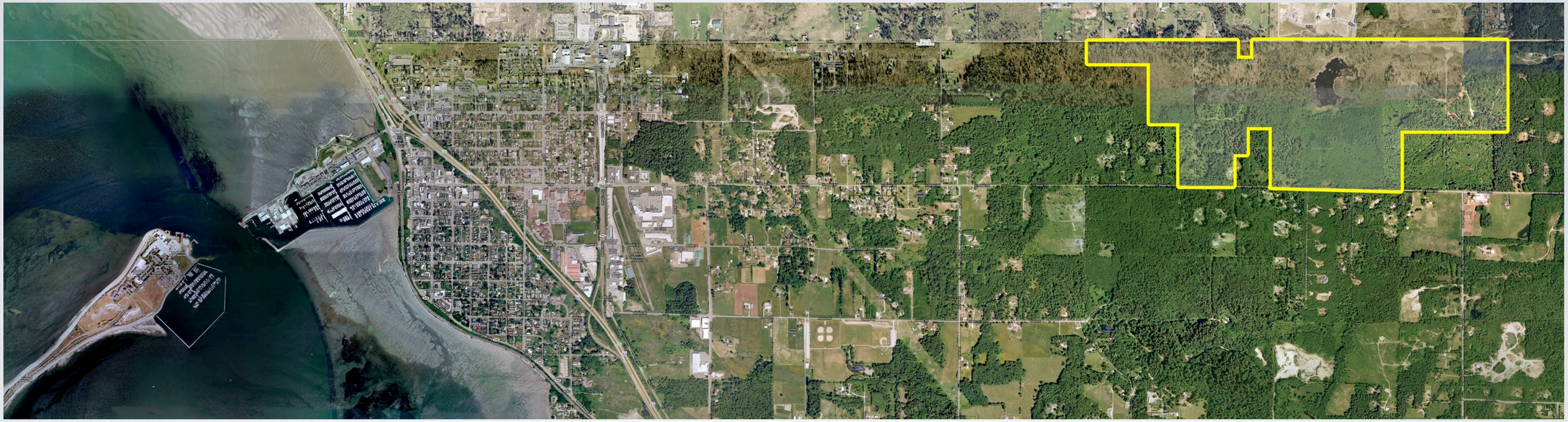
PROJECT MANAGER
Steve Price

ARCHITECT/MASTER PLANNER
Dave Christensen

ENGINEERING
Craig Parkinson and Mike DiSpigno

SITE DESCRIPTION

440 Acres, Located in east Blaine



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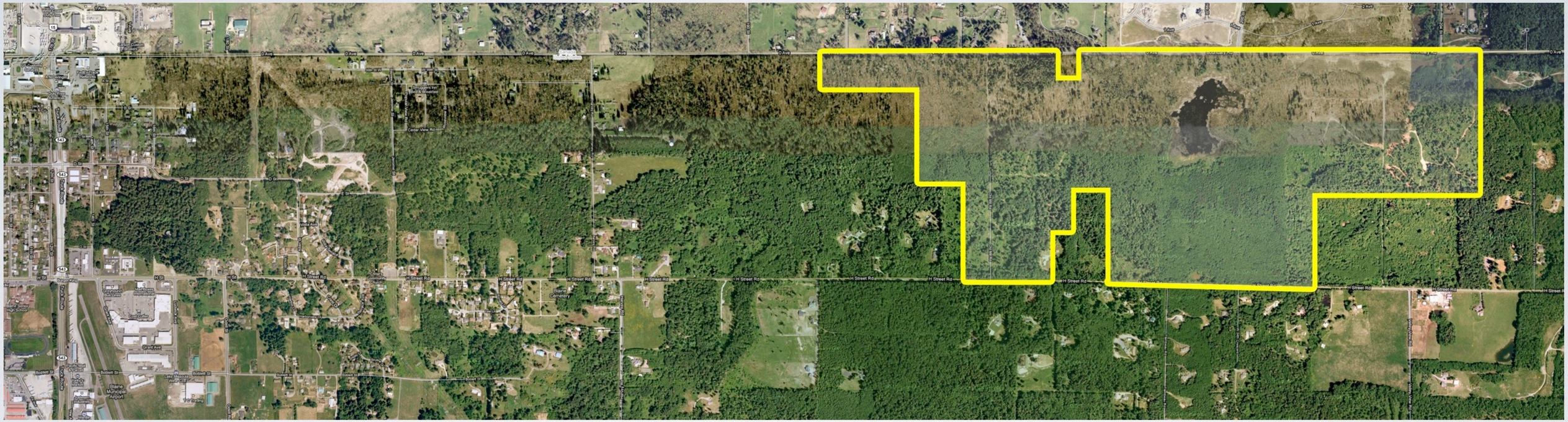
SITE DESCRIPTION

440 Acres, Located in east Blaine



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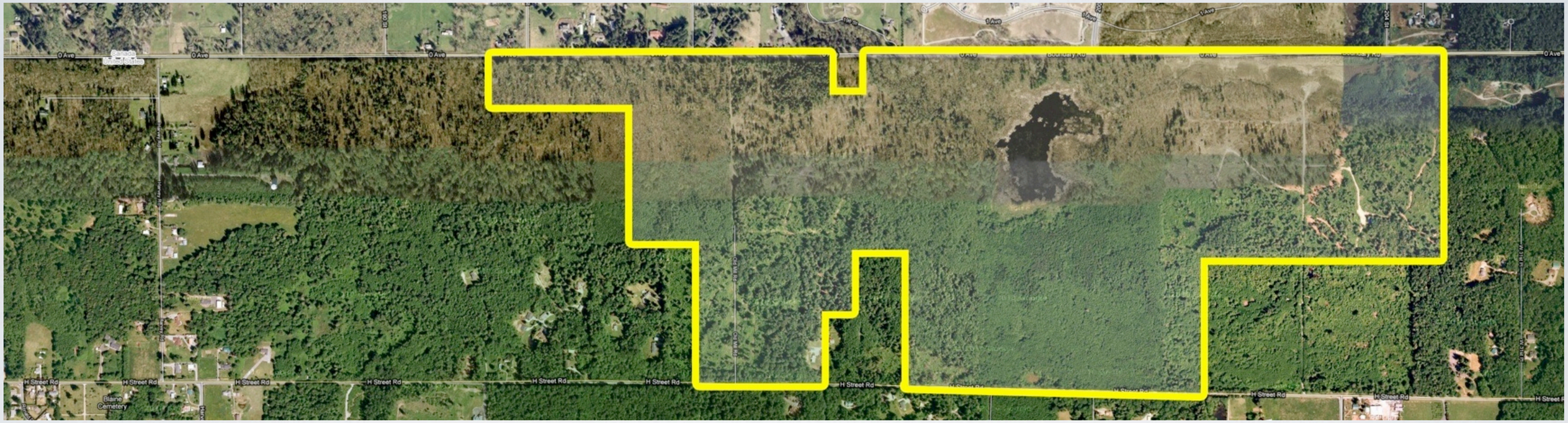
SITE DESCRIPTION

440 Acres, Located in east Blaine



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SITE OPTIONS

Forestry, Agriculture

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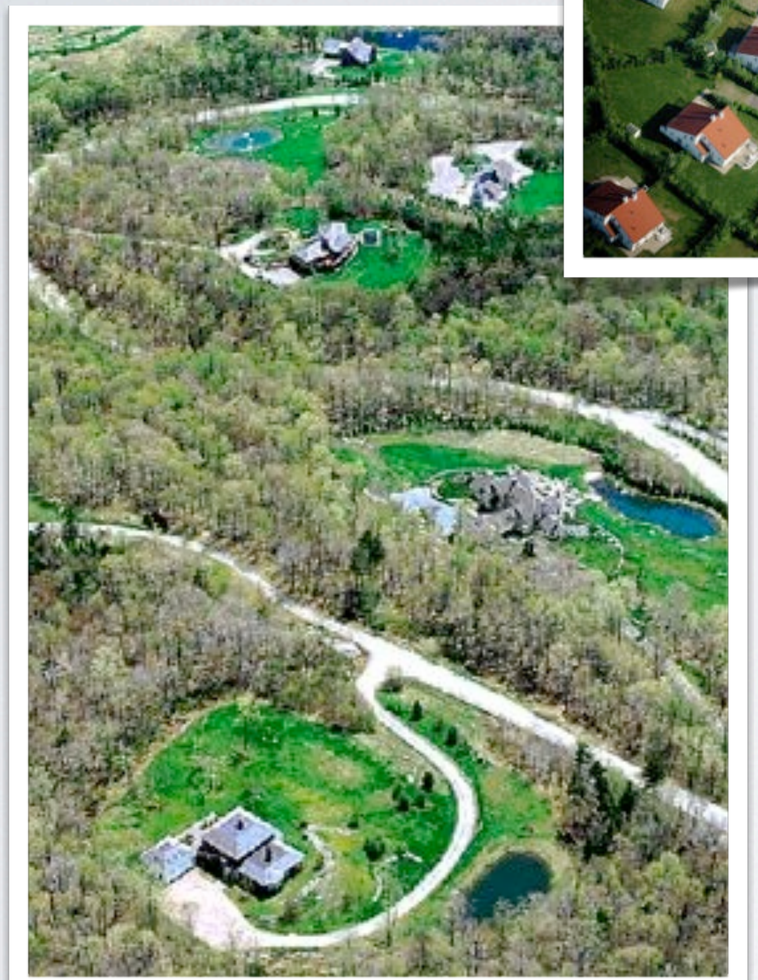
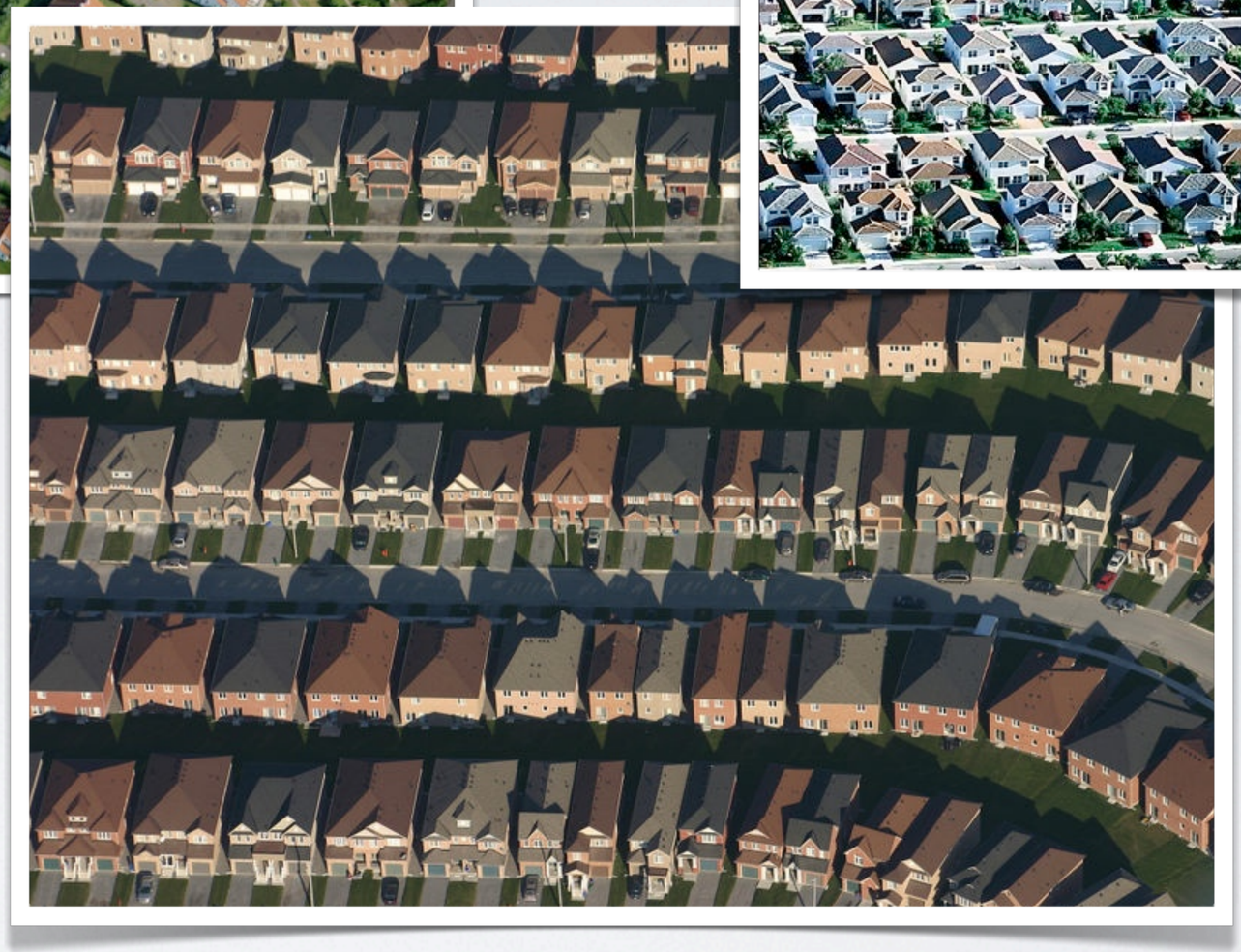
SITE OPTIONS

Residential Lots





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SITE OPTIONS

Fill could be allowed

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SITE OPTIONS

Smart Growth

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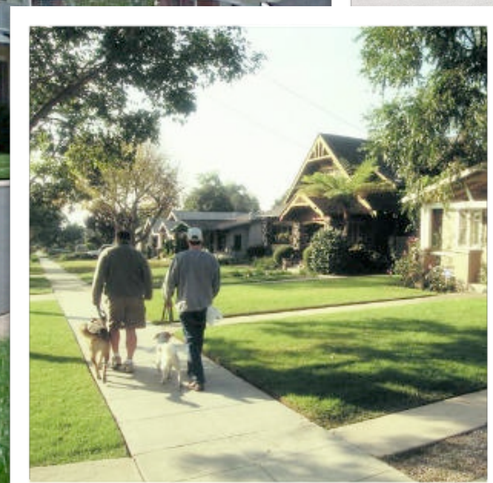
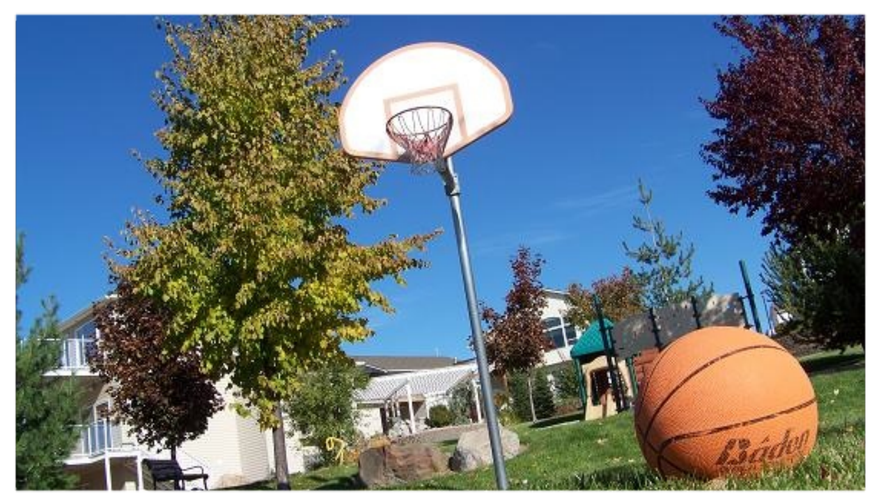
THE OWNERS VISION

What are our Options?





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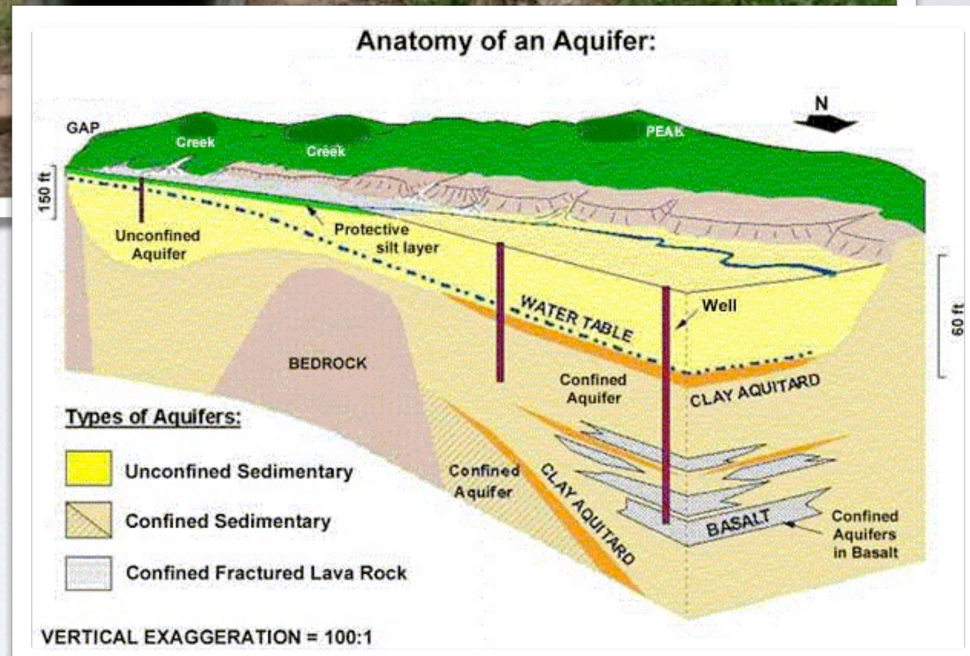
CHALLENGES?

Development Considerations



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CHALLENGES?

Development Considerations

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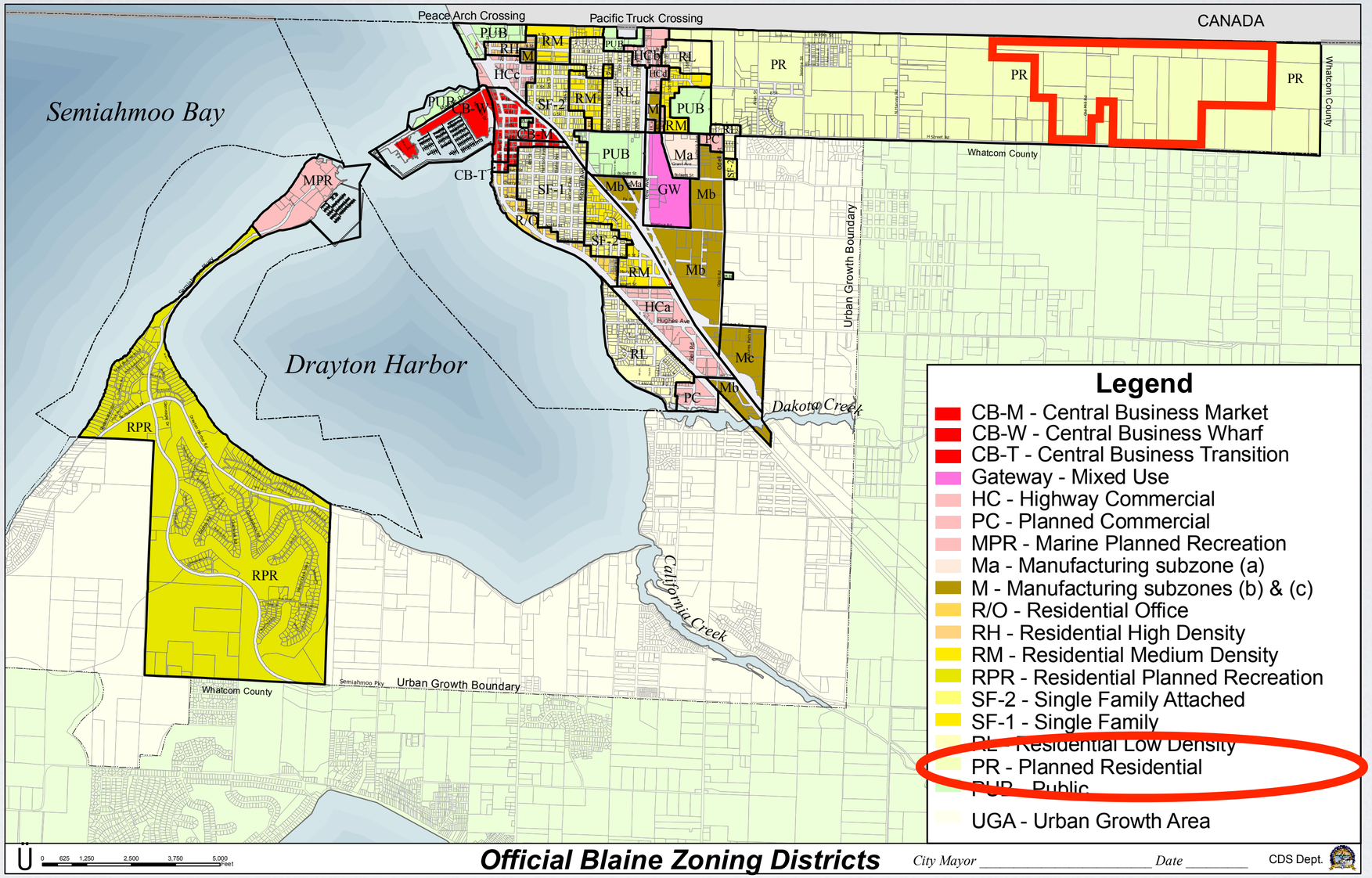
THE BIGGER PICTURE

Existing Land Use Zoning



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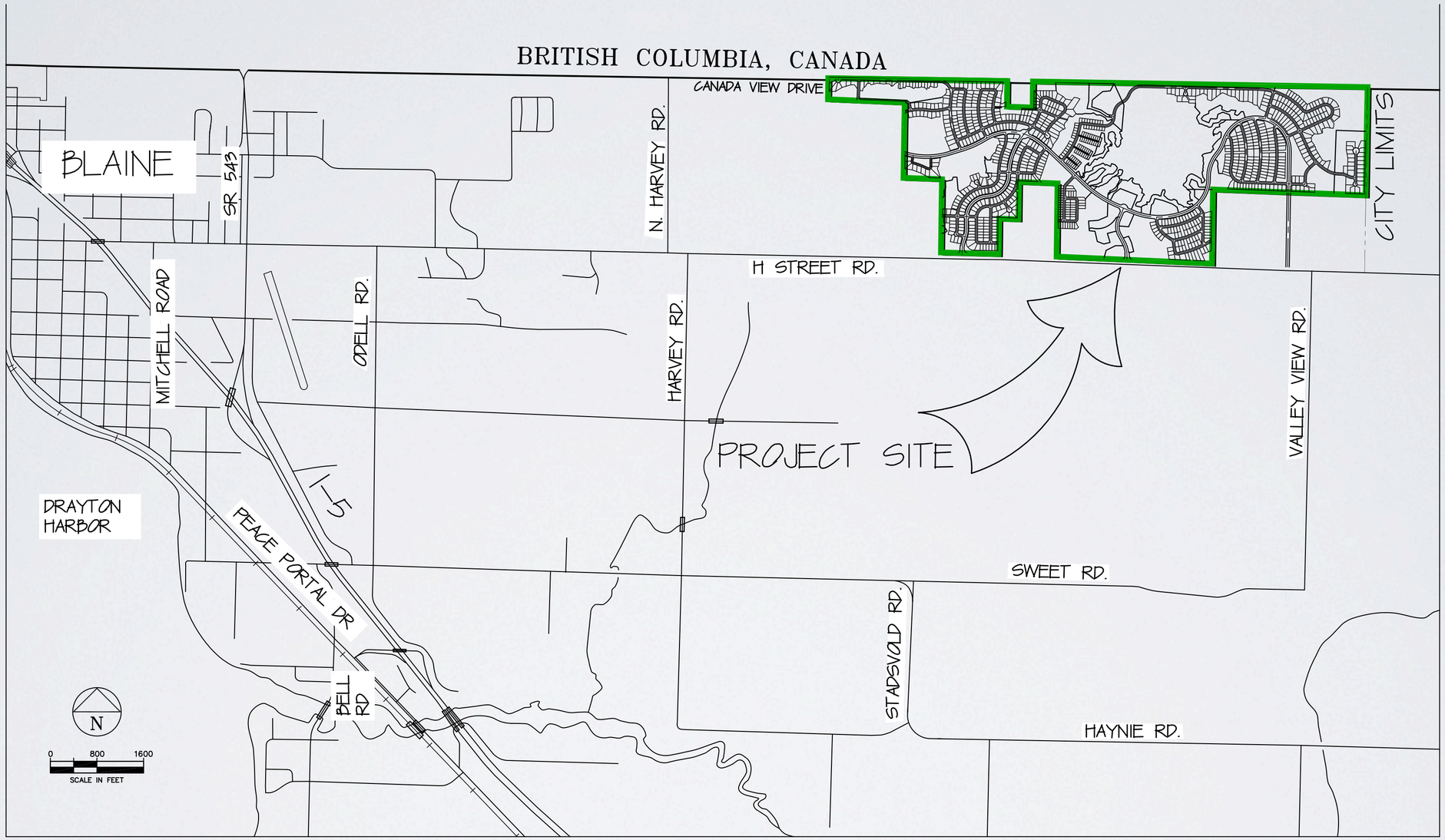
THE BIGGER PICTURE

Existing Transportation Network



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THE BIGGER PICTURE

Demographic Trends

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CONNECTIONS

Public and Community Connection

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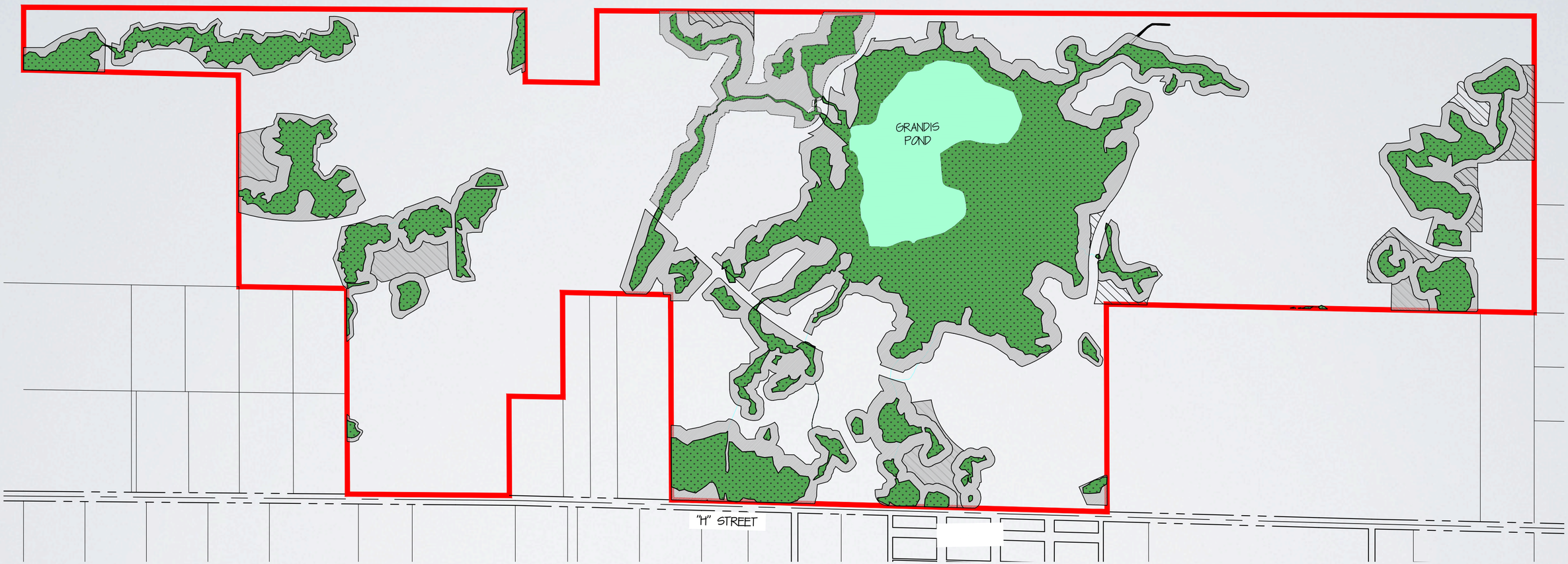
DEVELOPMENT CONCEPT

Sensitivity to the Environment



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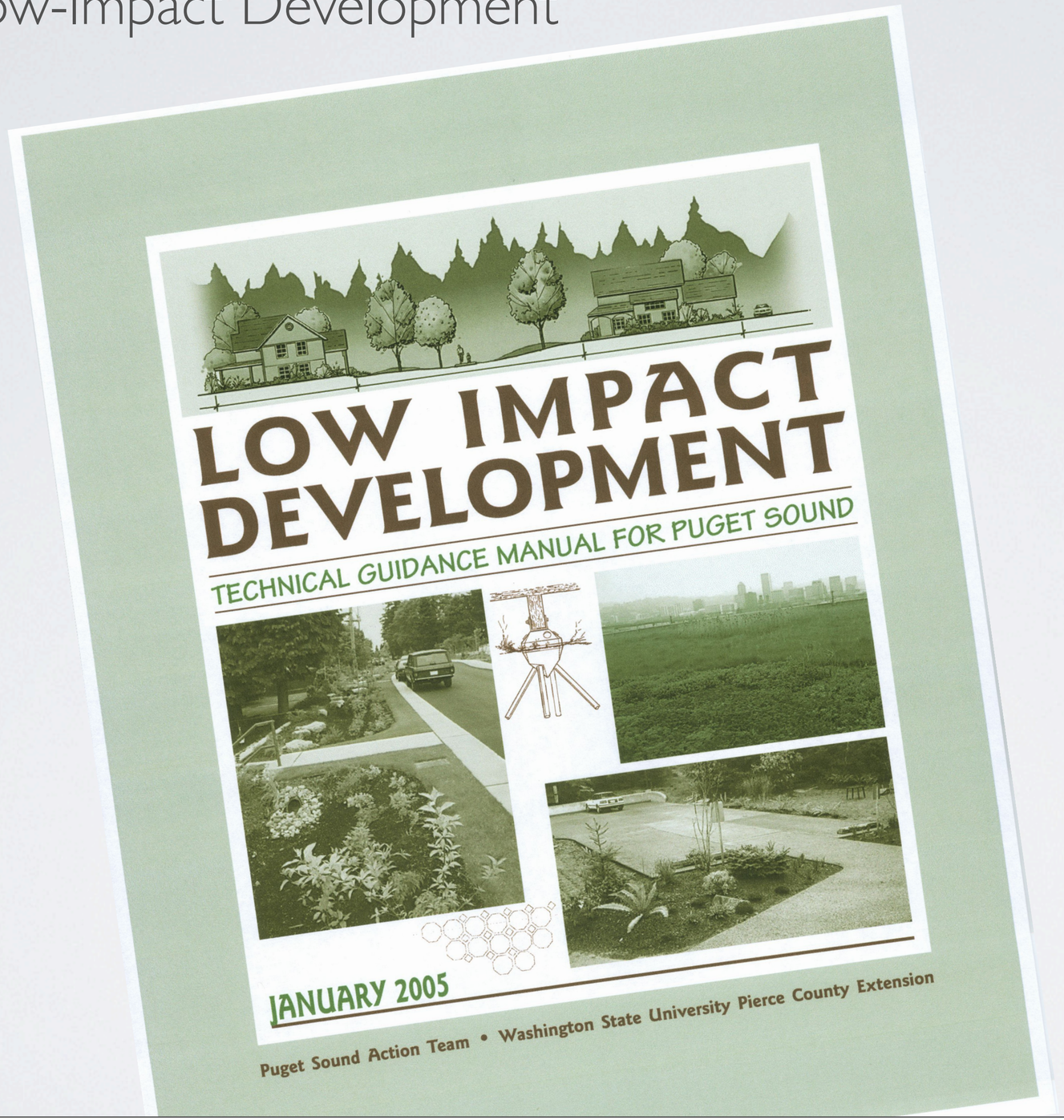
DEVELOPMENT CONCEPT

Utilization of Low-Impact Development



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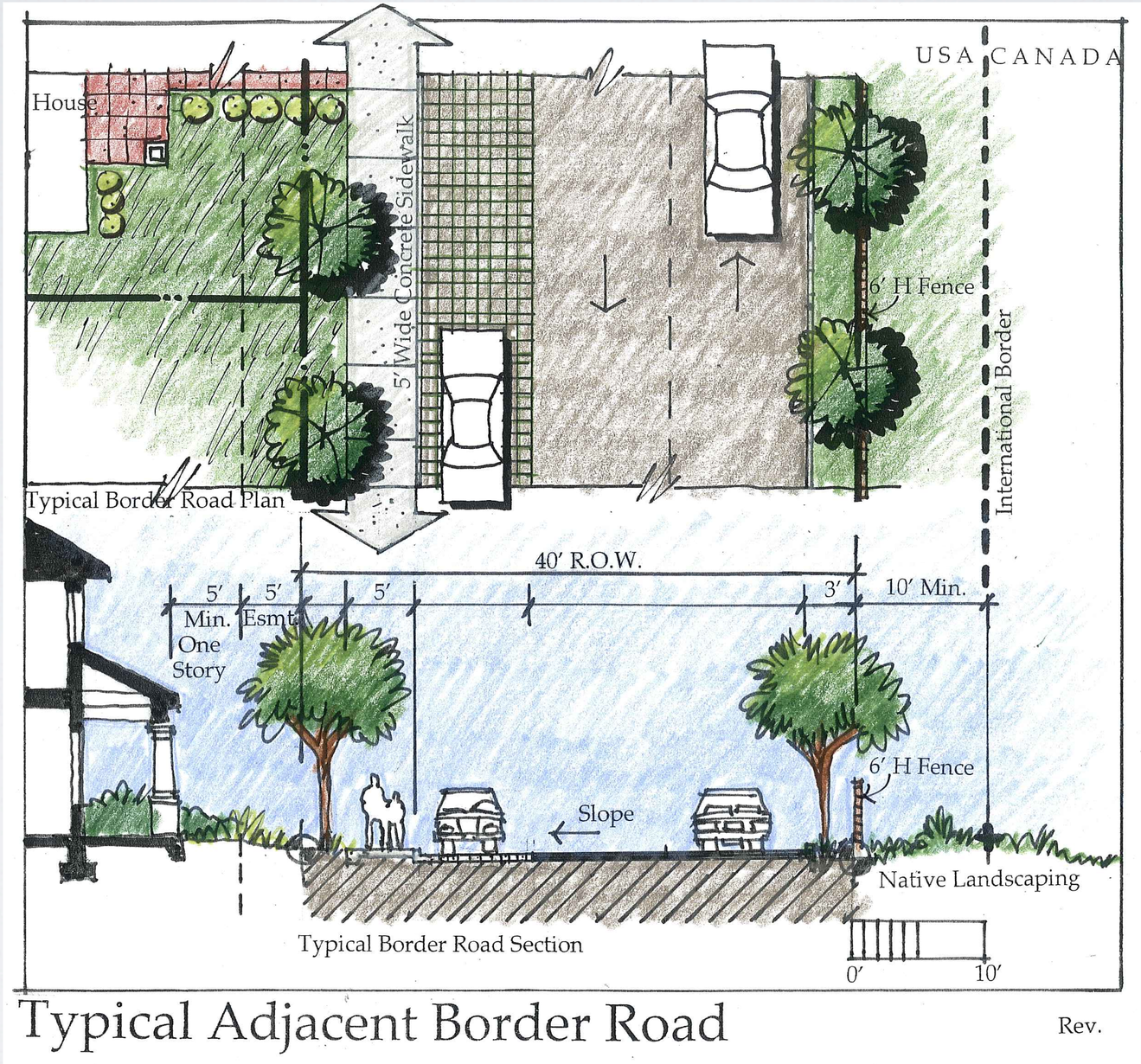
RESPONDING TO CHALLENGES & OPPORTUNITIES

How are the opportunities and challenges met?



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RESPONDING TO CHALLENGES & OPPORTUNITIES

Open Spaces

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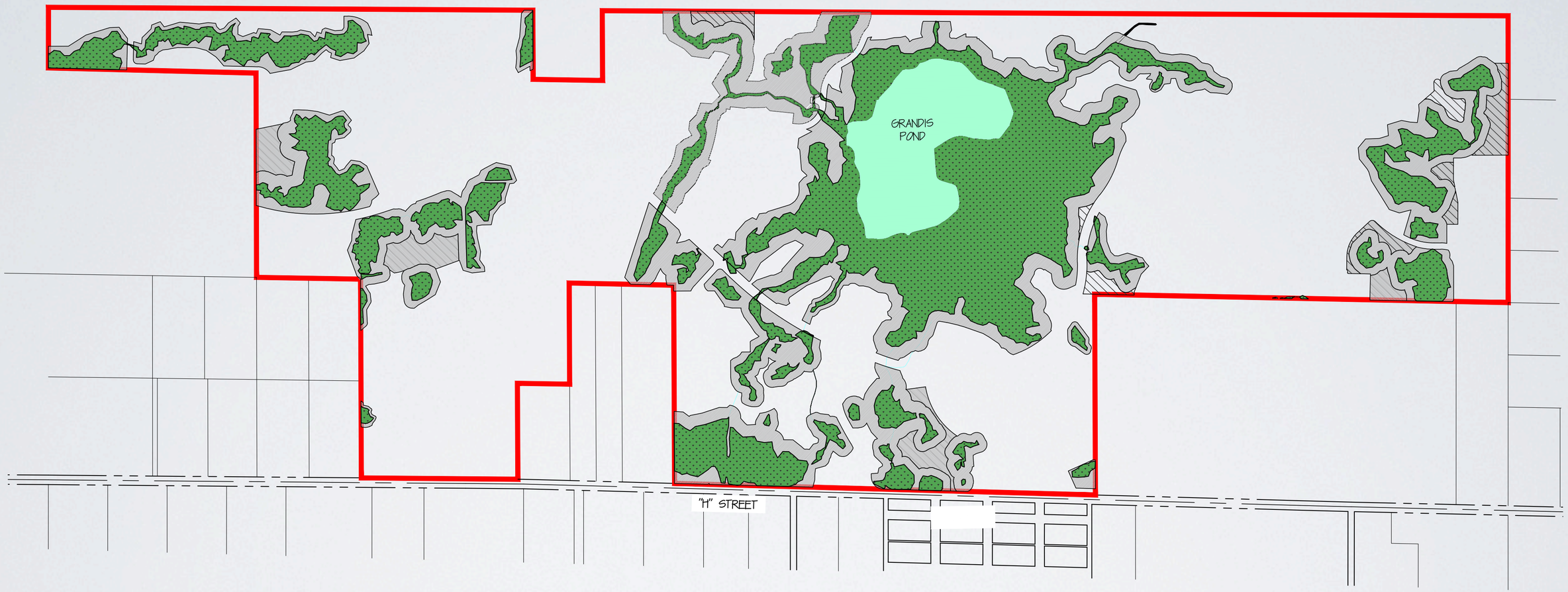
RESPONDING TO CHALLENGES & OPPORTUNITIES

150 Acres of Wetlands



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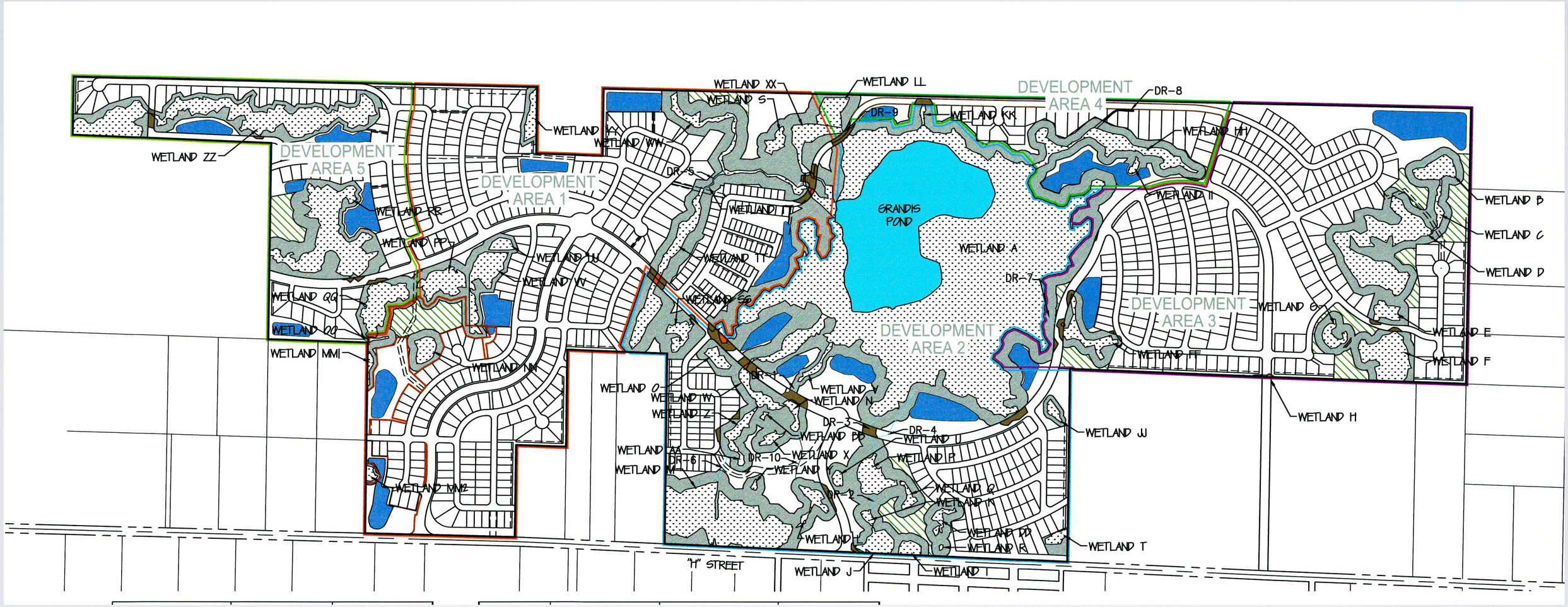
RESPONDING TO CHALLENGES & OPPORTUNITIES

Less than 0.5 Acres of impact



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RESPONDING TO CHALLENGES & OPPORTUNITIES

Wetland mitigation opportunities

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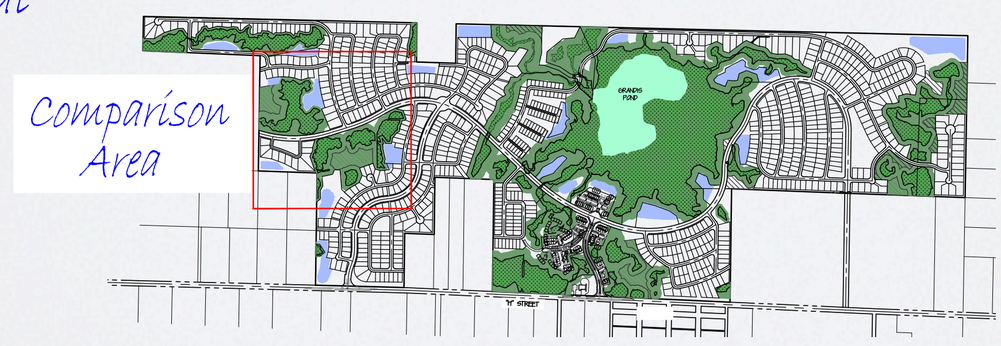
RESPONDING TO CHALLENGES & OPPORTUNITIES

Wetland mitigation opportunities

Original Submittal

Current Proposal



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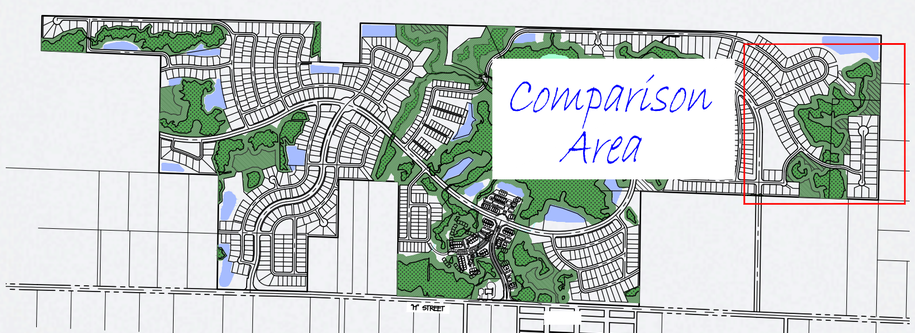

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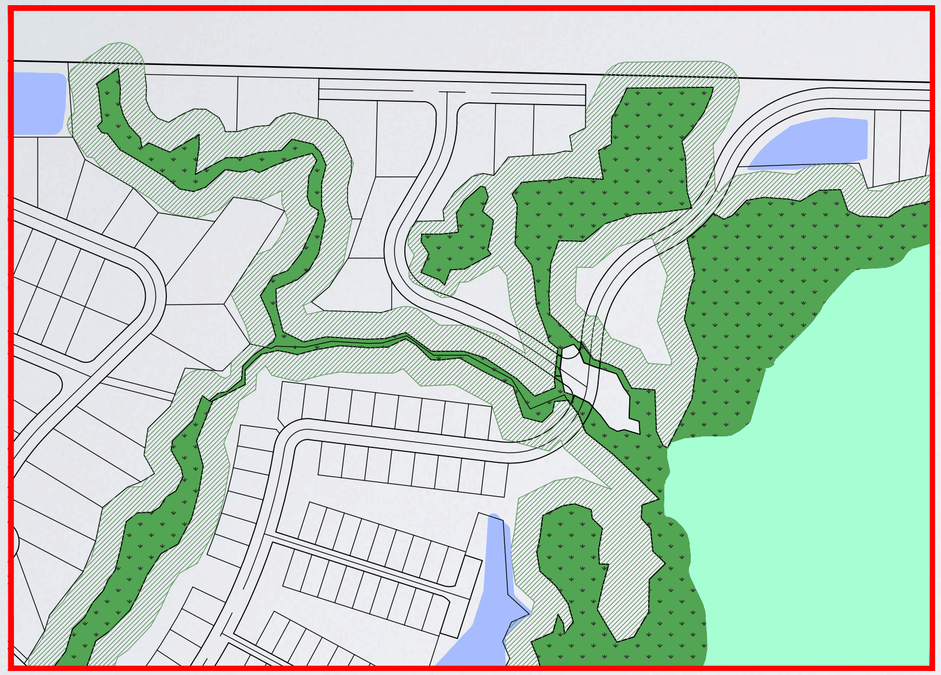
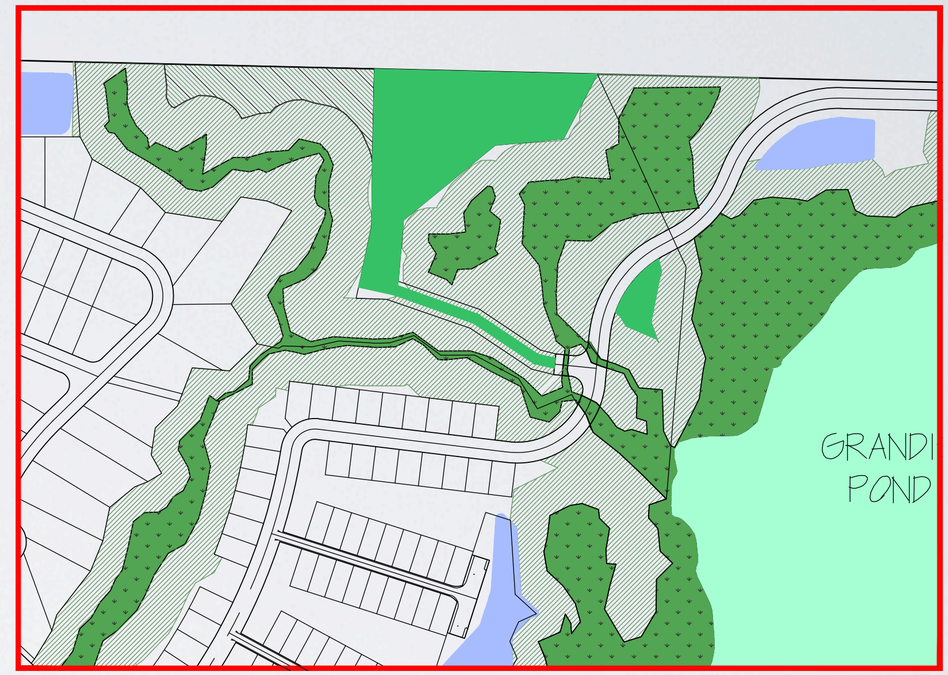
RESPONDING TO CHALLENGES & OPPORTUNITIES

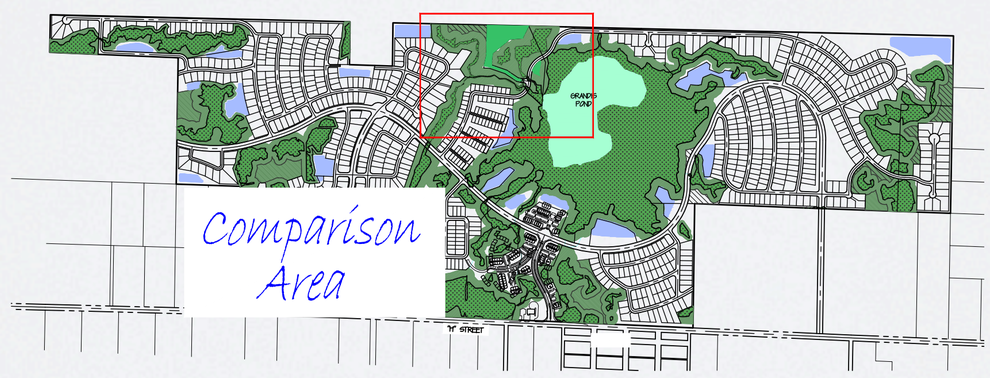
Wetland mitigation opportunities



Original Submittal



Current Proposal



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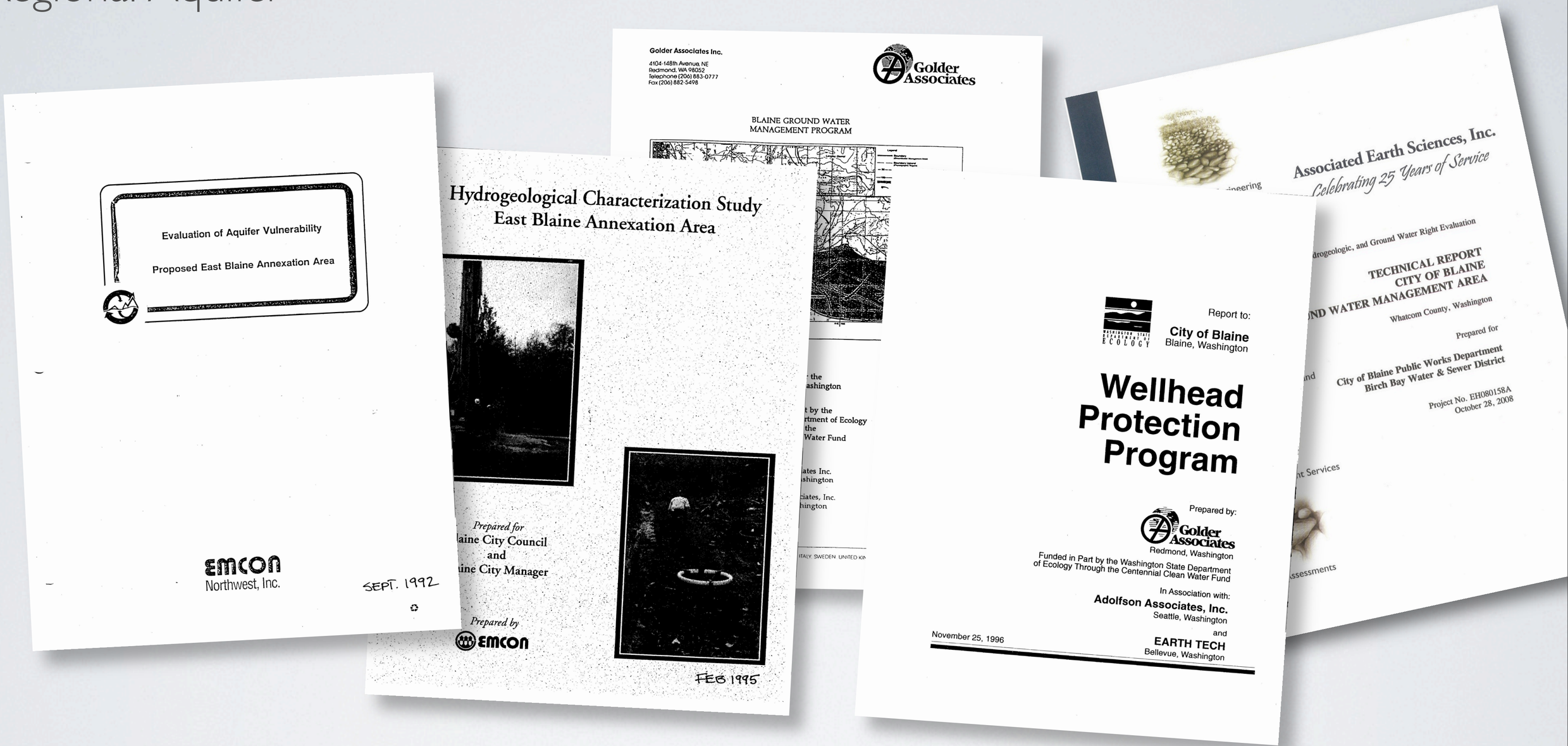
RESPONDING TO CHALLENGES & OPPORTUNITIES

Regional Aquifer



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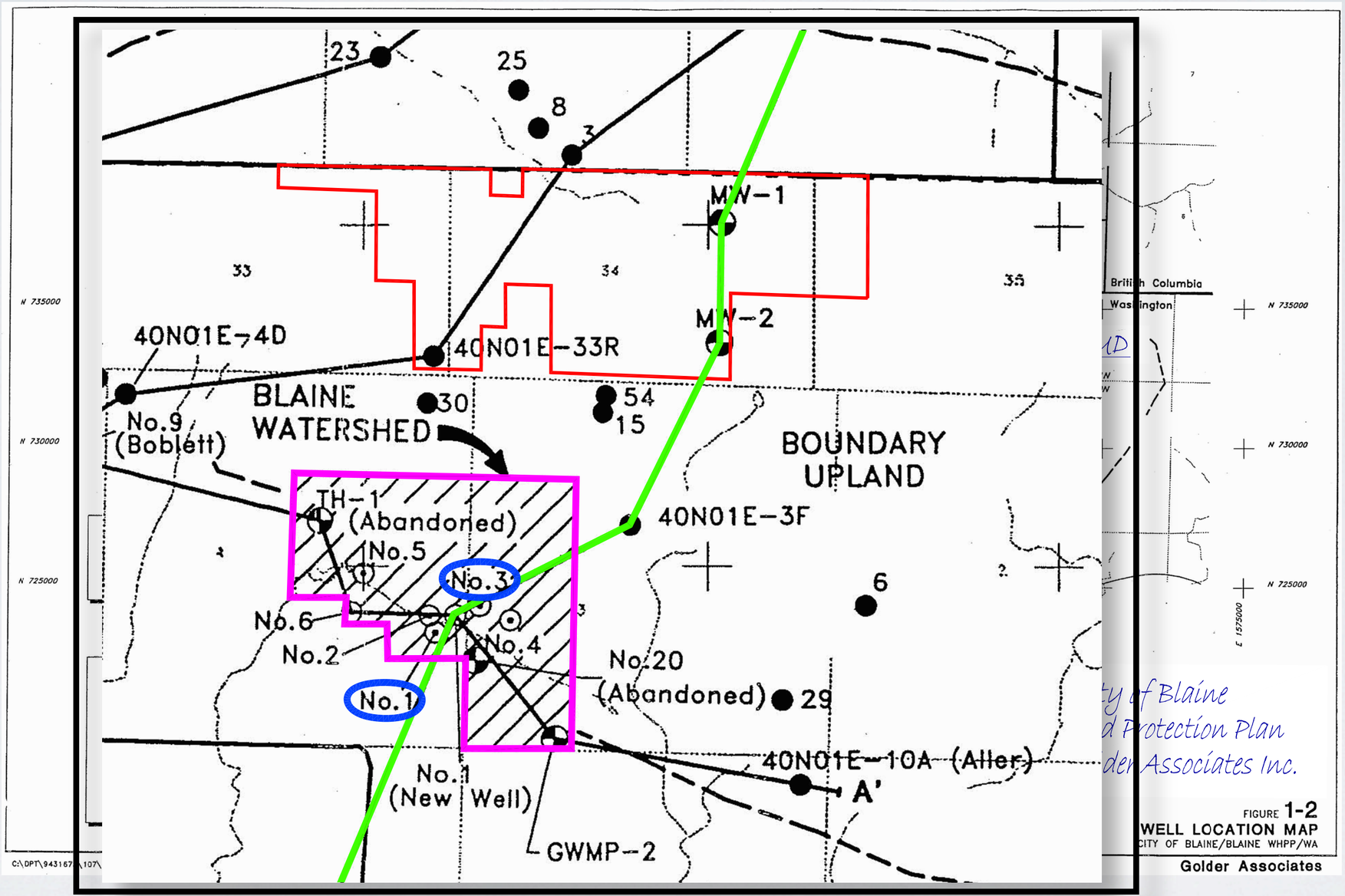

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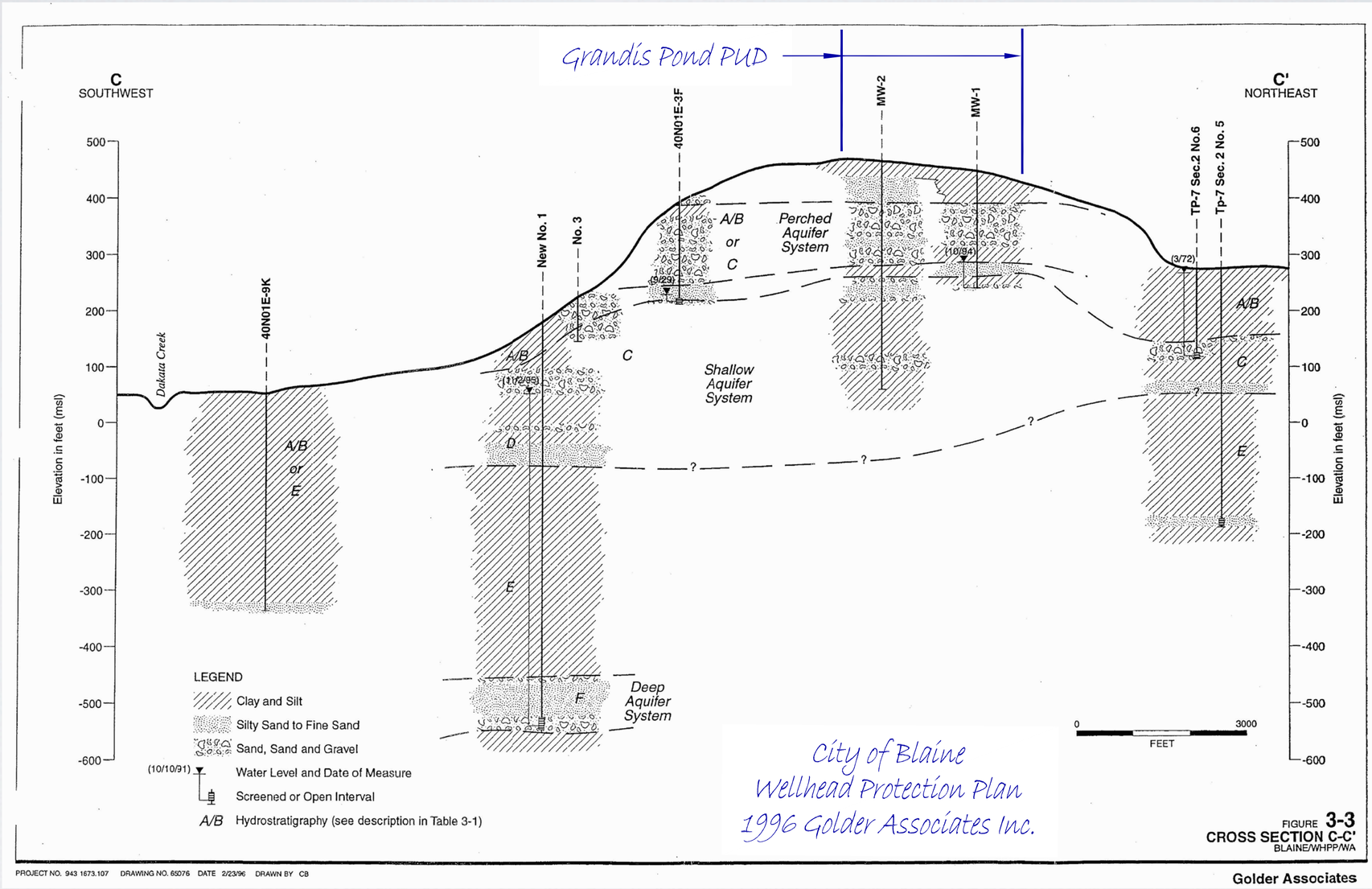

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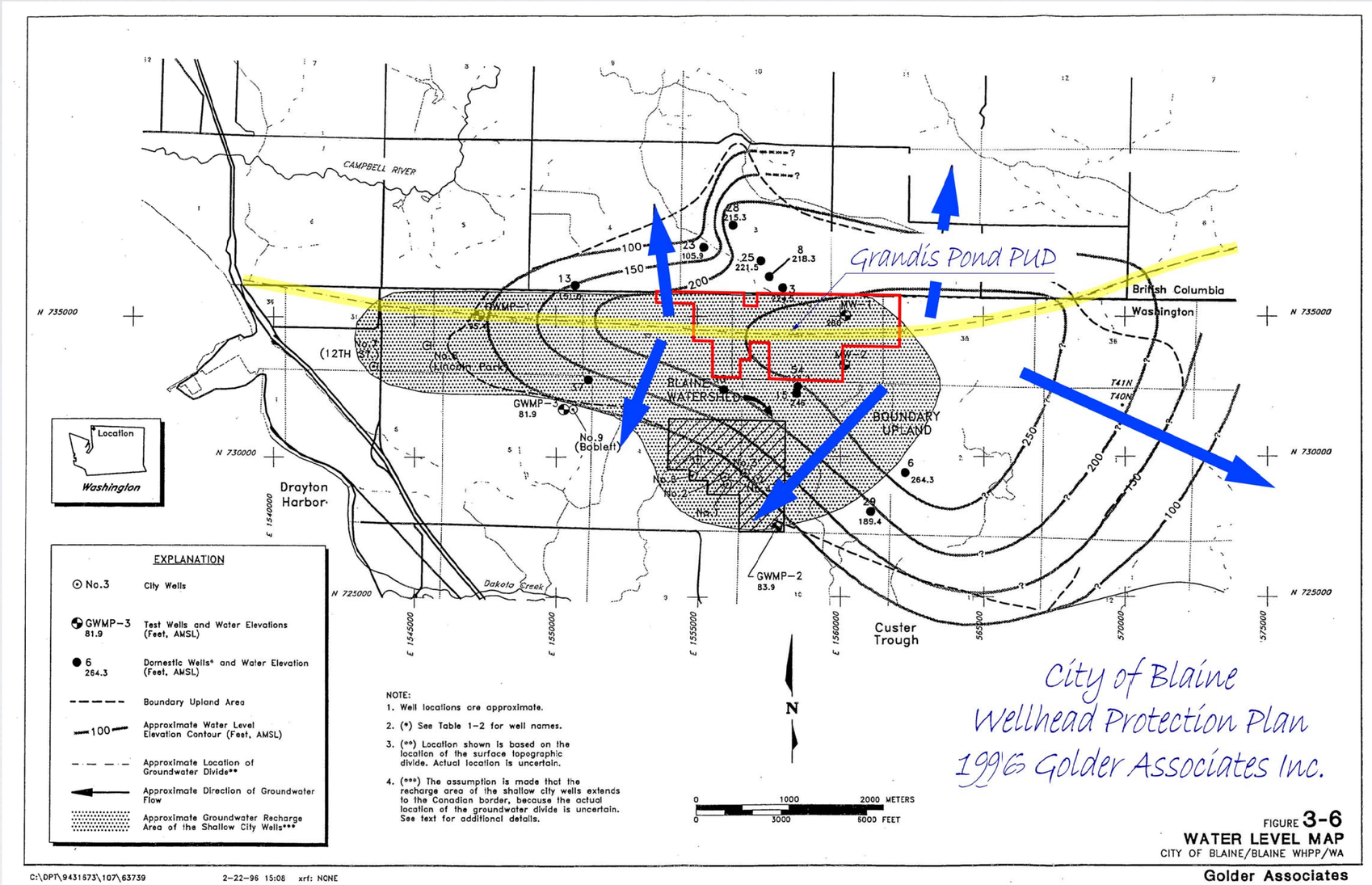

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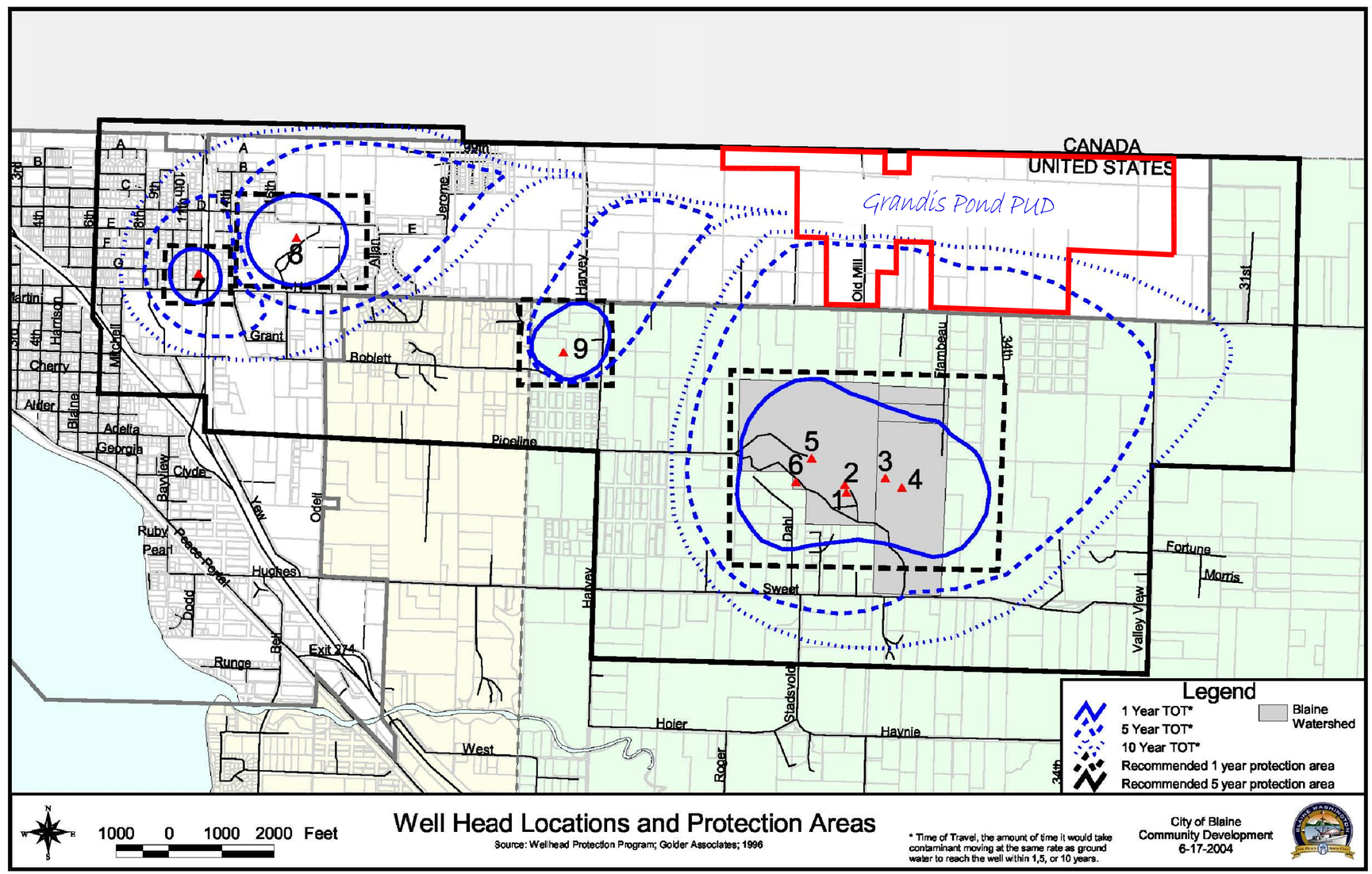

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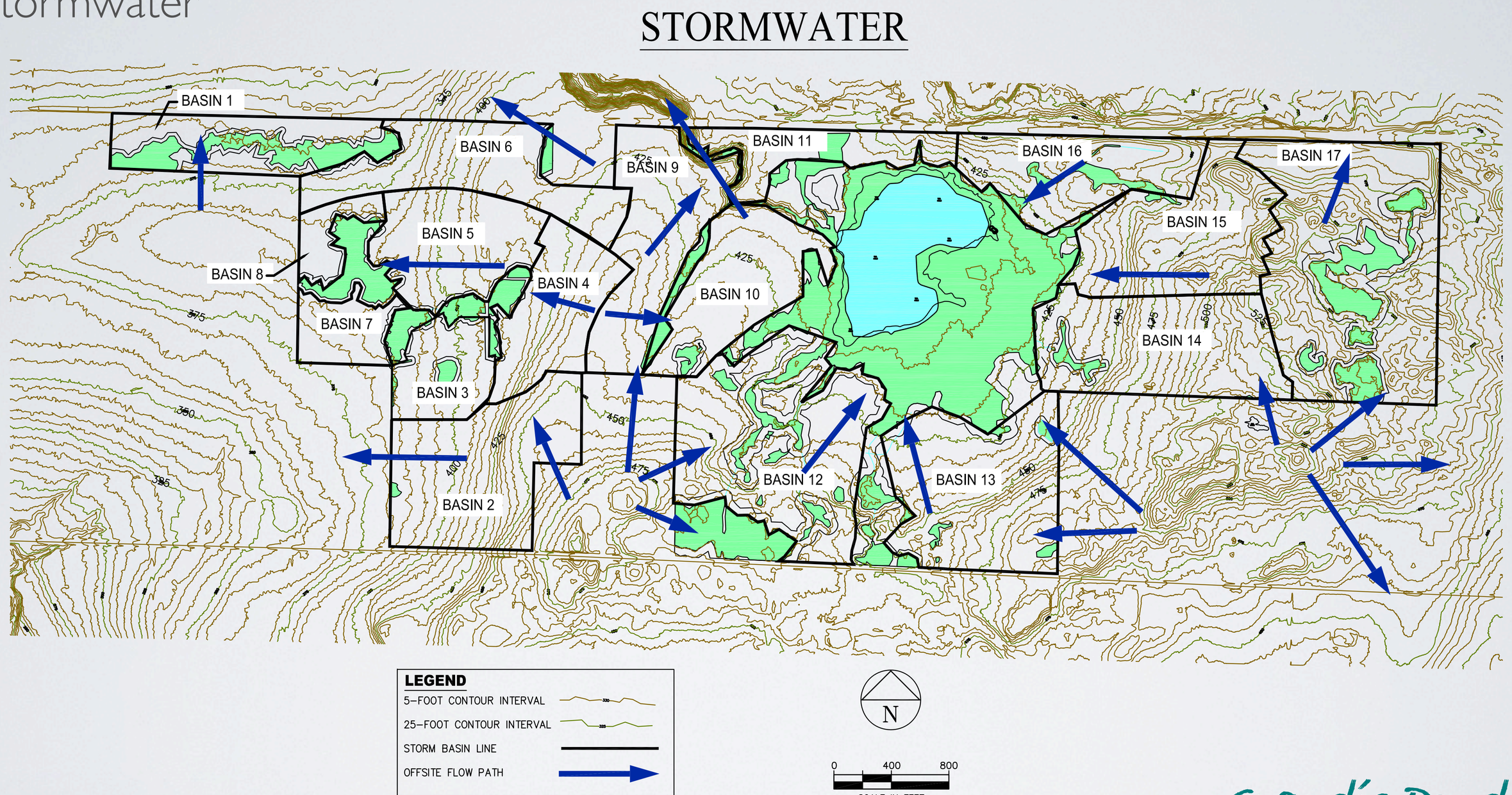
RESPONDING TO CHALLENGES & OPPORTUNITIES

Stormwater



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RESPONDING TO CHALLENGES & OPPORTUNITIES

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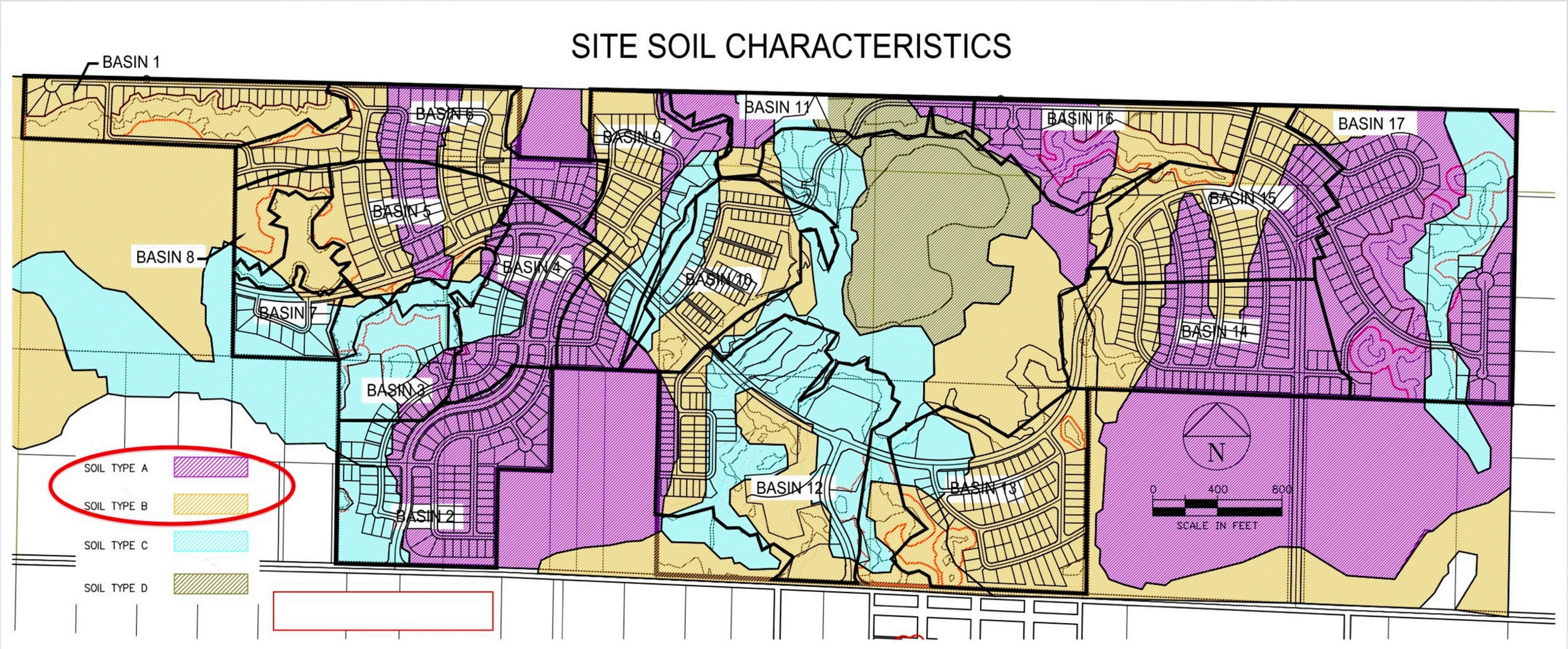

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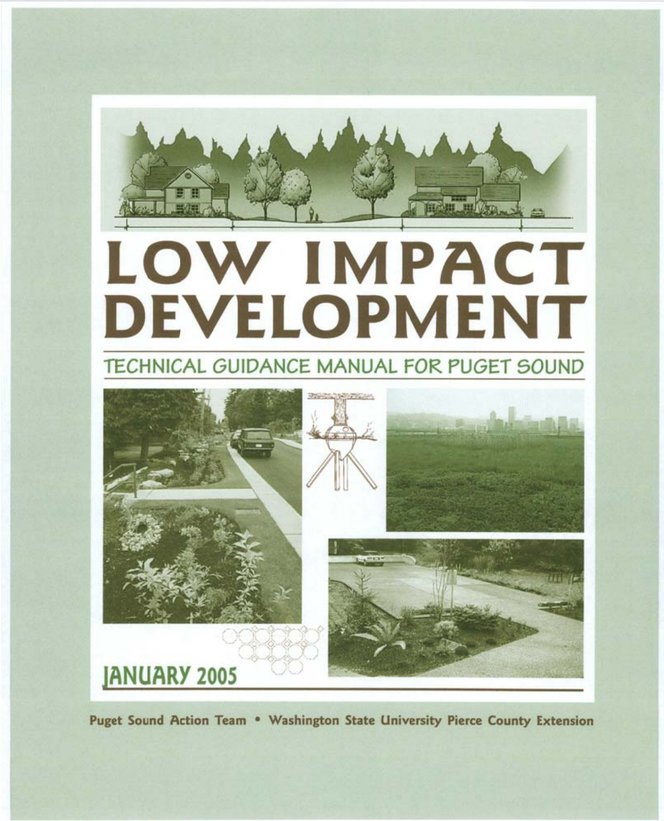
Stormwater



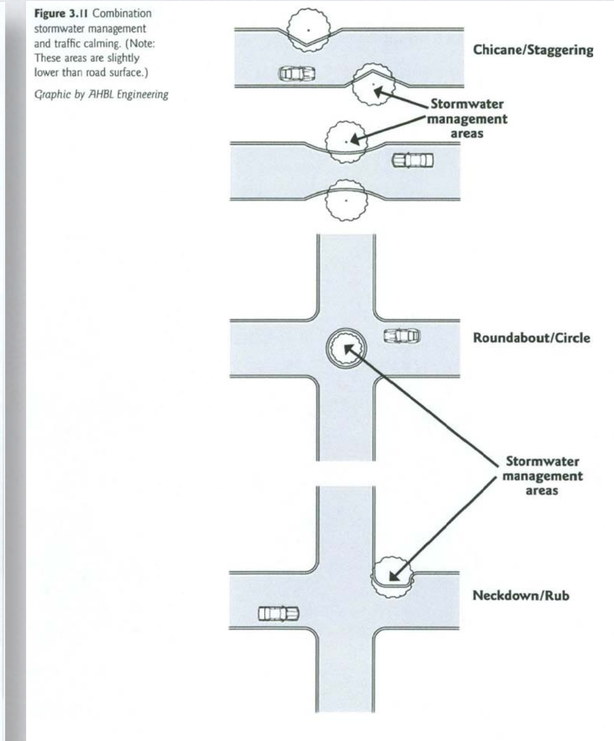


Figure 3.11 Combination stormwater management and traffic calming. (Note: These areas are slightly lower than road surface.)

Graphic by AHBL Engineering

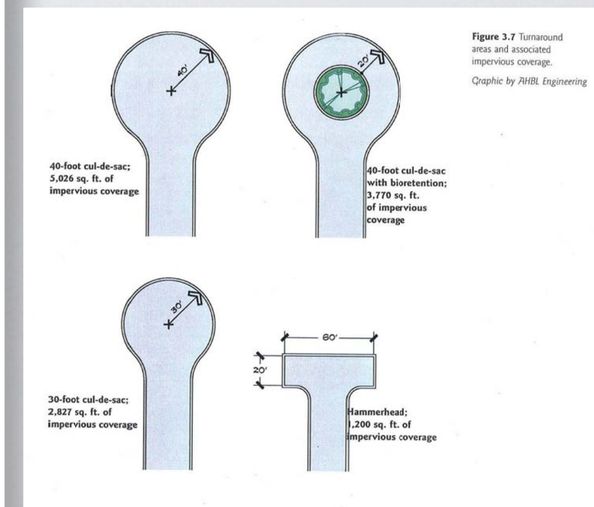


Figure 3.7 Turnaround areas and associated impervious coverage.

Graphic by AHBL Engineering

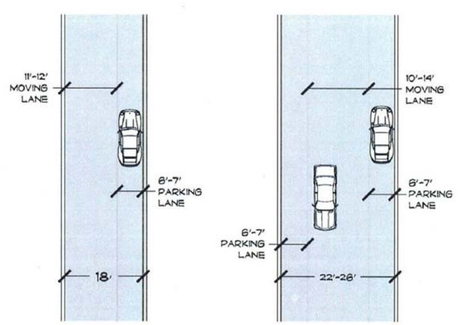


Figure 3.8
Left: 18-ft street with parking on one side.
Right: 22 to 26-ft street with parking on both sides.
(Adapted from National Association of Home Builders et al., 2001)

Figure 6.1.6 (right) Bioretention swale in Seattle.
Photo courtesy of Seattle Public Utilities

Figure 6.1.4 Bioretention landscaped island with curb cut to allow flows to enter.
Photo by Larry Coffman

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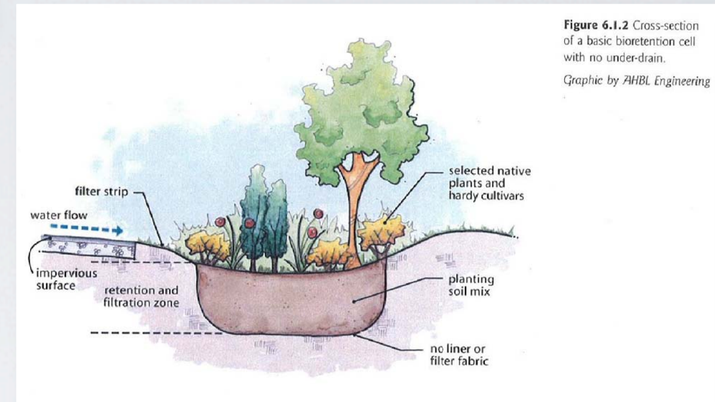
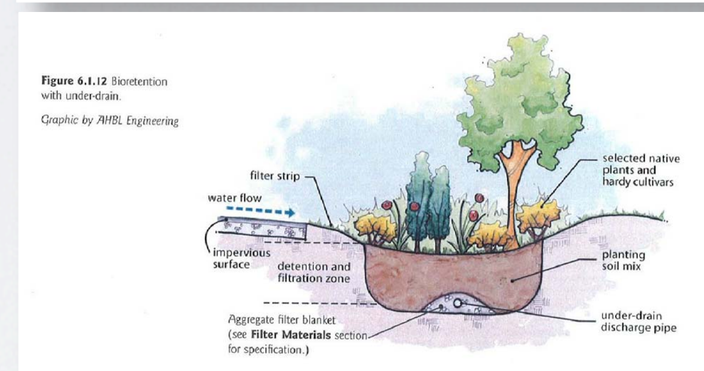
RESPONDING TO CHALLENGES & OPPORTUNITIES

Stormwater





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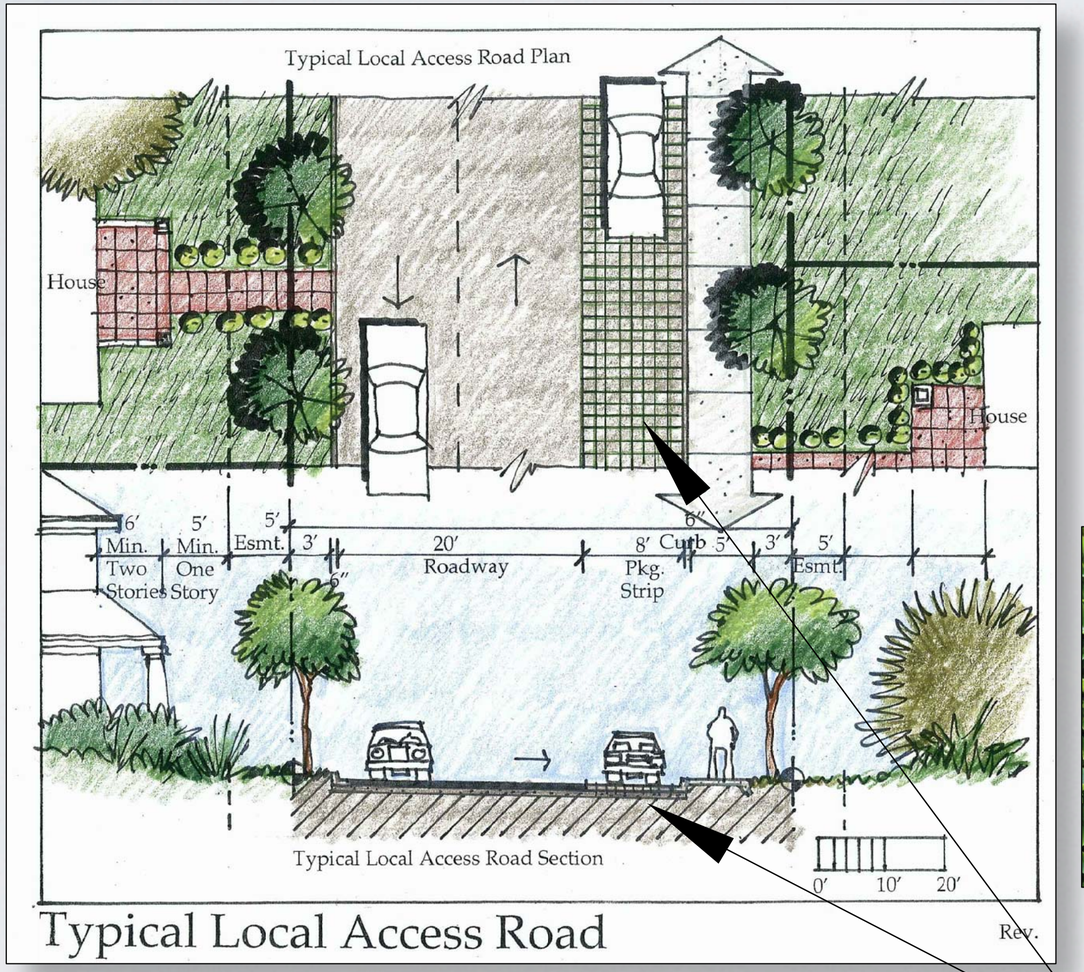
RESPONDING TO CHALLENGES & OPPORTUNITIES

Stormwater



pervious concrete where soils can infiltrate runoff

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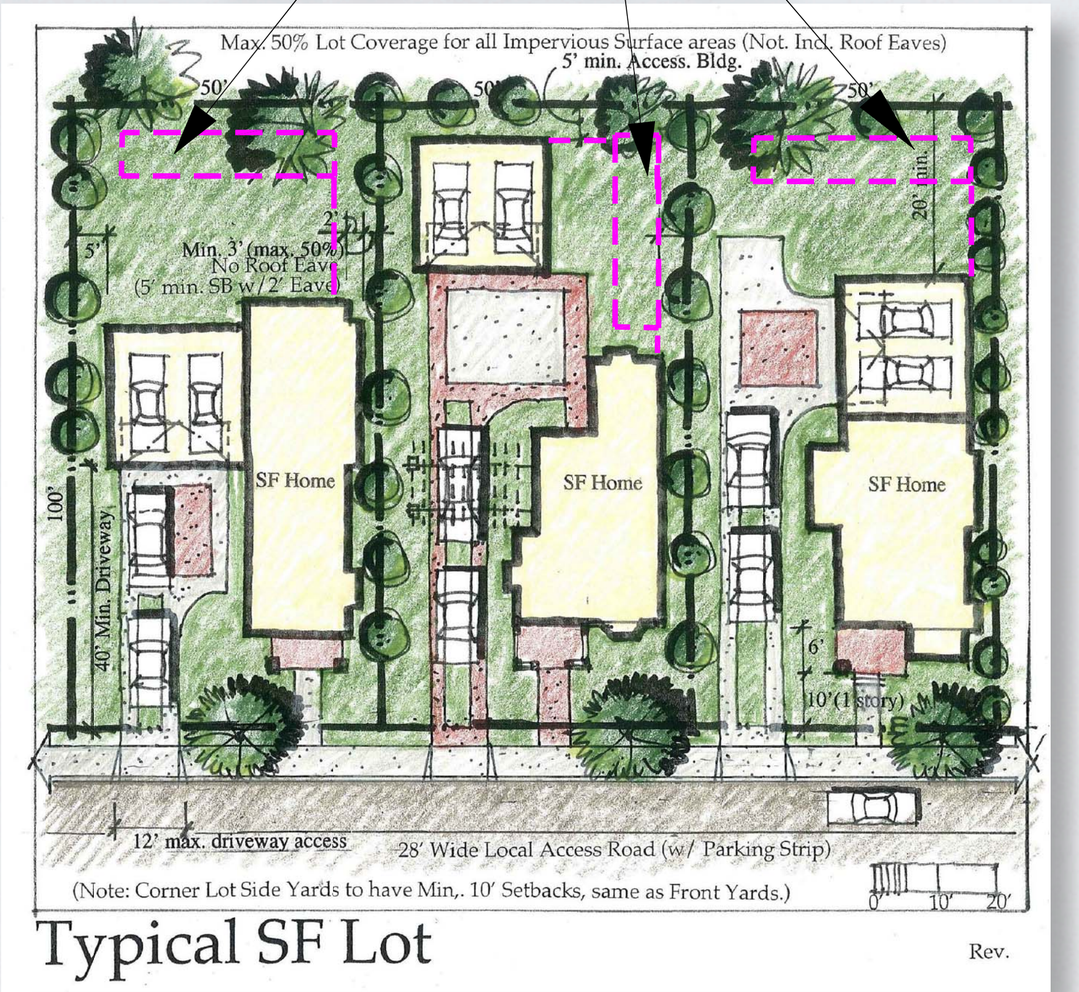
RESPONDING TO CHALLENGES & OPPORTUNITIES

Stormwater

infiltration trenches when soils can infiltrate runoff



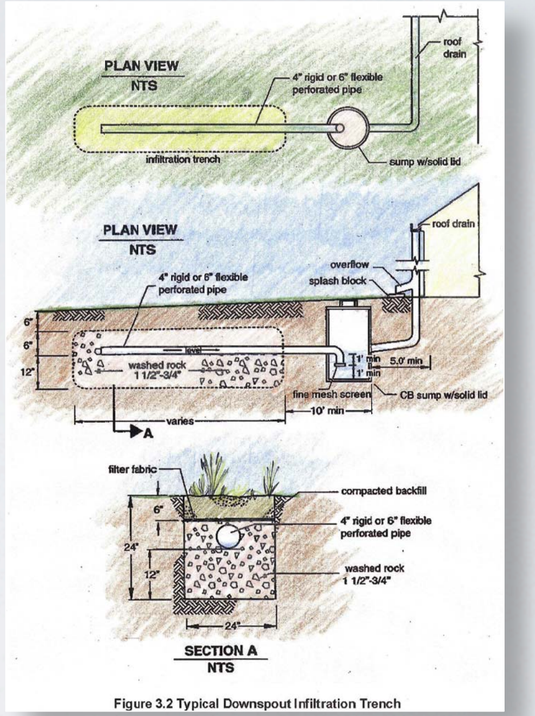
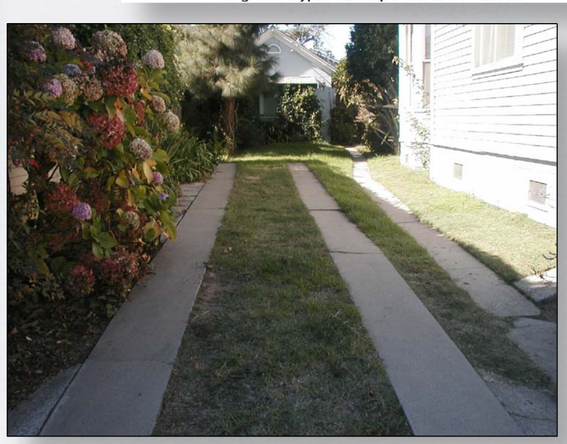


Figure 3.2 Typical Downspout Infiltration Trench



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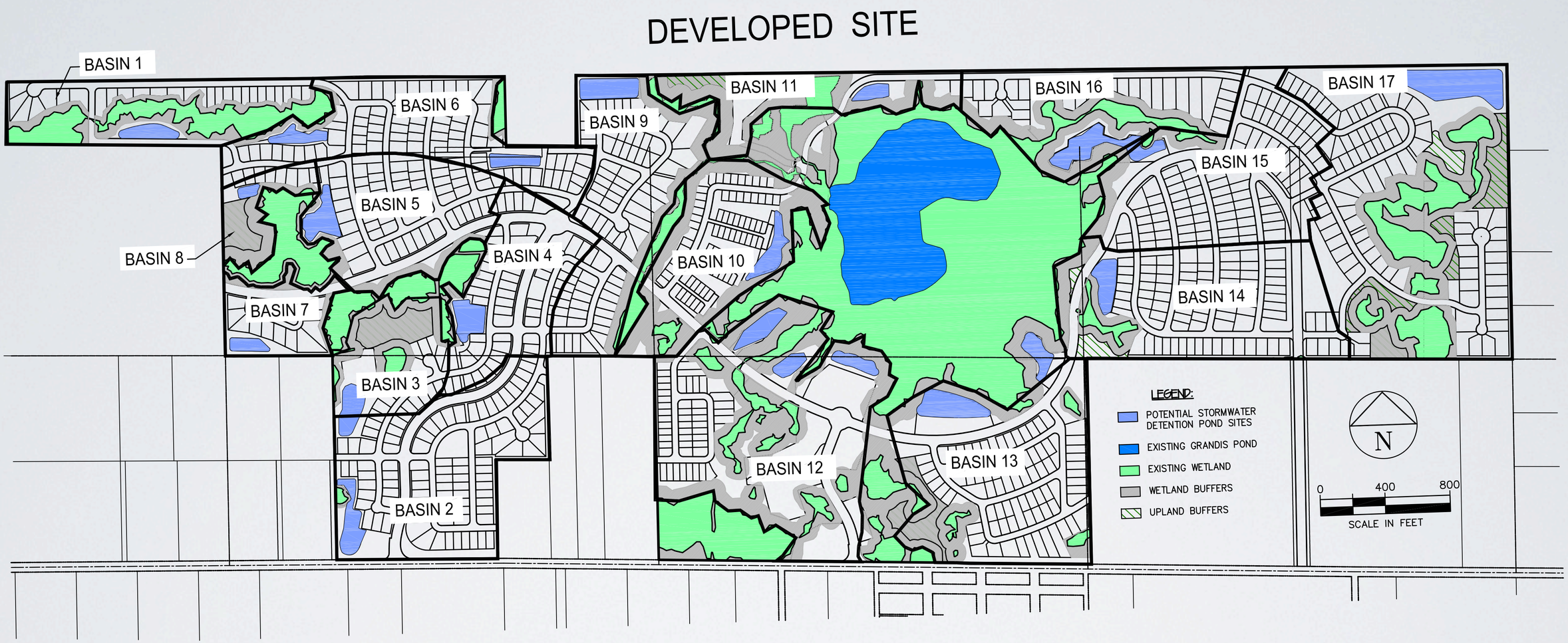
RESPONDING TO CHALLENGES & OPPORTUNITIES

Stormwater



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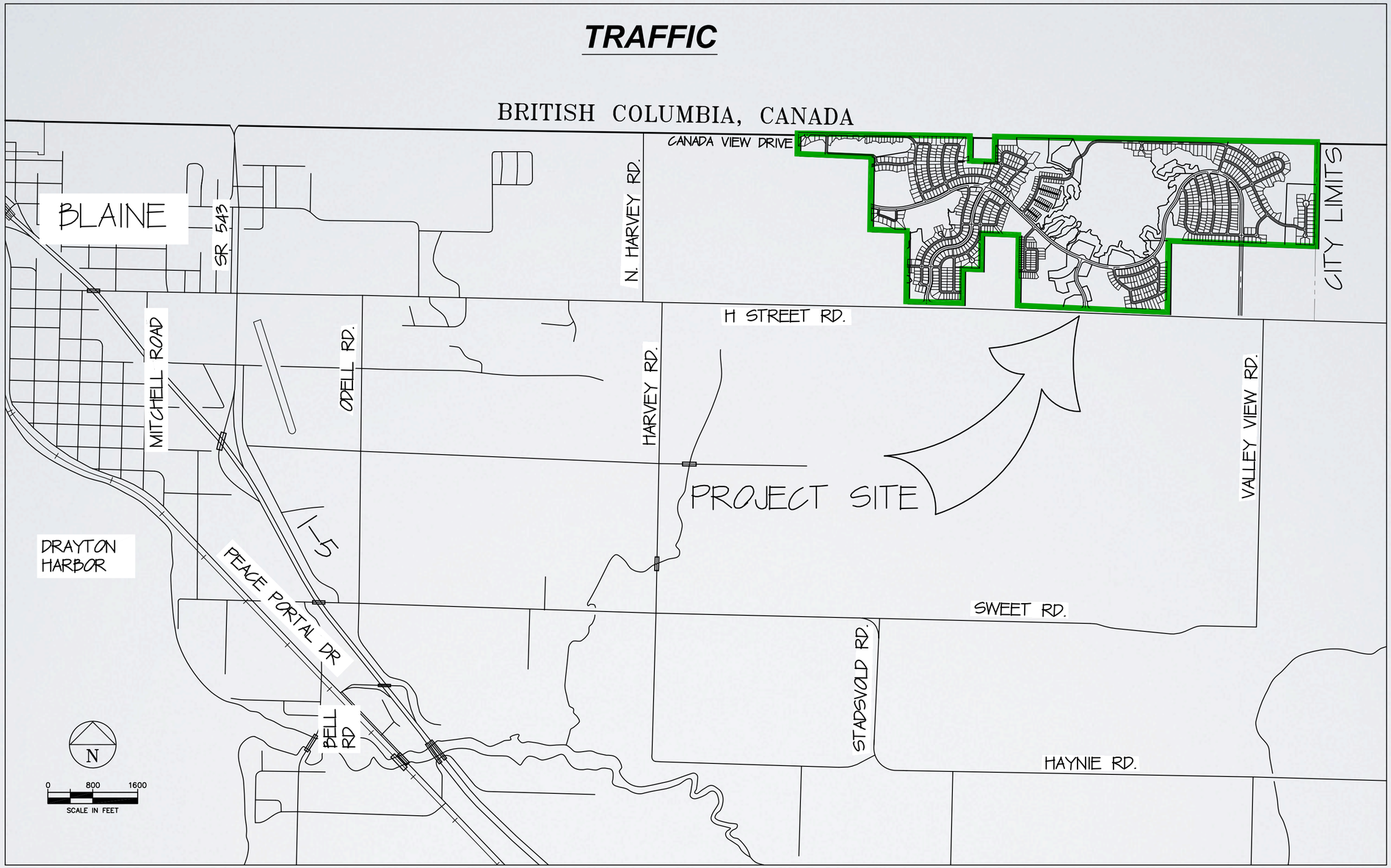
RESPONDING TO CHALLENGES & OPPORTUNITIES

Traffic



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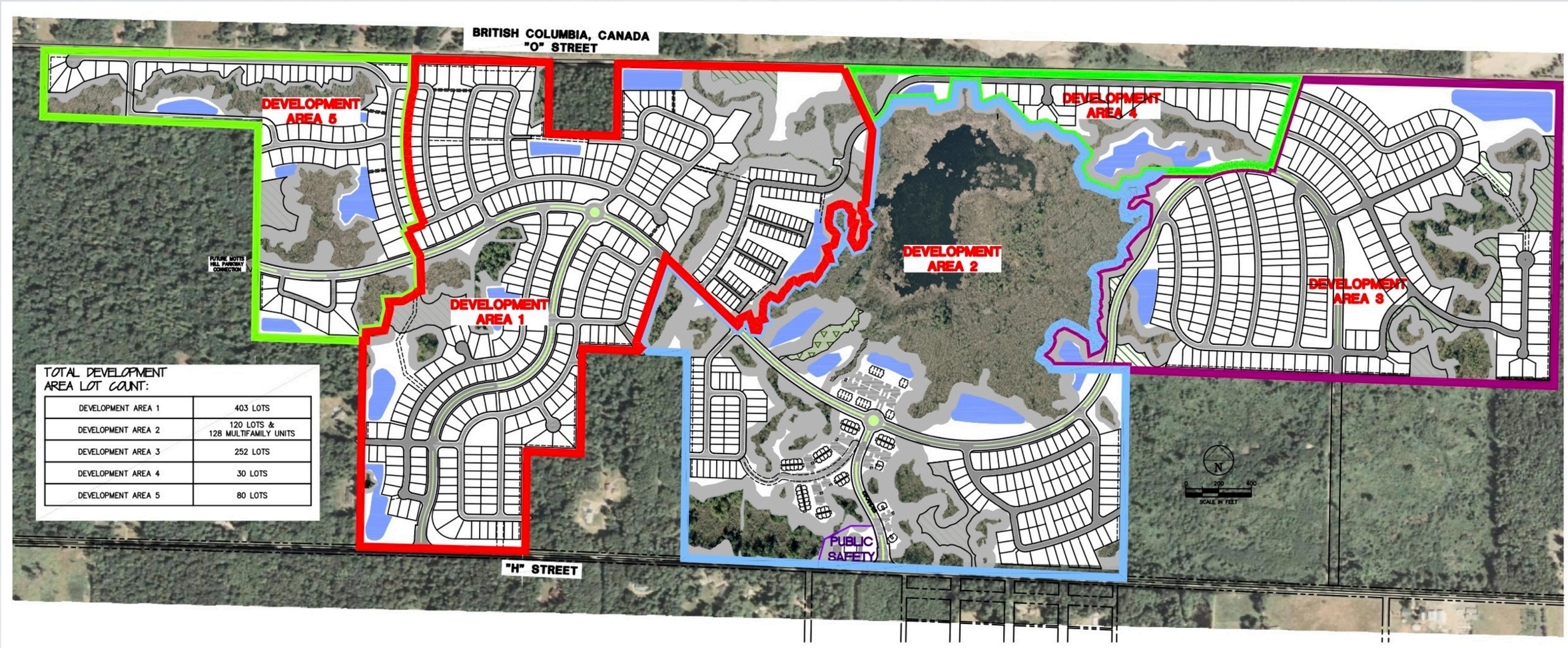
RESPONDING TO CHALLENGES & OPPORTUNITIES

Traffic



TOTAL DEVELOPMENT AREA LOT COUNT:

DEVELOPMENT AREA 1	403 LOTS
DEVELOPMENT AREA 2	120 LOTS & 128 MULTIFAMILY UNITS
DEVELOPMENT AREA 3	252 LOTS
DEVELOPMENT AREA 4	30 LOTS
DEVELOPMENT AREA 5	80 LOTS

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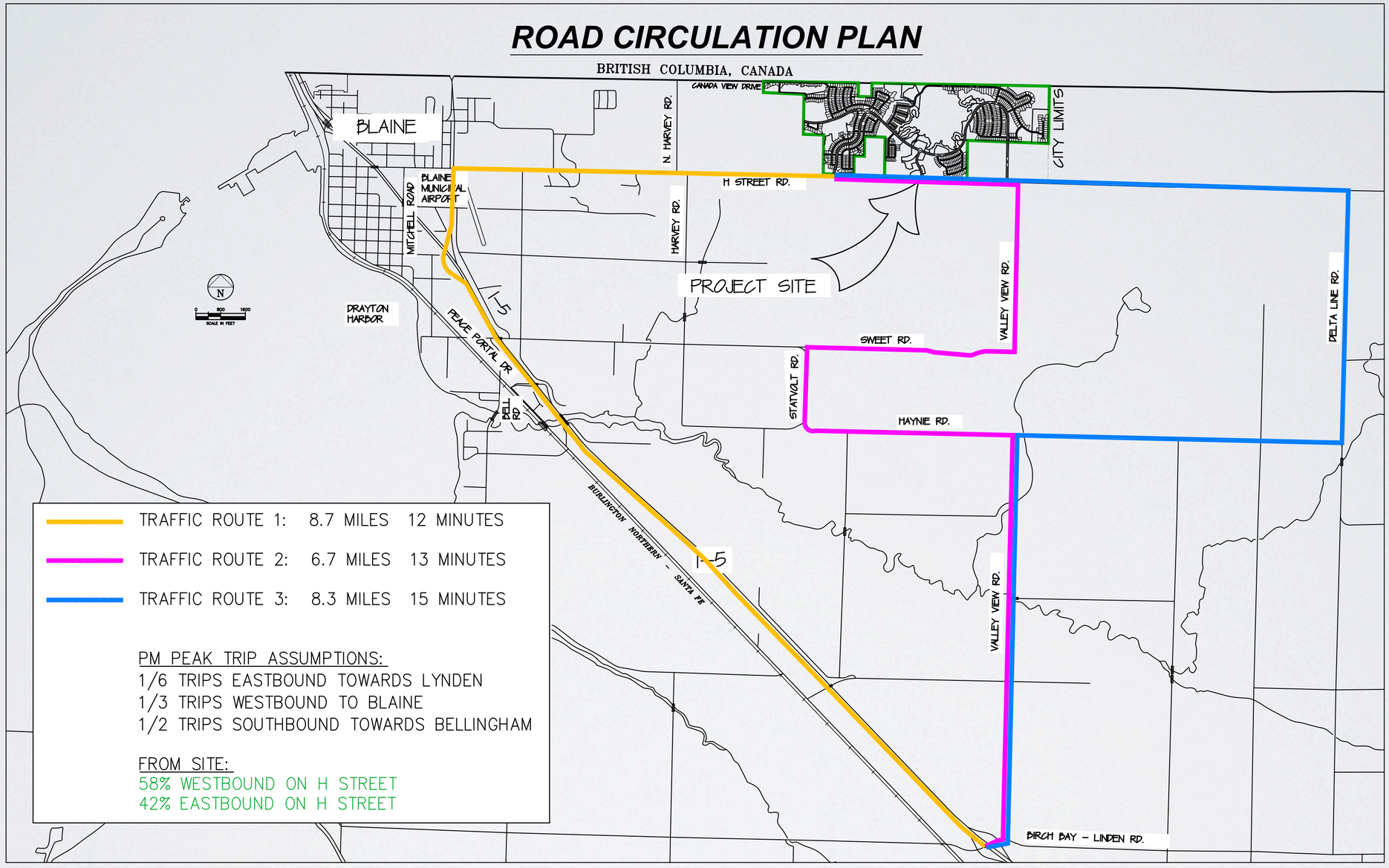
RESPONDING TO CHALLENGES & OPPORTUNITIES

Traffic



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RESPONDING TO CHALLENGES & OPPORTUNITIES

Traffic

Table A-1: Level of Service Criteria

LOS	Signalized Intersection Control Delay/Vehicle	Unsignalized Intersection Control Delay/Vehicle	Expected Delays
A	≤ 10.0 seconds	≤ 10.0 seconds	Little or no delay
B	10.1 to 20.0 seconds	10.1 to 15.0 seconds	Short traffic delays
C	20.1 to 35.0 seconds	15.1 to 25.0 seconds	Average traffic delays
D	35.1 to 55.0 seconds	25.1 to 35.0 seconds	Long traffic delays
E	55.1 to 80.0 seconds	35.1 to 50.0 seconds	Very long traffic delays
F	> 80.0 seconds	> 50.0 seconds	*

*When demand volume exceeds the capacity of the movement, extreme delays will be encountered with queuing which may cause severe congestion affecting other traffic movements in the intersection. SOURCE: *2000 Highway Capacity Manual* (TRB SR 209, 2000)

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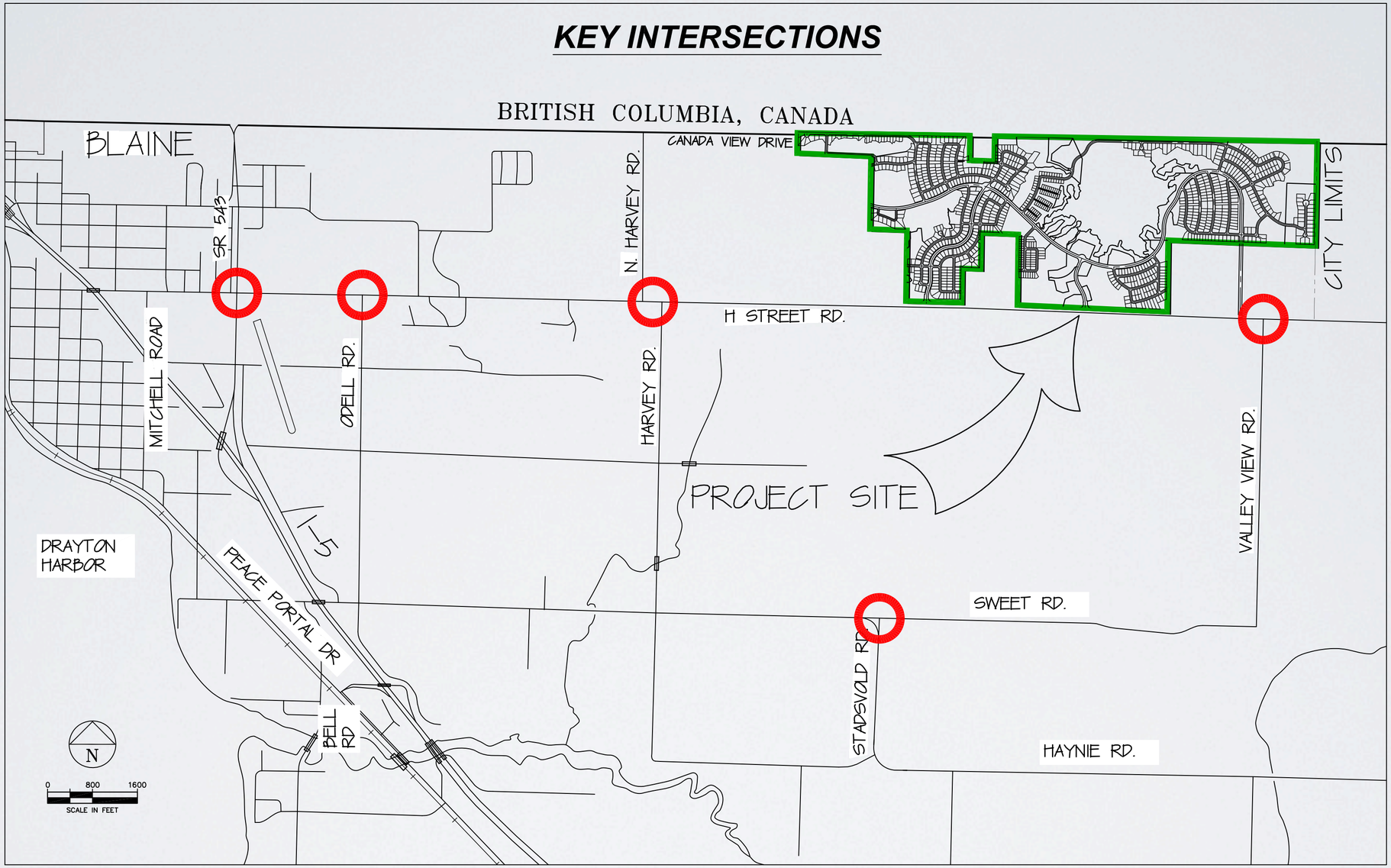
RESPONDING TO CHALLENGES & OPPORTUNITIES

Traffic



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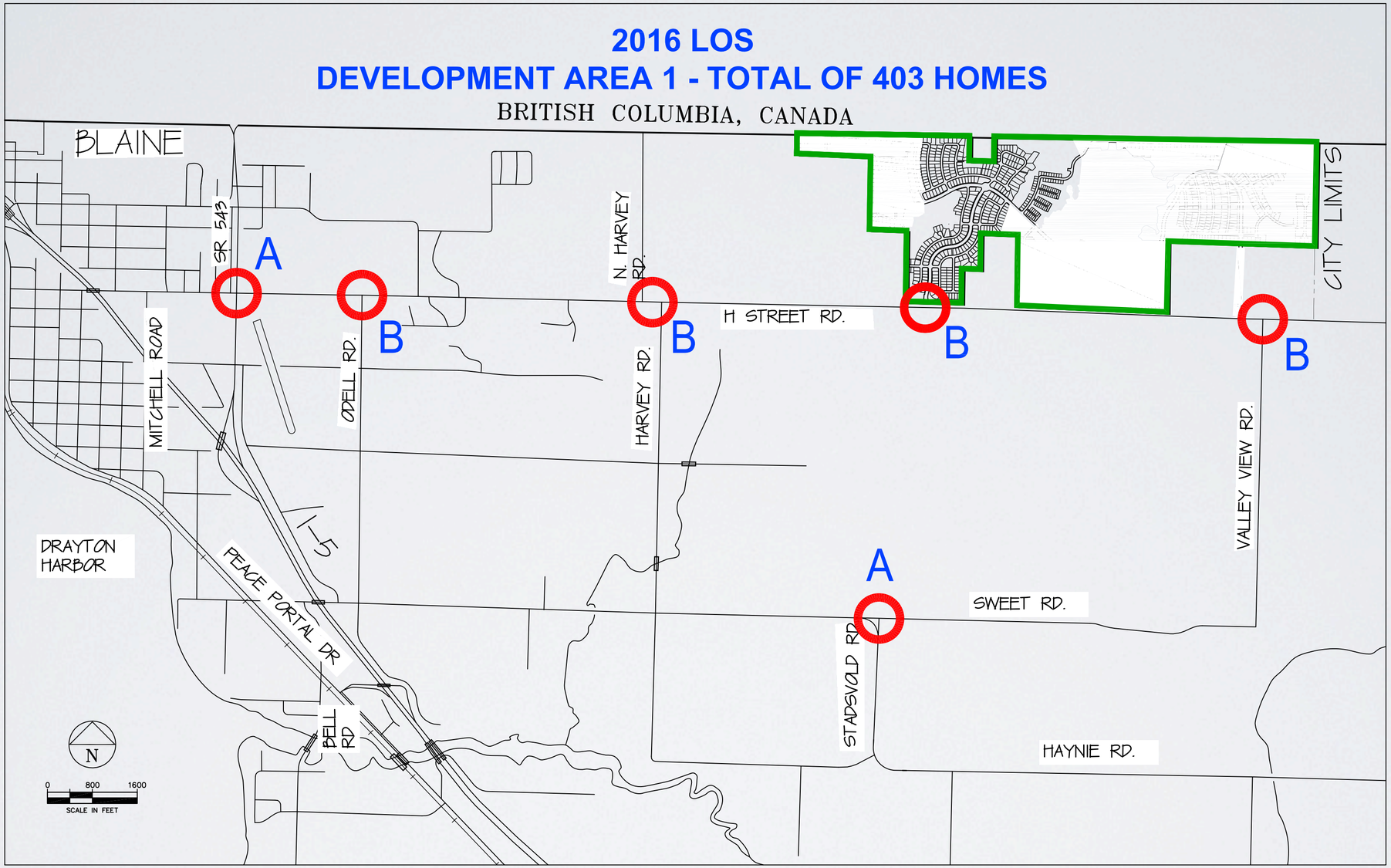

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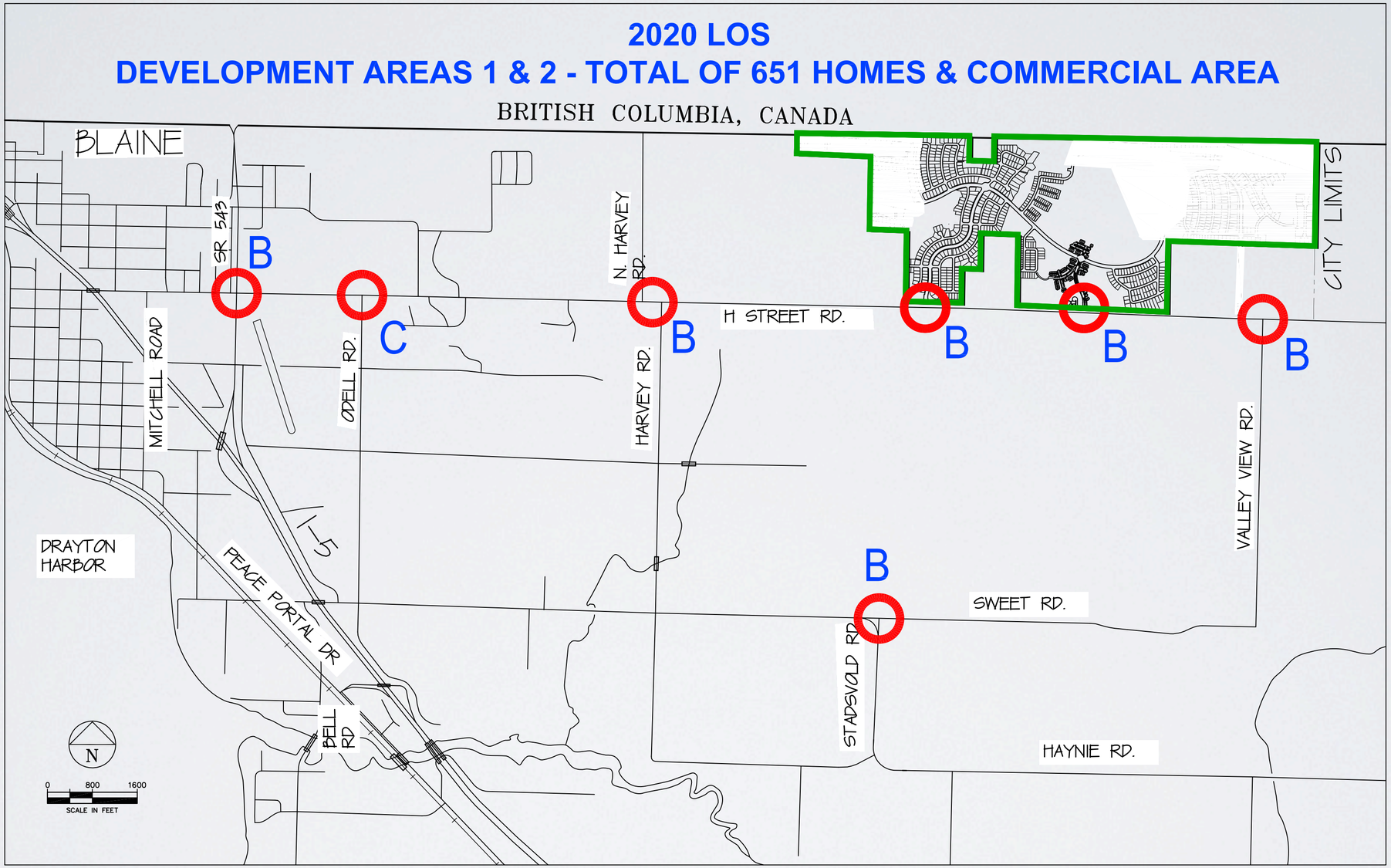

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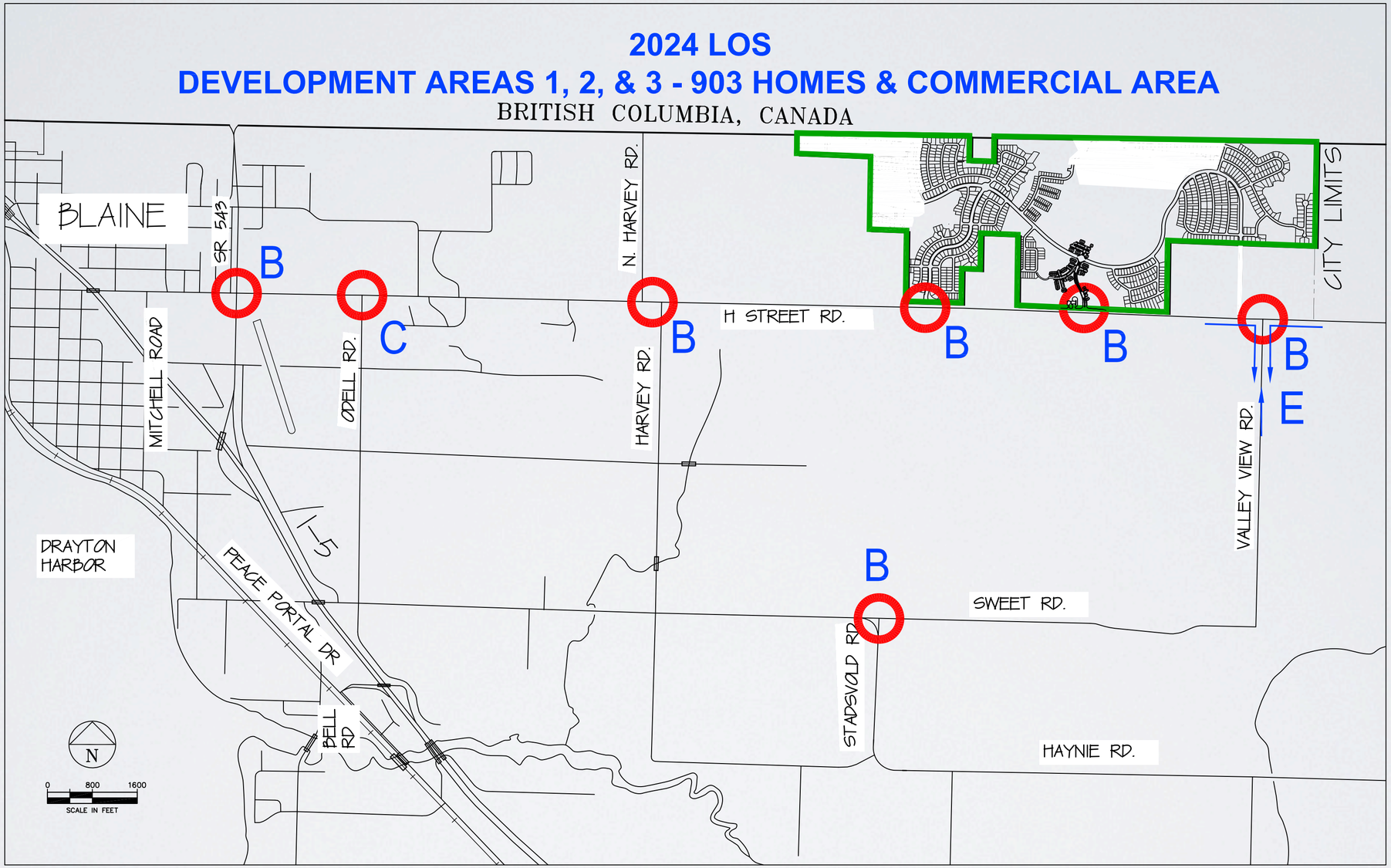

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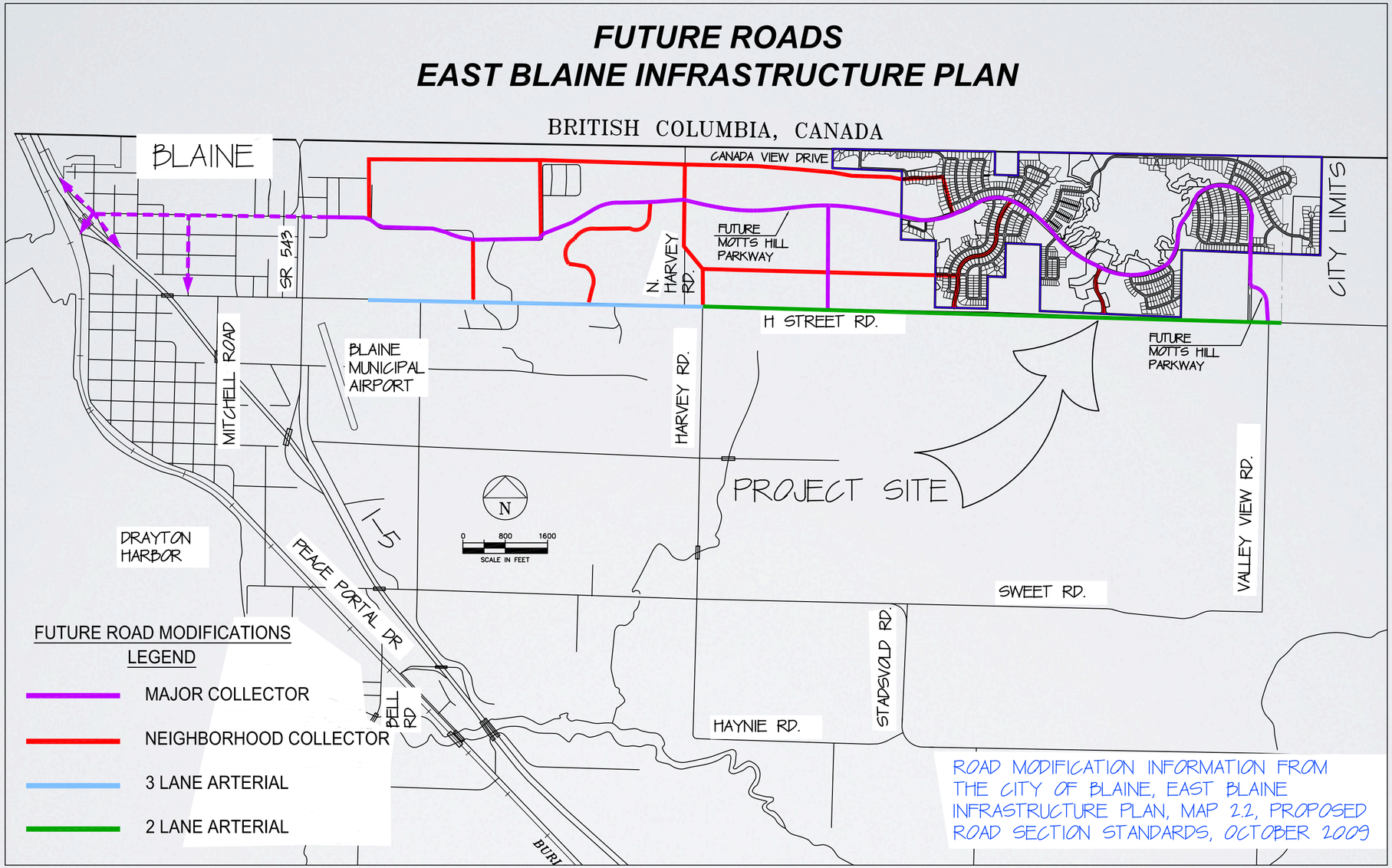

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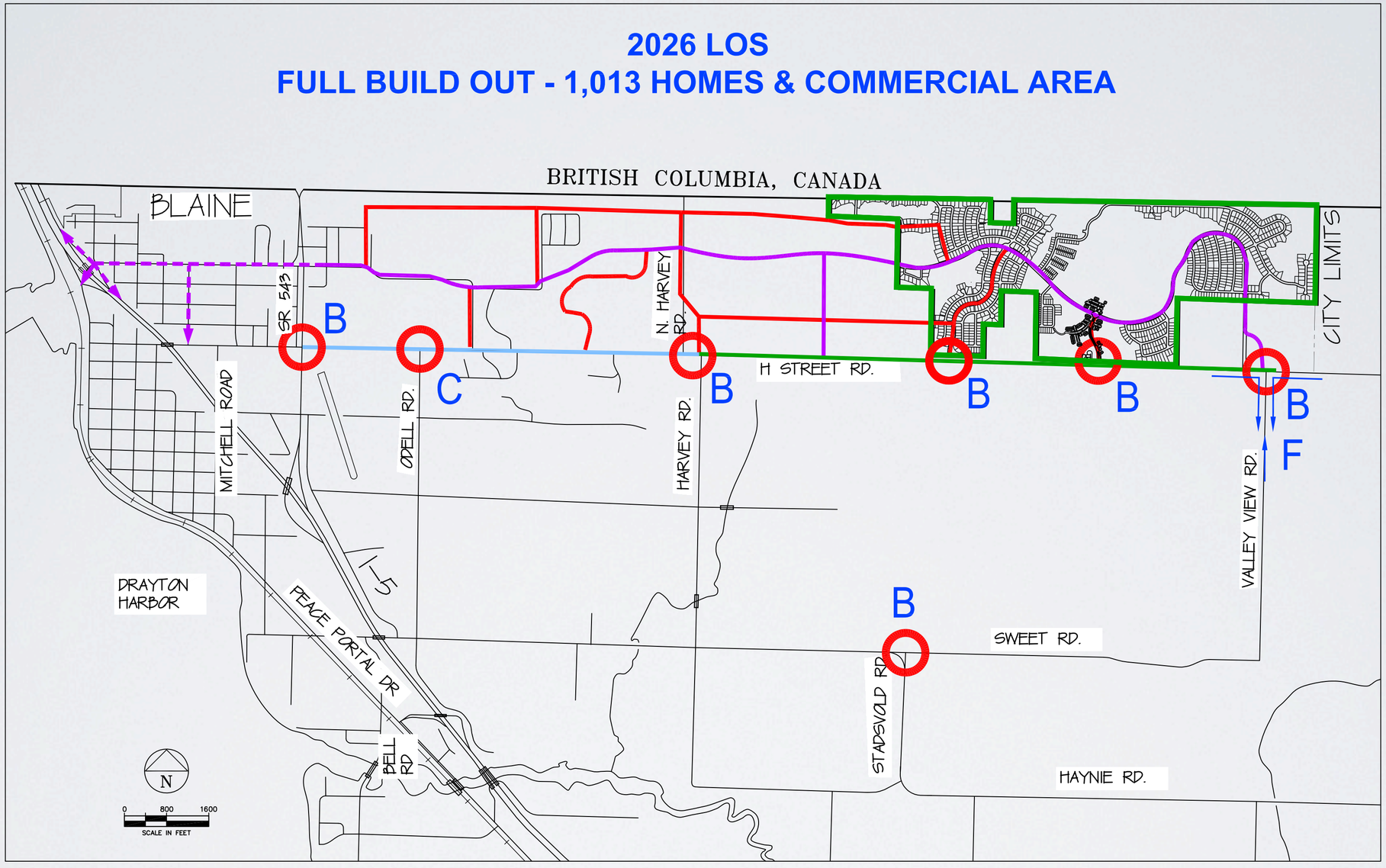
Traffic



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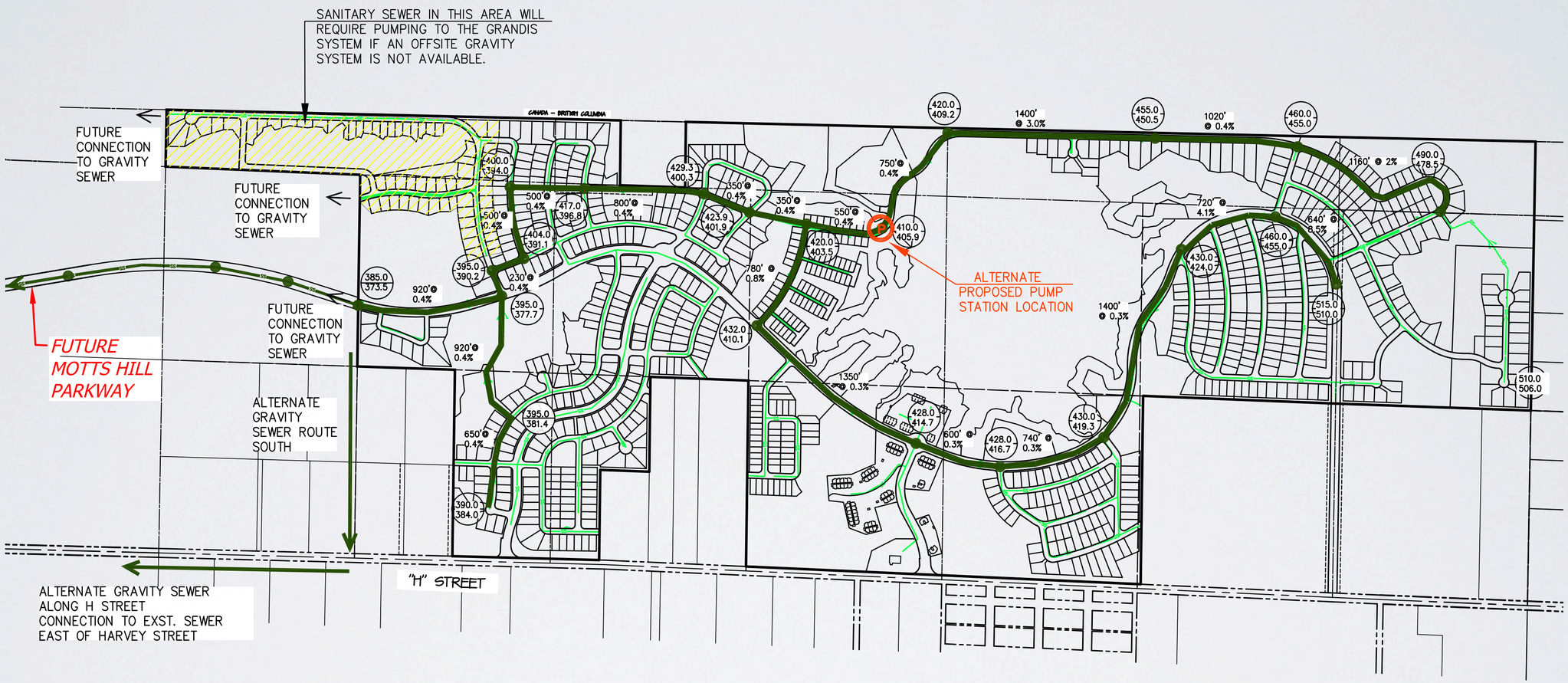
RESPONDING TO CHALLENGES & OPPORTUNITIES

Utilities: Sanitary Sewer

PROPOSED ON-SITE SANITARY SEWER



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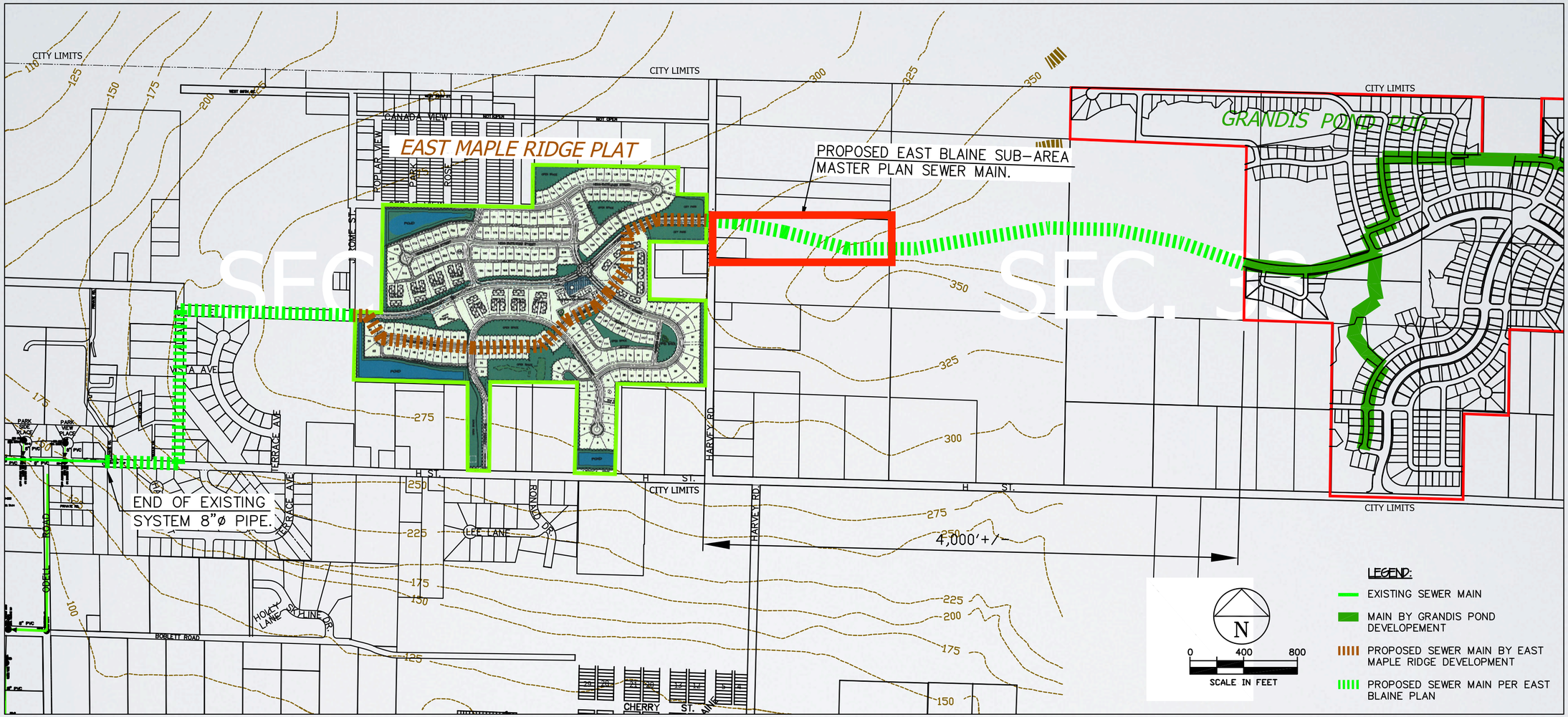
RESPONDING TO CHALLENGES & OPPORTUNITIES

Utilities: Sanitary Sewer

PROPOSED OFF-SITE SANITARY SEWER

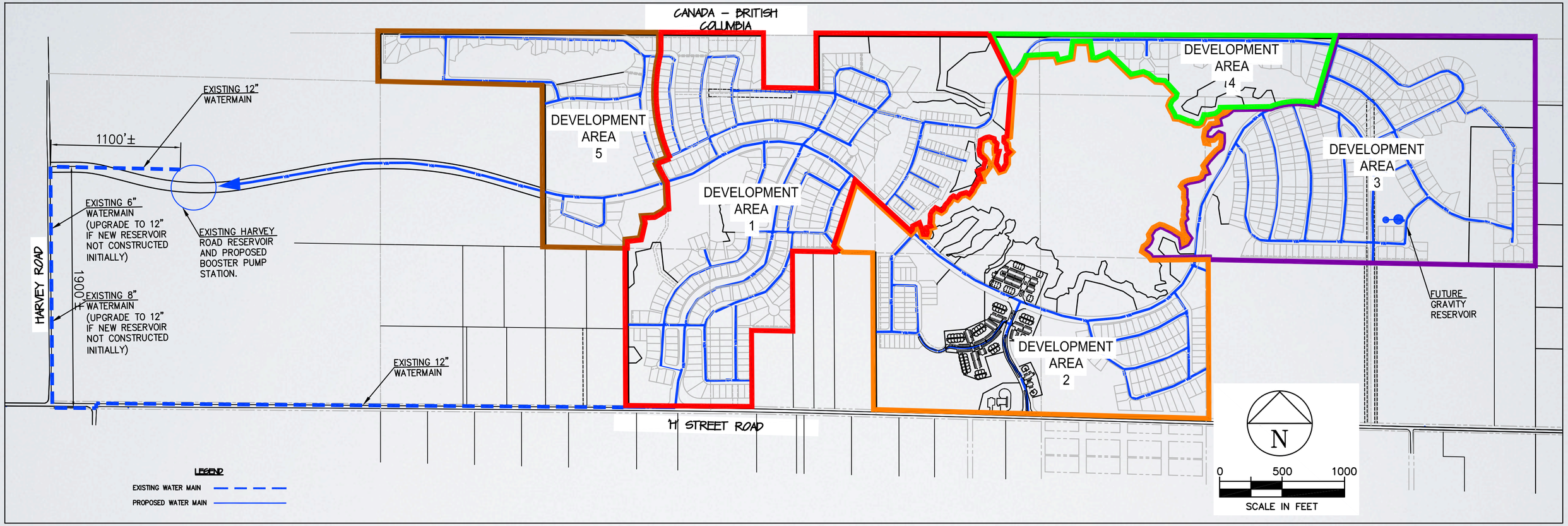


Grandis Pond

RESPONDING TO CHALLENGES & OPPORTUNITIES

Utilities: Water

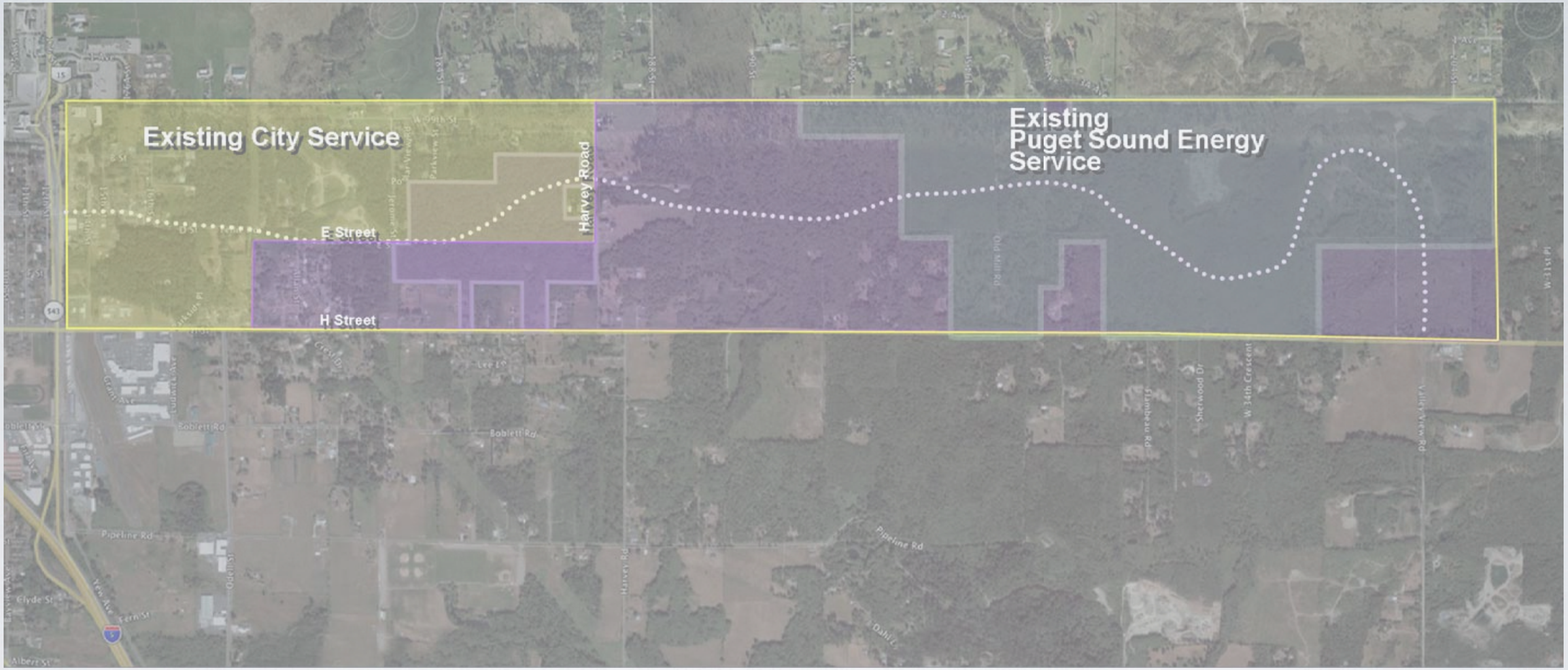
PROPOSED WATER SYSTEM



Grandis Pond

RESPONDING TO CHALLENGES & OPPORTUNITIES

Utilities: Electrical System

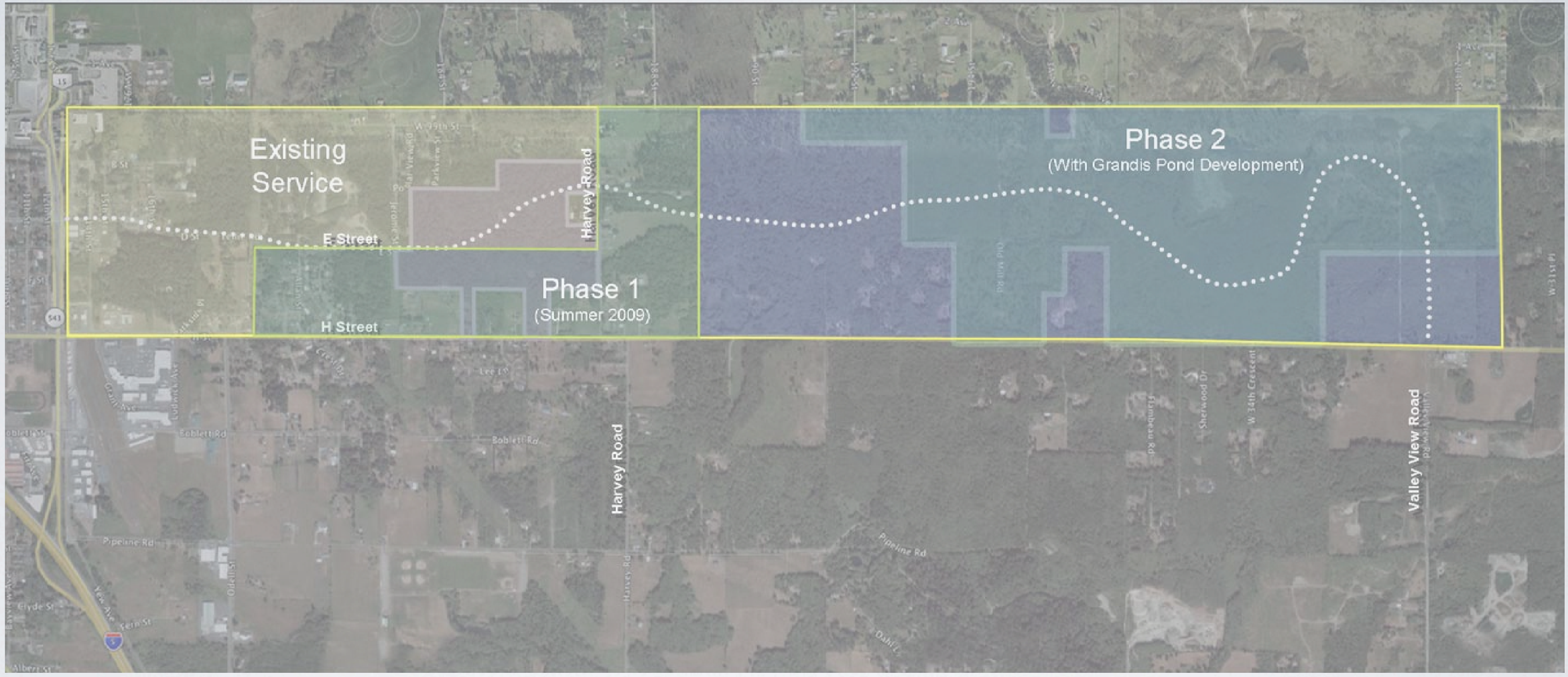


City Subarea Service PSA Subarea Service

Grandis Pond

RESPONDING TO CHALLENGES & OPPORTUNITIES

Utilities: Electrical System



City Subarea Service Phase 1 Addition Phase 2 Addition

Grandis Pond

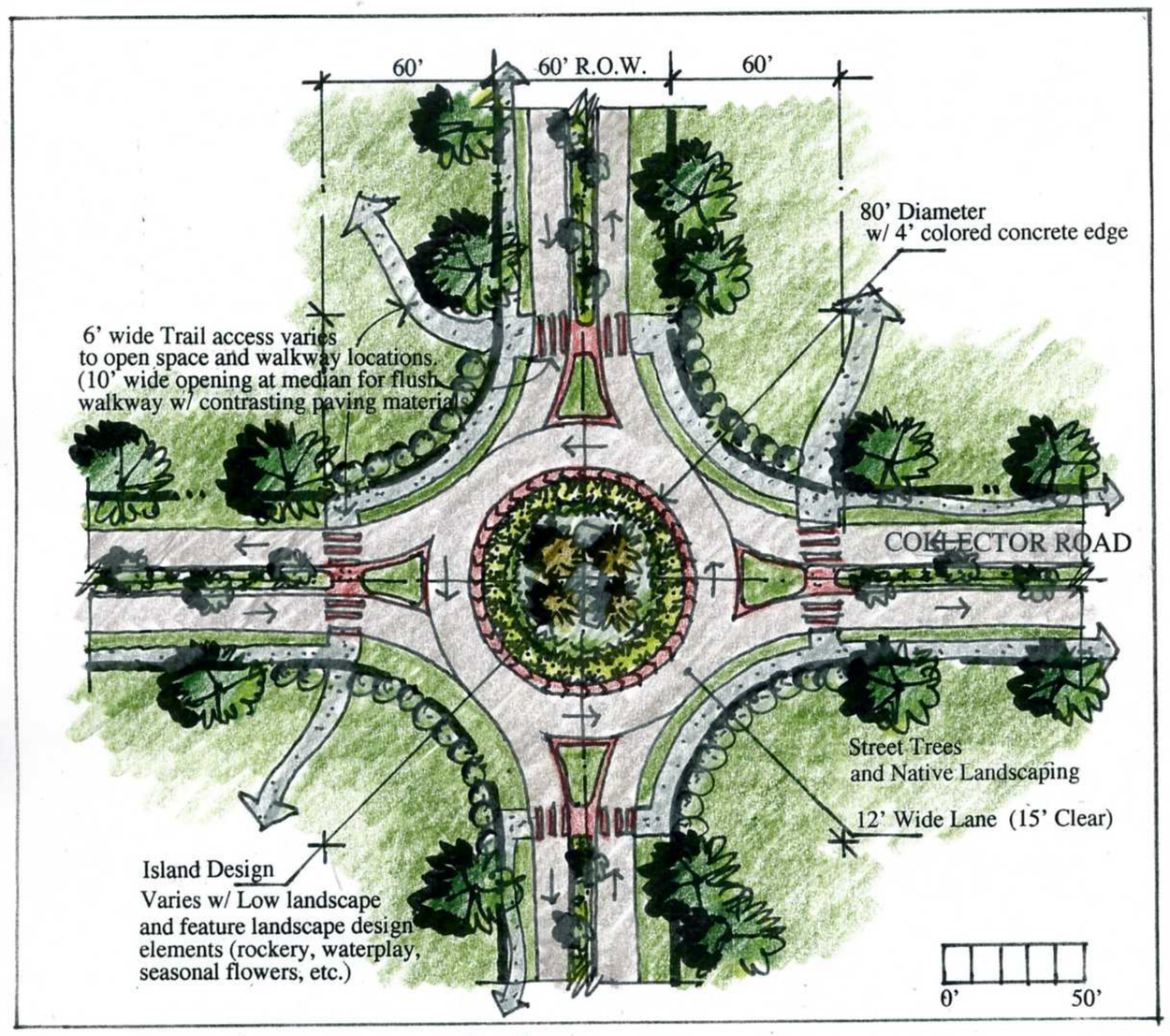
DESIGN CONCEPTS

Transportation

Grandis Pond

DESIGN CONCEPTS

Transportation

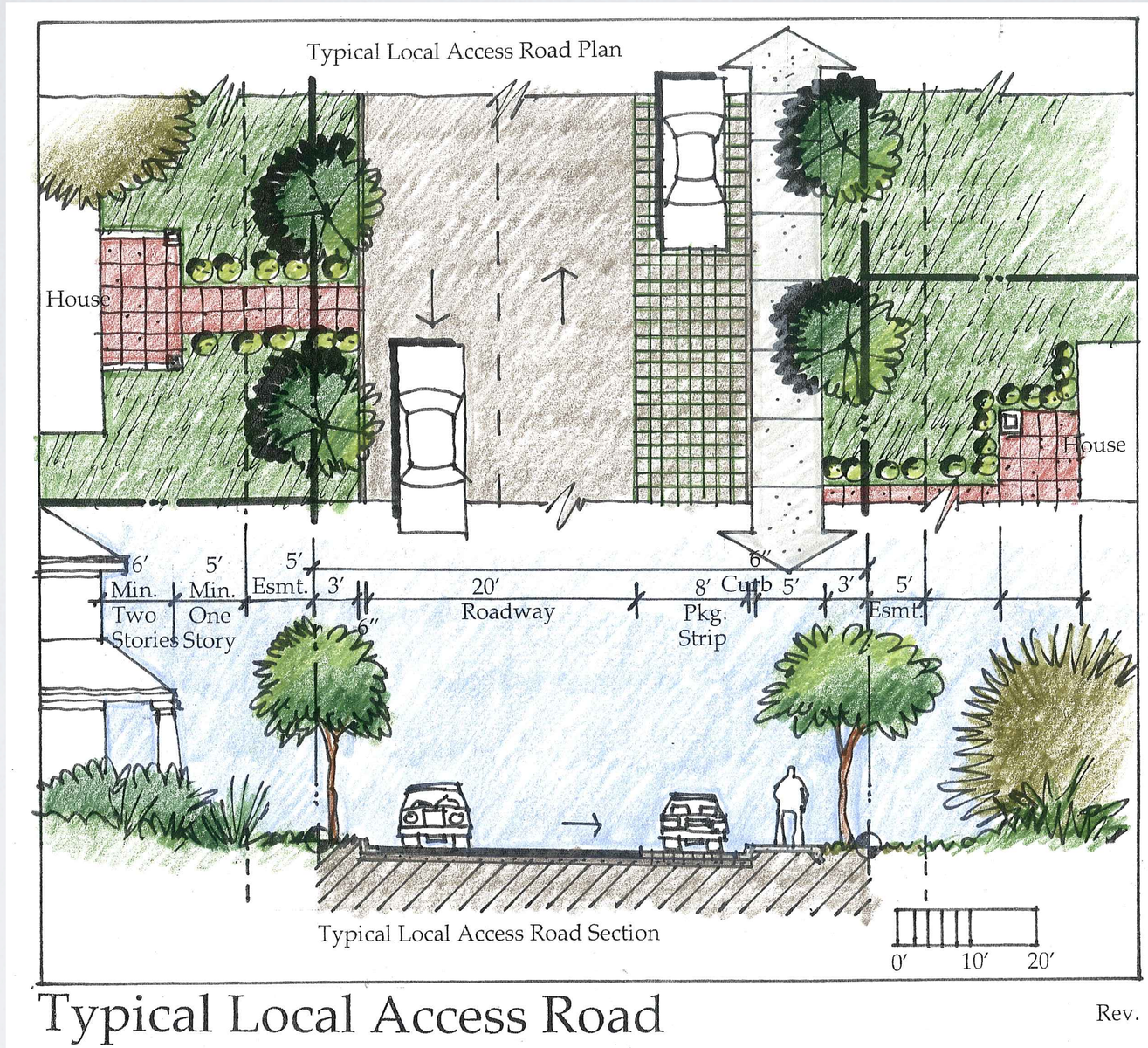


Typical Roundabout

Grandis Pond

DESIGN CONCEPTS

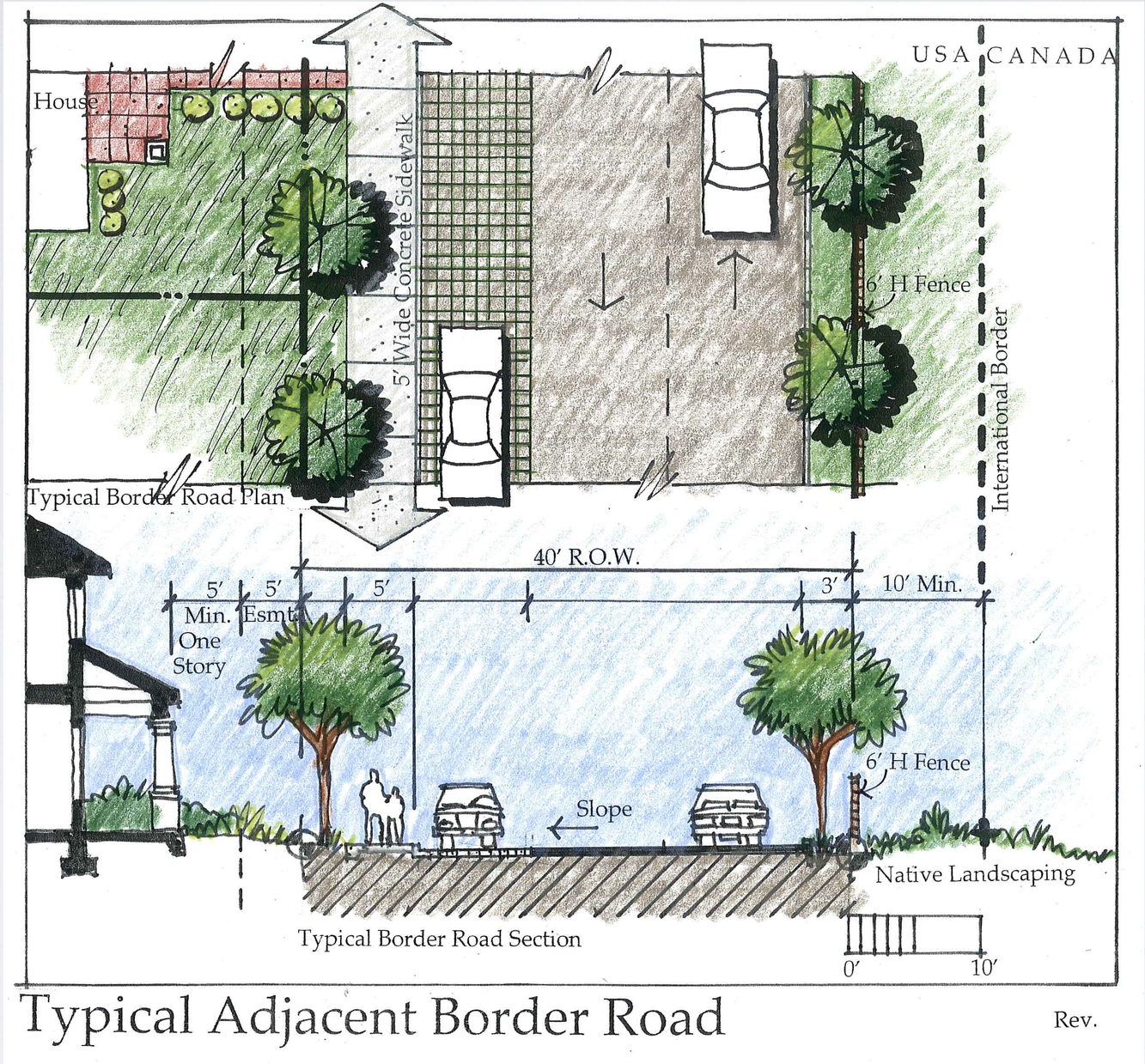
Transportation



Grandis Pond

DESIGN CONCEPTS

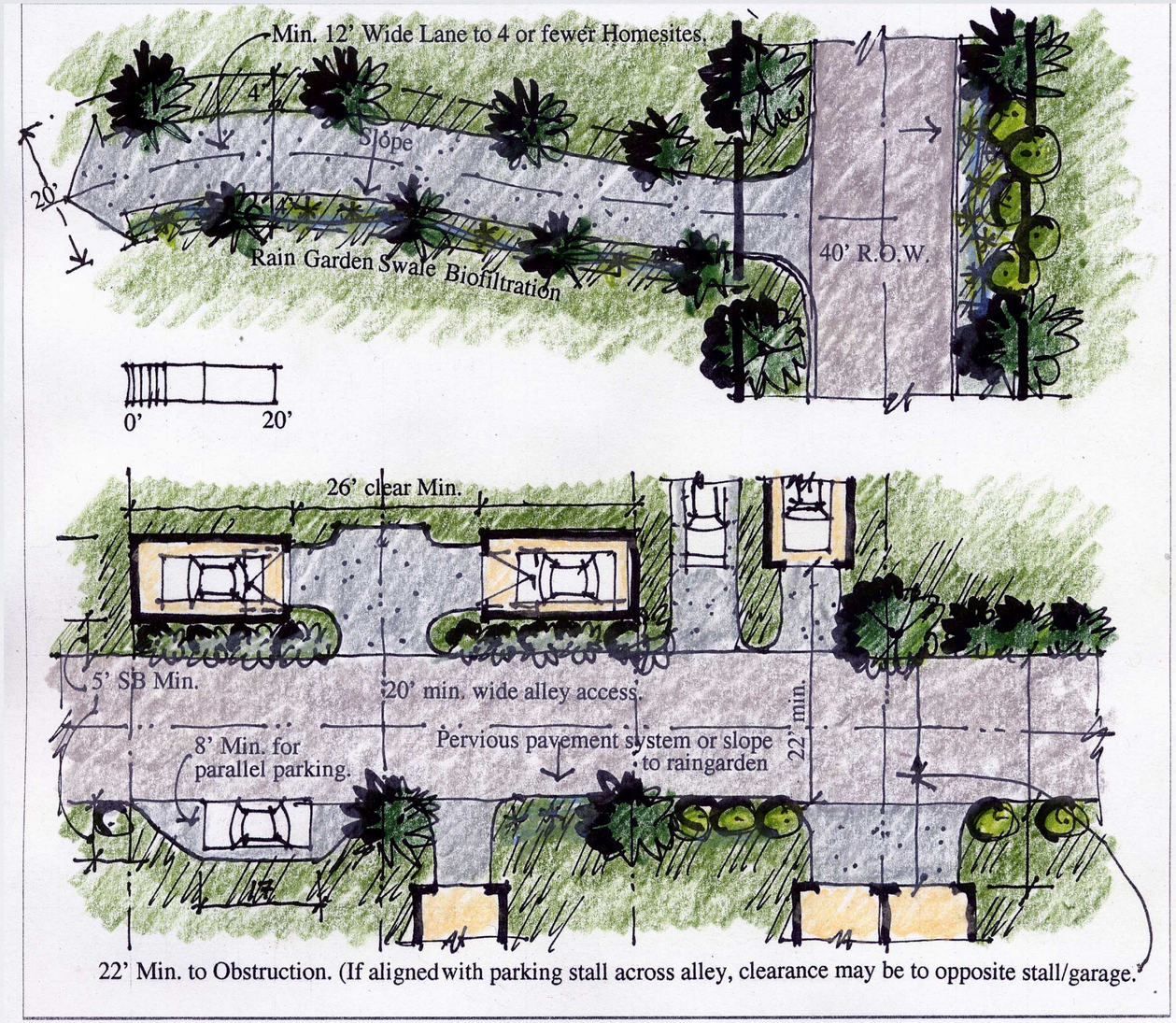
Transportation



Grandis Pond

DESIGN CONCEPTS

Transportation

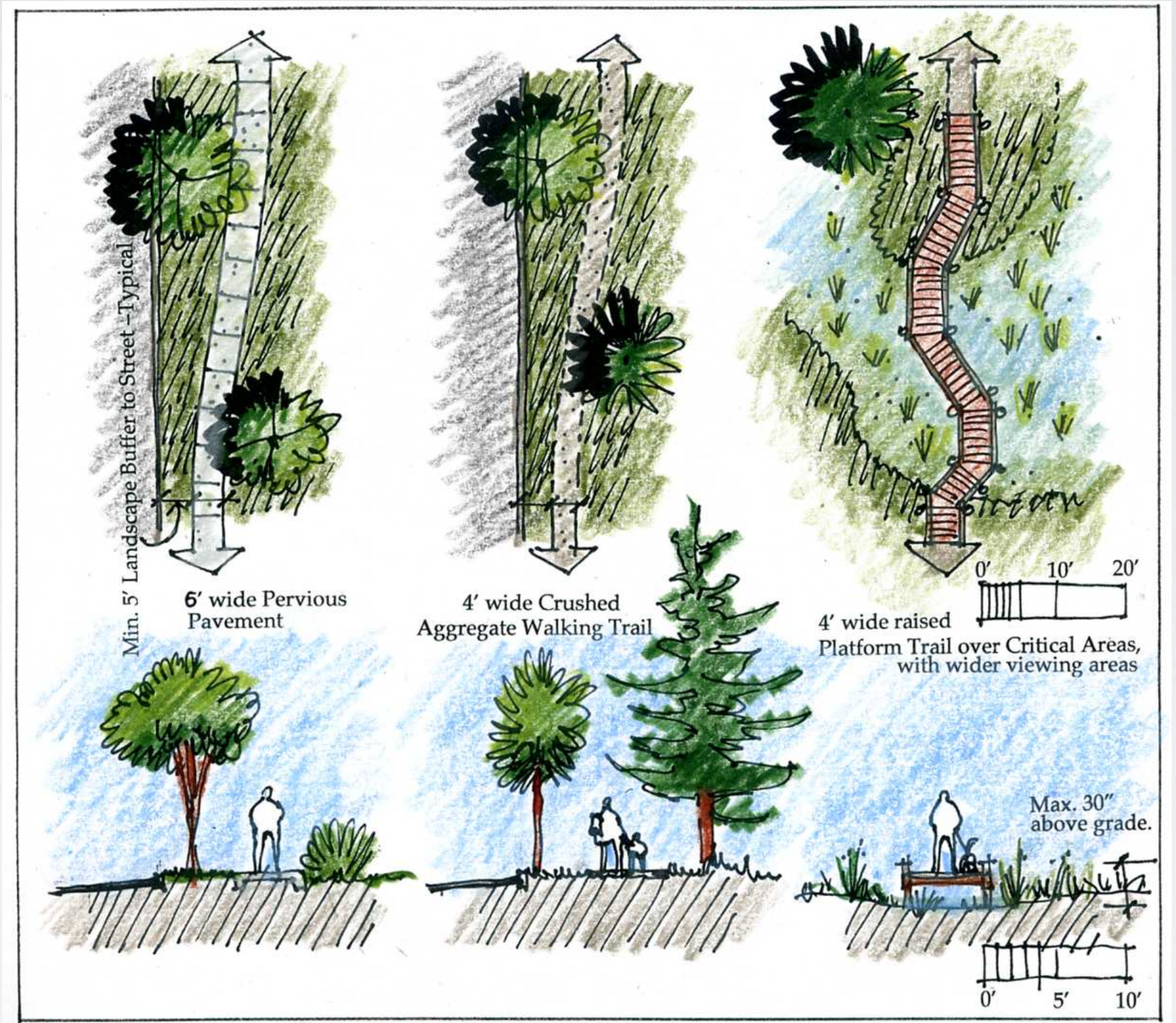


Alleys & Easement Driveways

Grandis Pond

DESIGN CONCEPTS

Transportation

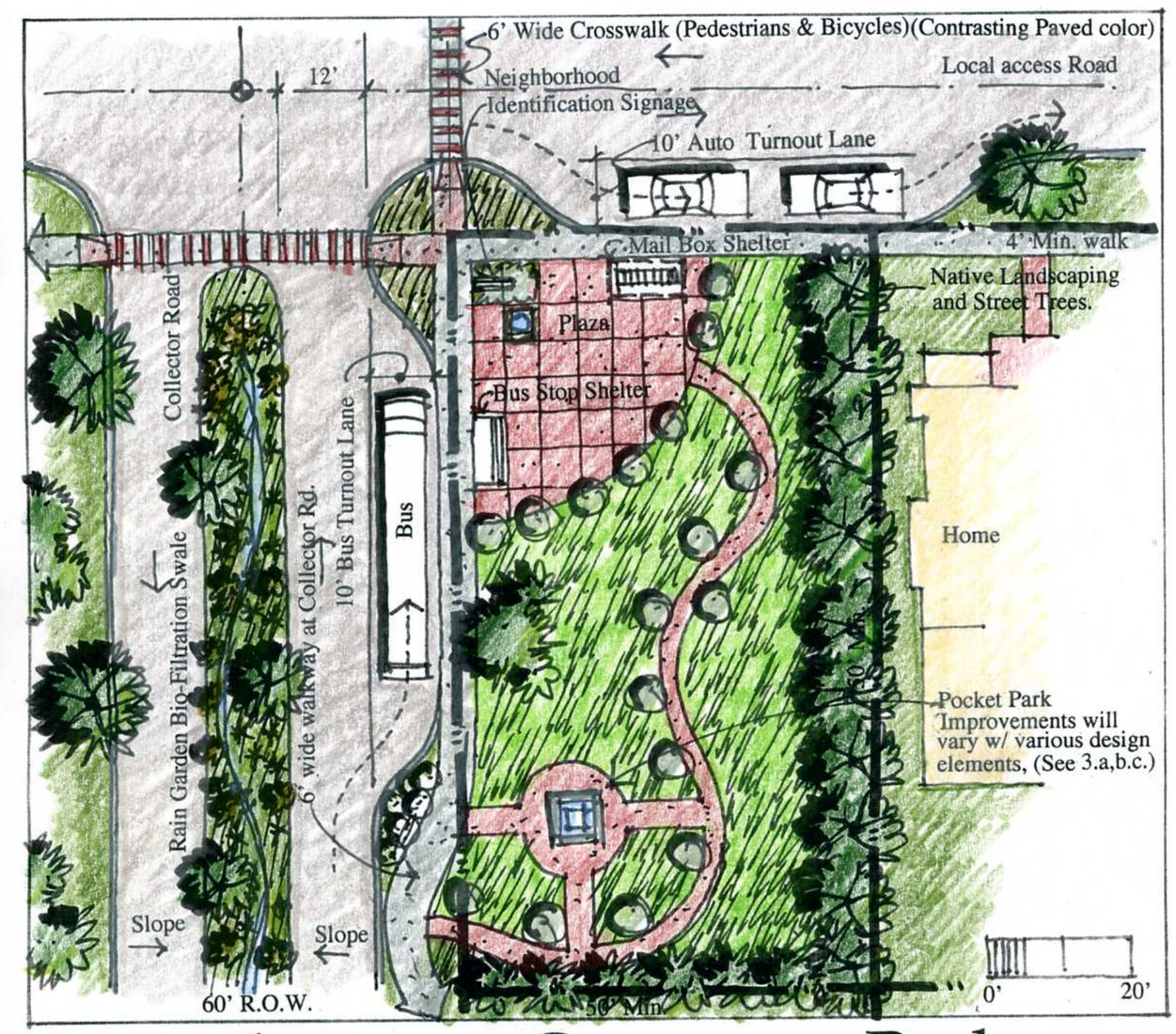


Typical Pedestrian Walkways

Grandis Pond

DESIGN CONCEPTS

Parks

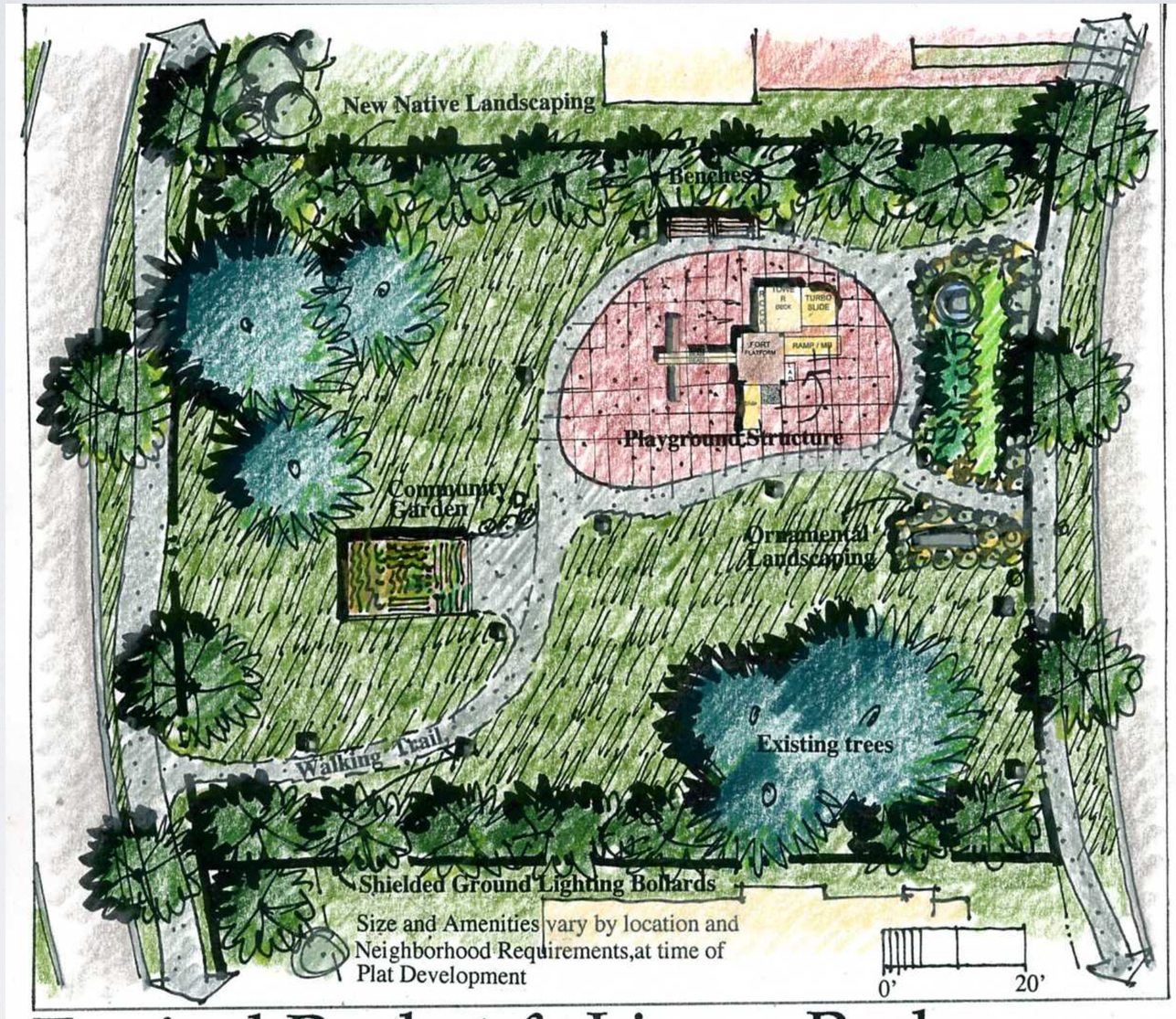


Typical(Neighborhood)Commons Park

Grandis Pond

DESIGN CONCEPTS

Parks

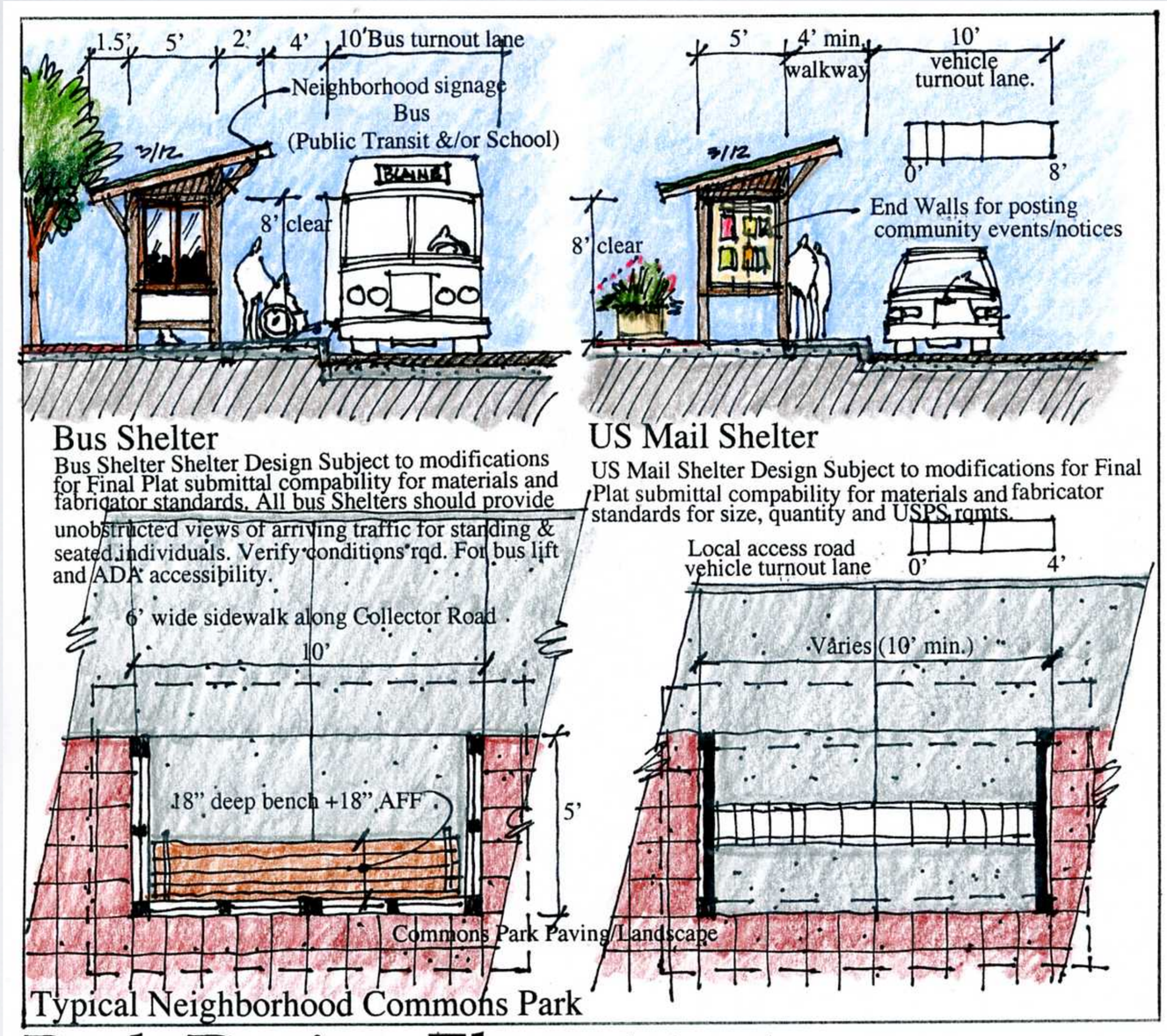


Typical Pocket & Linear Parks

Grandis Pond

DESIGN CONCEPTS

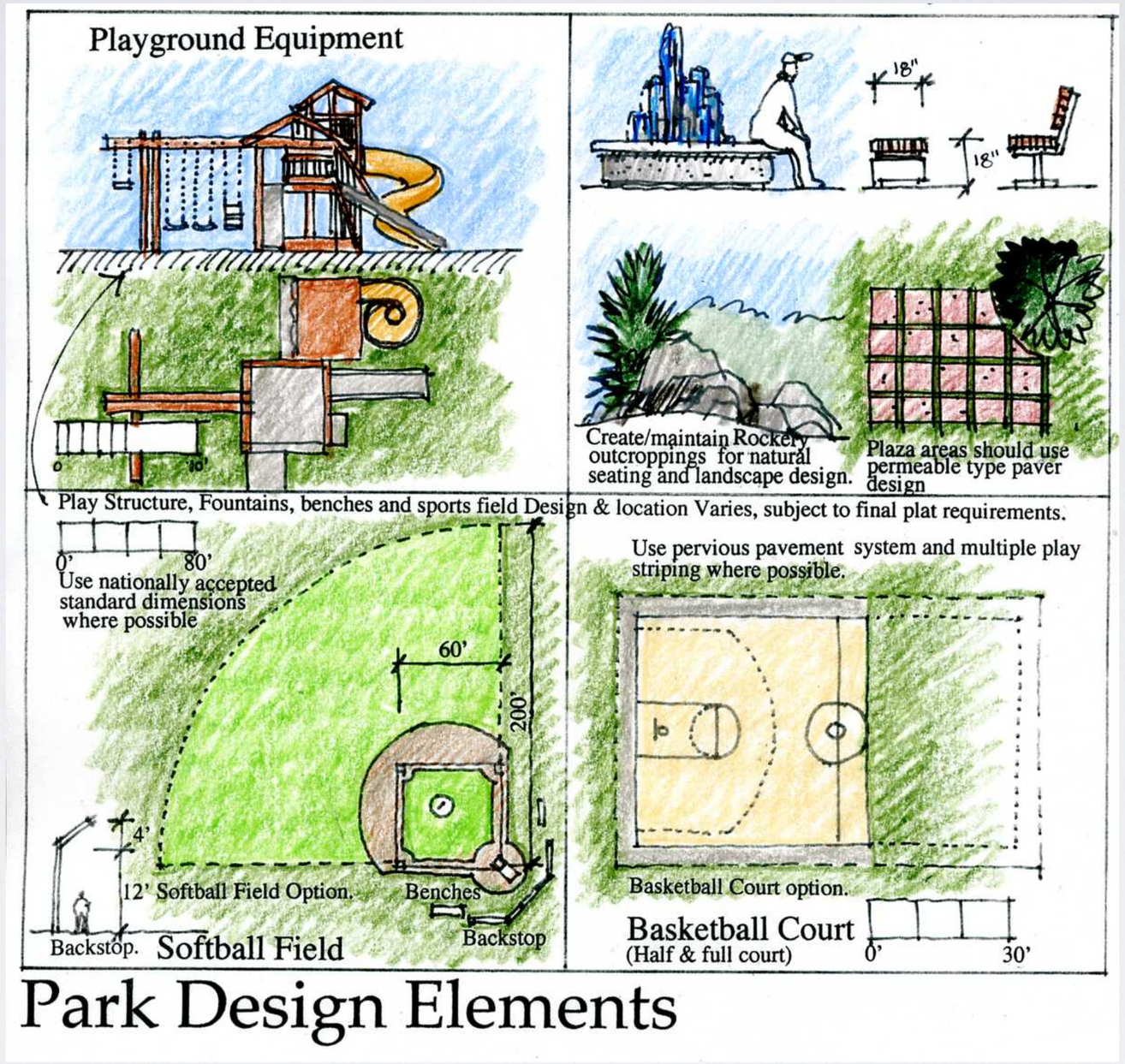
Parks



Grandis Pond

DESIGN CONCEPTS

Parks



Grandis Pond

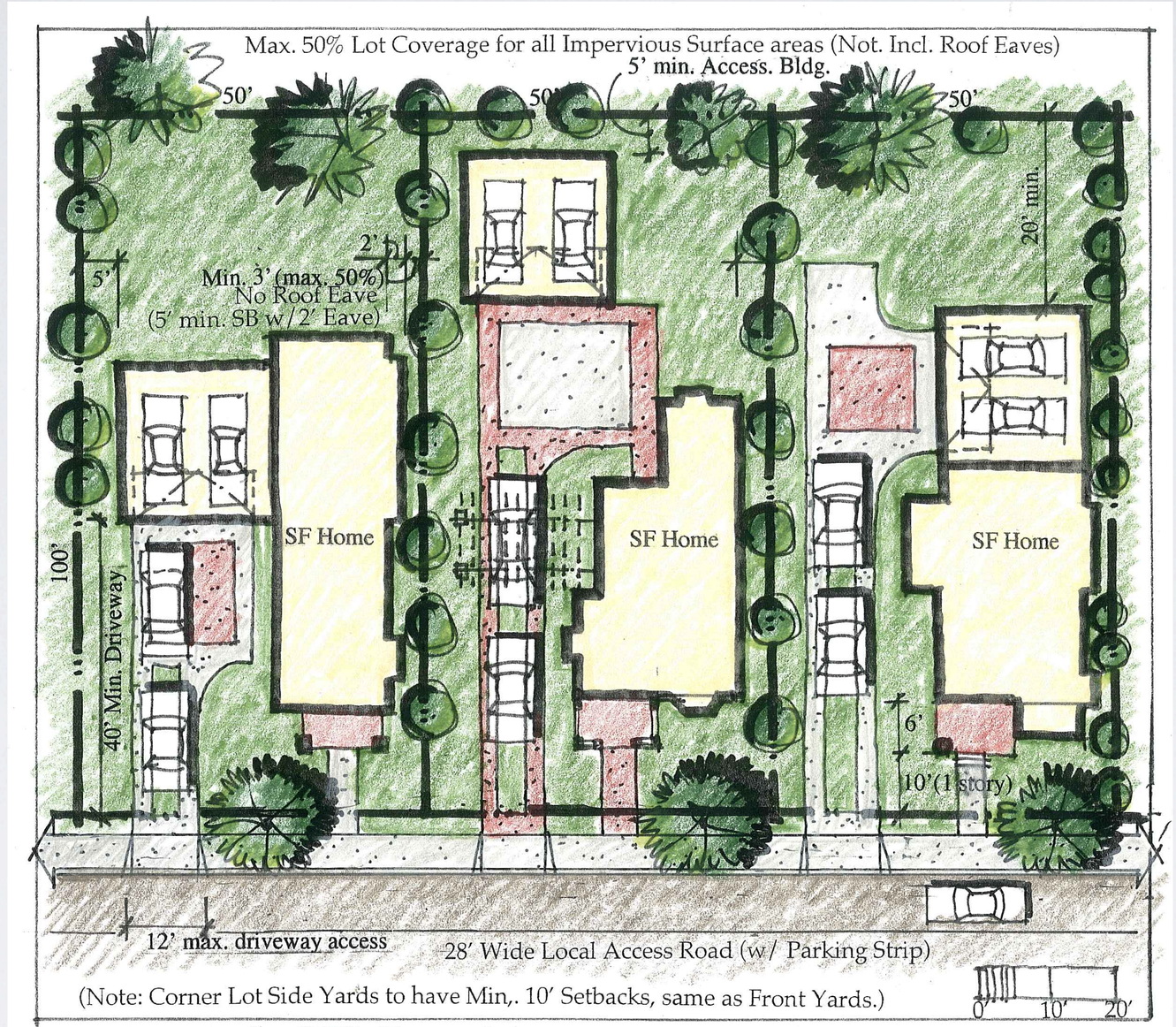
DESIGN CONCEPTS

Parks

Grandis Pond

DESIGN CONCEPTS

Single Family



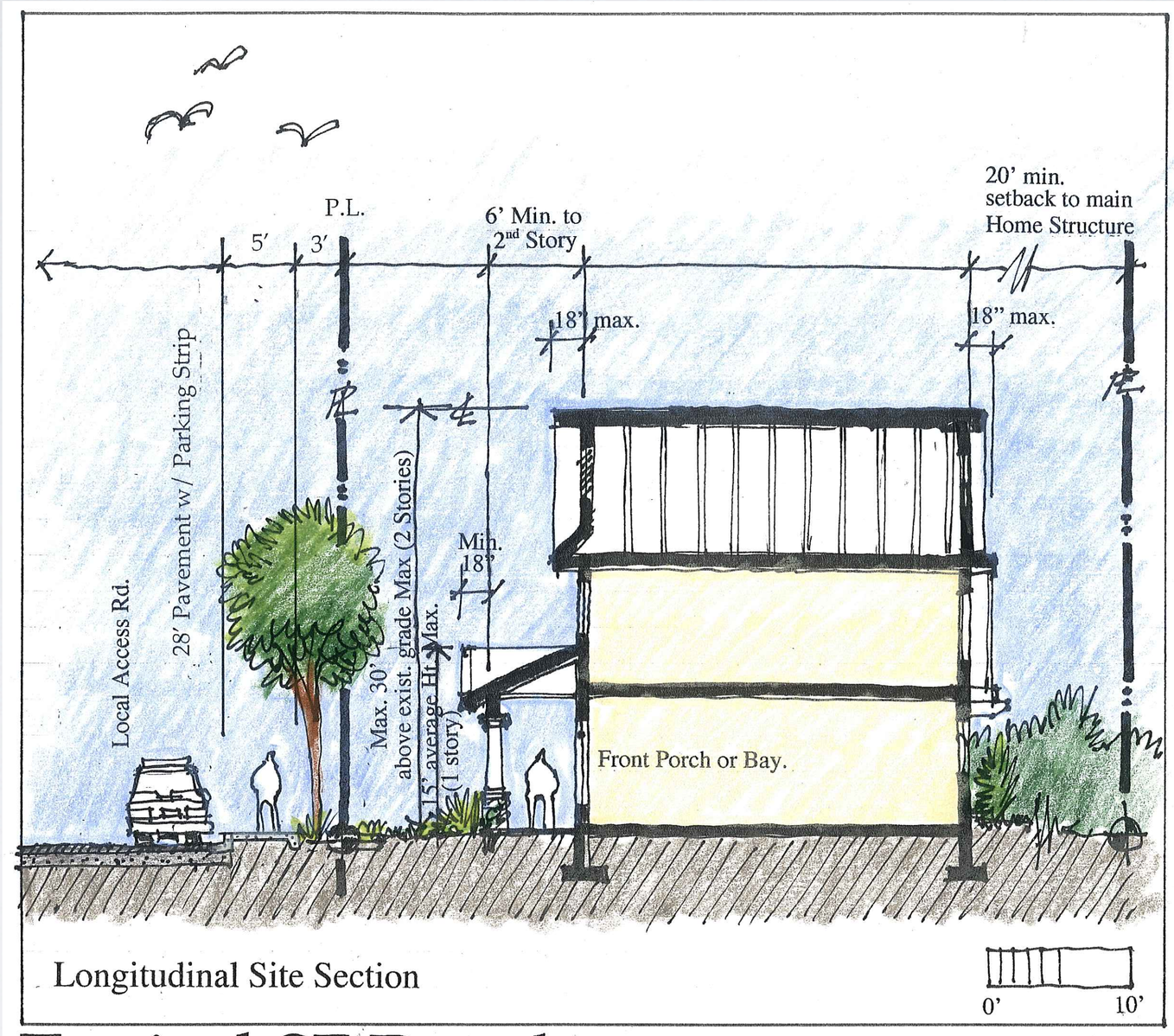
Typical SF Lot

Rev.

Grandis Pond

DESIGN CONCEPTS

Single Family



Typical SF Development

Rev.

Grandis Pond

DESIGN CONCEPTS

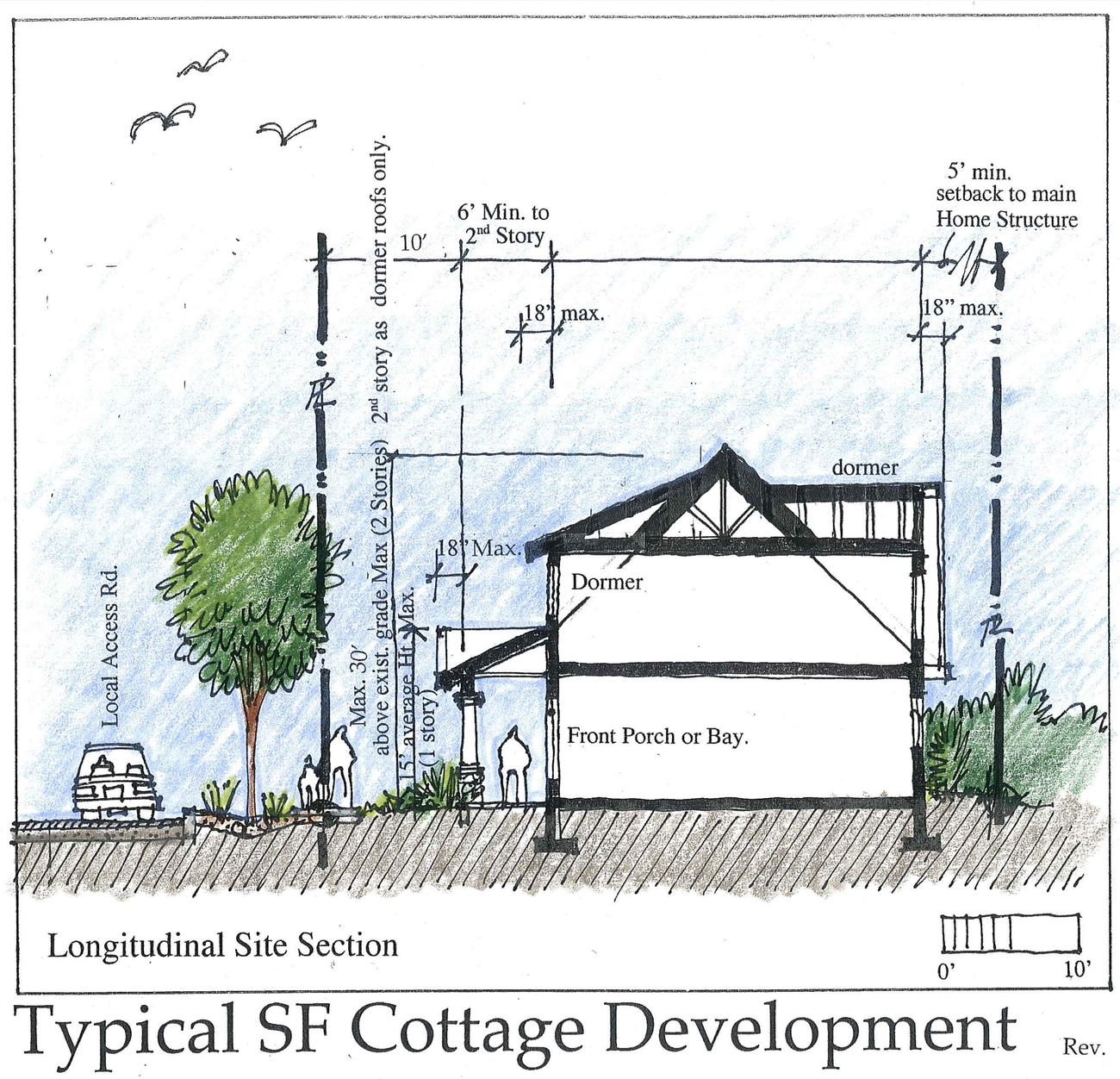
Single Family

Typical Cottage Home Lots

Grandis Pond

DESIGN CONCEPTS

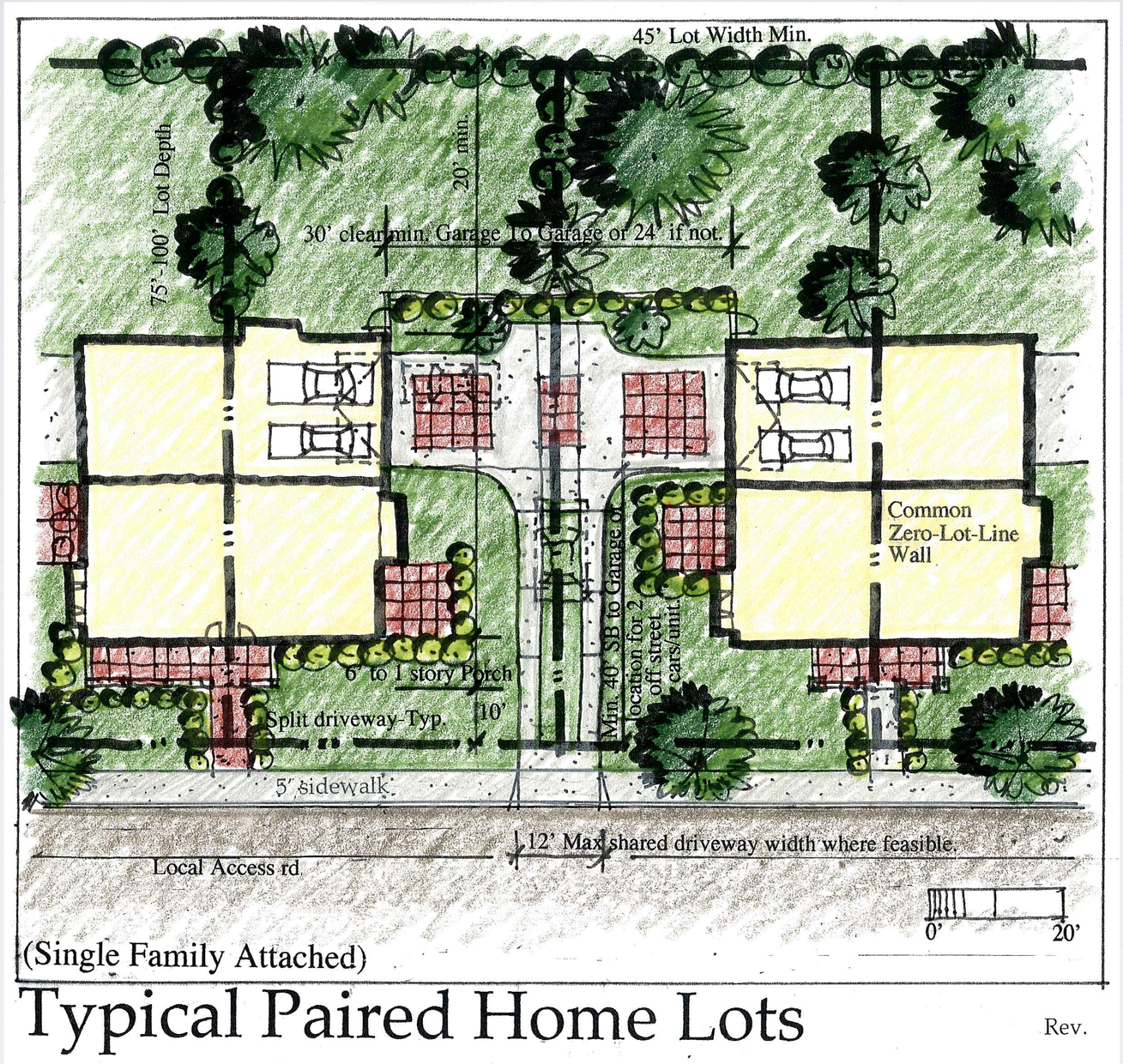
Single Family



Grandis Pond

DESIGN CONCEPTS

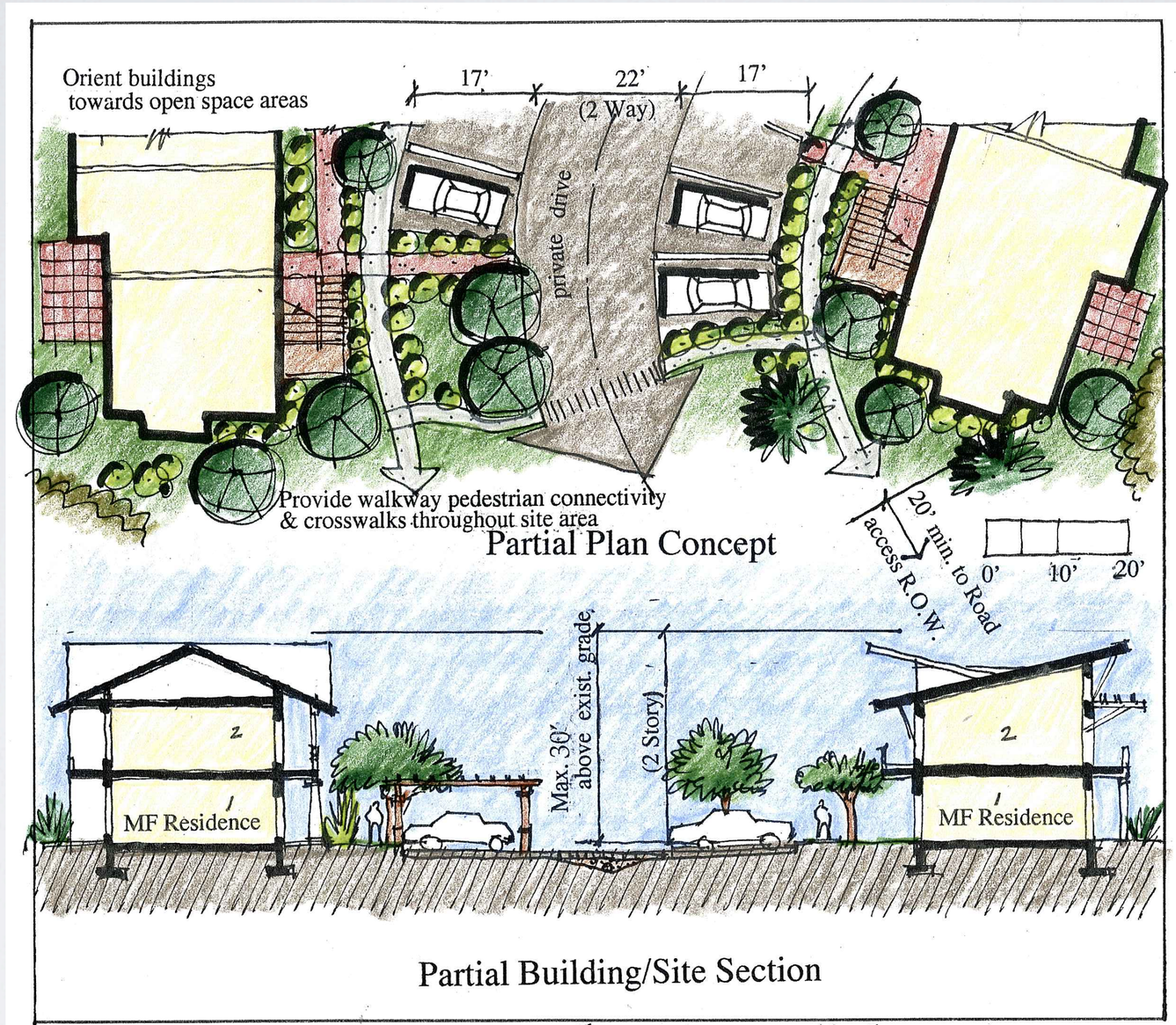
Paired Homes



Grandis Pond

DESIGN CONCEPTS

Multi-Family



Typical MF Attached Buildings

Rev.

Grandis Pond

DESIGN CONCEPTS

Parking Standards

Grandis Pond

DESIGN CONCEPTS

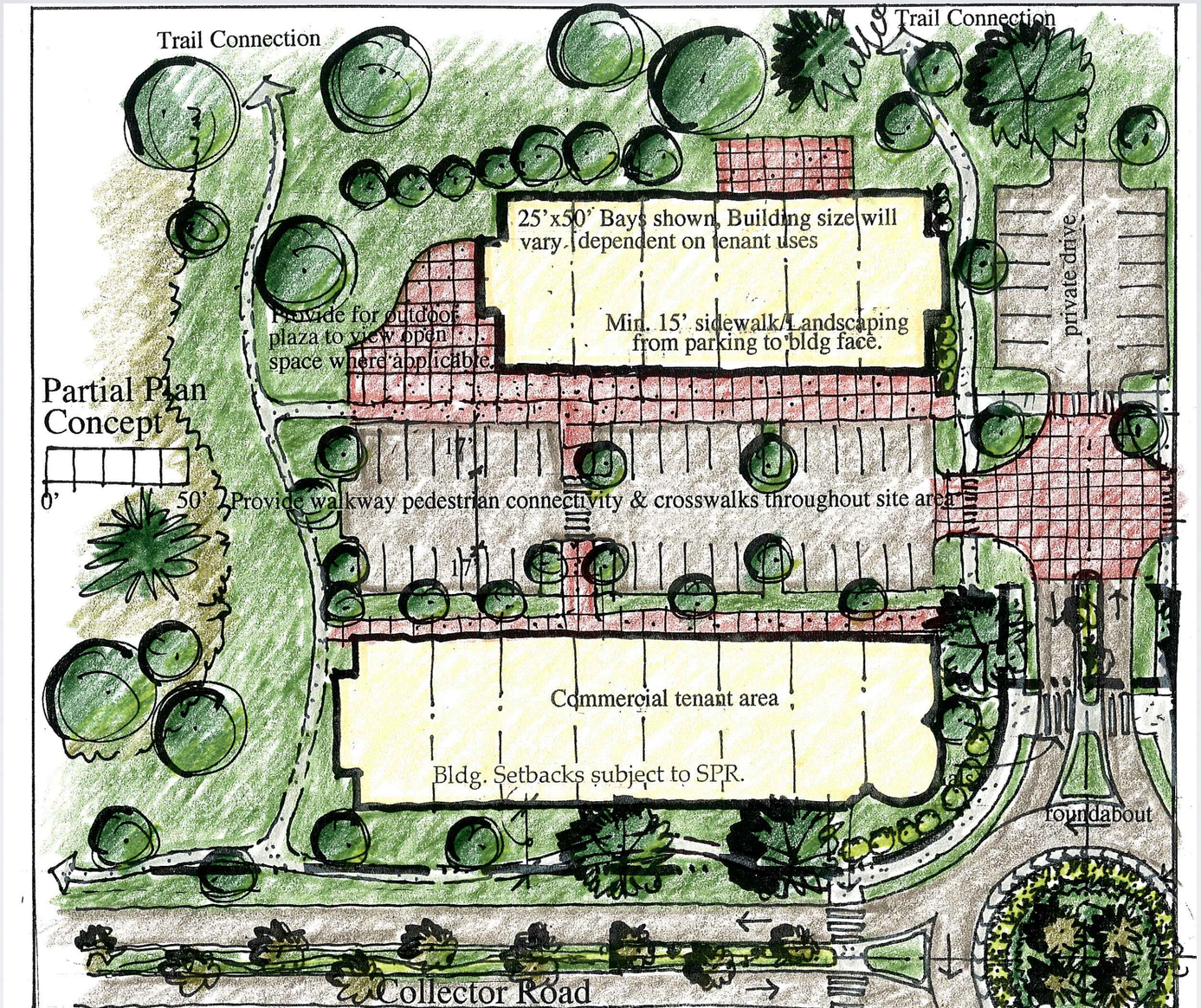
Parking Standards

	width	depth	(90 degrees)		Area
Existing Full Size	8.5‘	19‘	24‘		365.5 sf
Existing Compact	8.5‘	16‘	20’	20%(non-res)-33% (res) comp. allowed	306.0 sf
Proposed	**9.0‘**	**17‘**	**22’***	**No compacts allowed**	**351.0 sf**
Bellingham, WA	8.5‘	17‘	22’	No Compacts allowed	331.5 sf
Vancouver, WA	9.0‘	17‘	22’	50% Compact allowed	351.0 sf
Kelso, WA	8.5‘	18‘	24’	No Compacts allowed	357.0 sf
Bainbridge Island, WA	8.5‘	18.5‘	24’	Dim. Vary	378.0 sf
Seattle	8.0‘	16‘	22’	40% compact allowed	304.0 sf
Tacoma	8.5‘	16.5‘	20’	30% compact allowed	310.2 sf
Portland, OR	8.5‘	16‘	20’	no compacts	306.0 sf

Grandis Pond

DESIGN CONCEPTS

Commercial



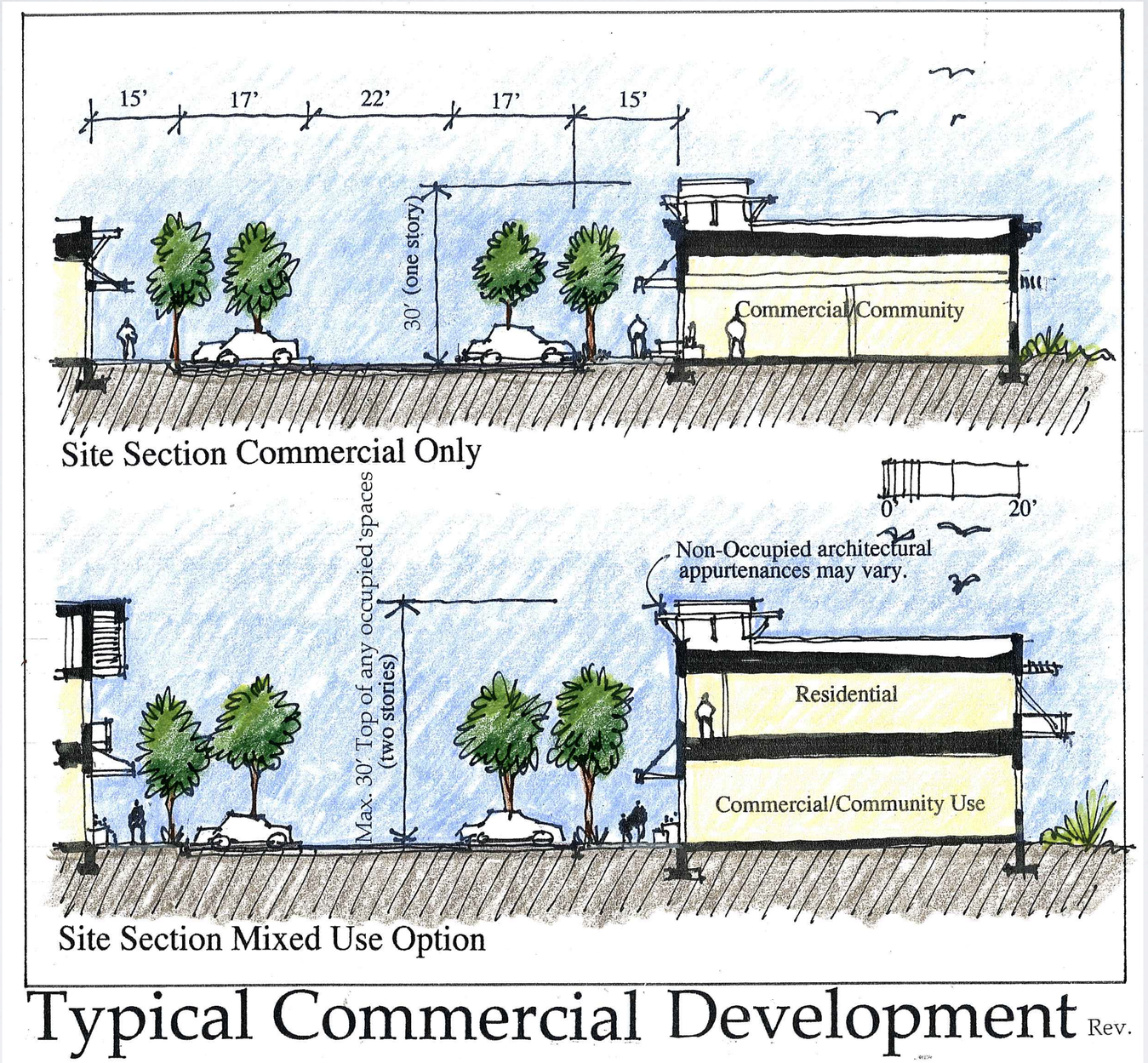
Typical Commercial Site

Rev.

Grandis Pond

DESIGN CONCEPTS

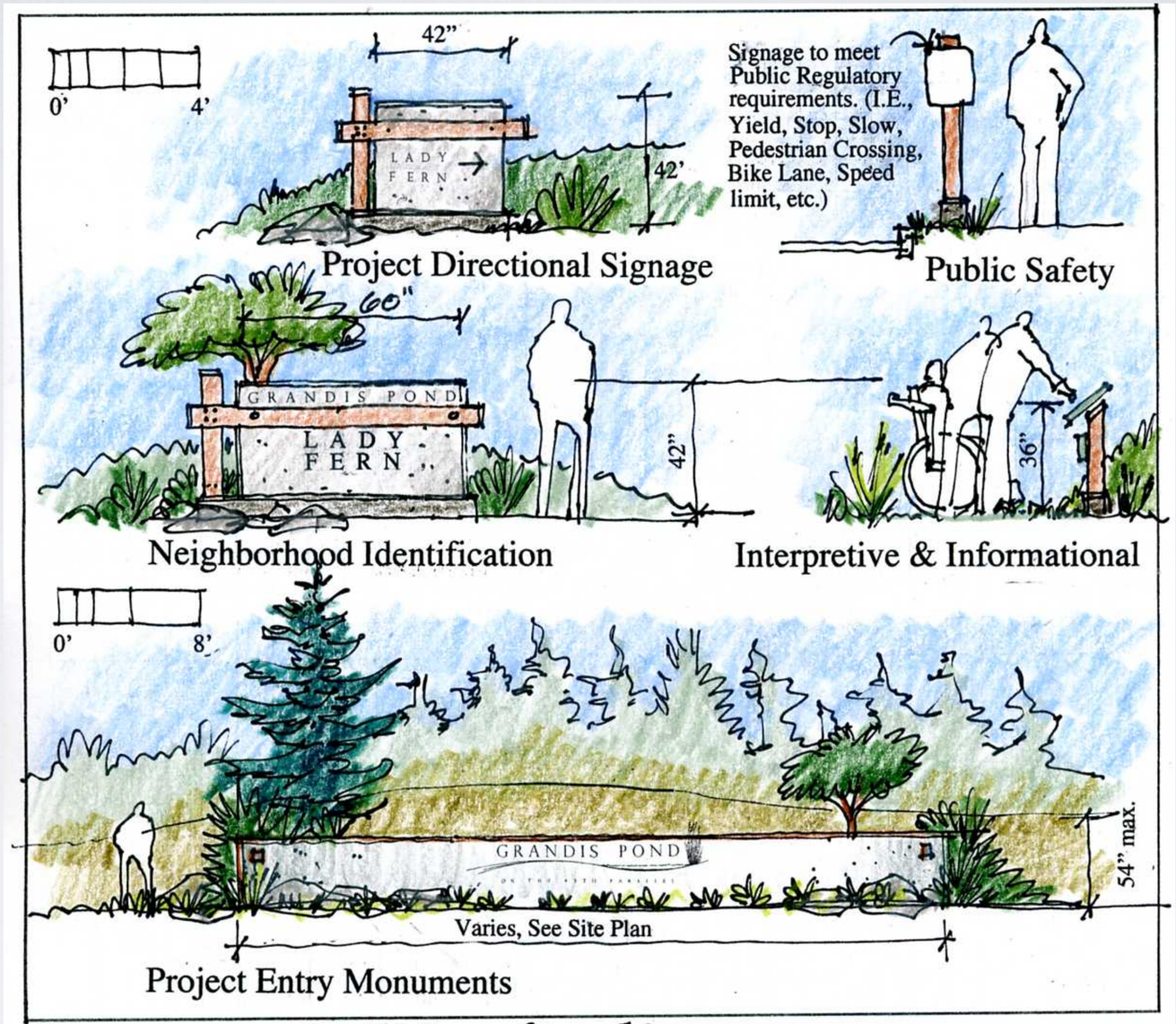
Commercial



Grandis Pond

DESIGN CONCEPTS

Signage



Signage & Wayfinding

Grandis Pond

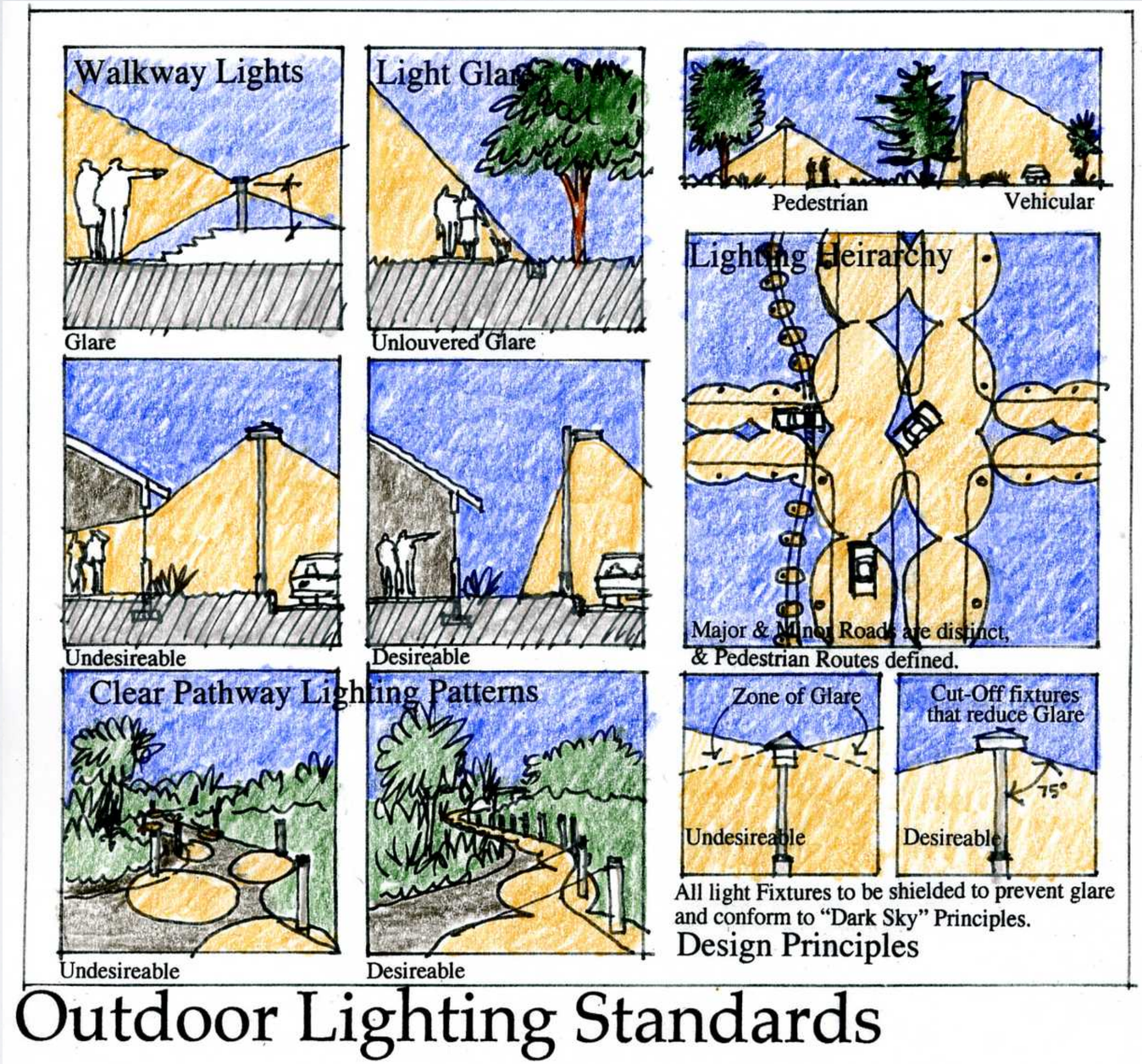
DESIGN CONCEPTS

Street Lights

Grandis Pond

DESIGN CONCEPTS

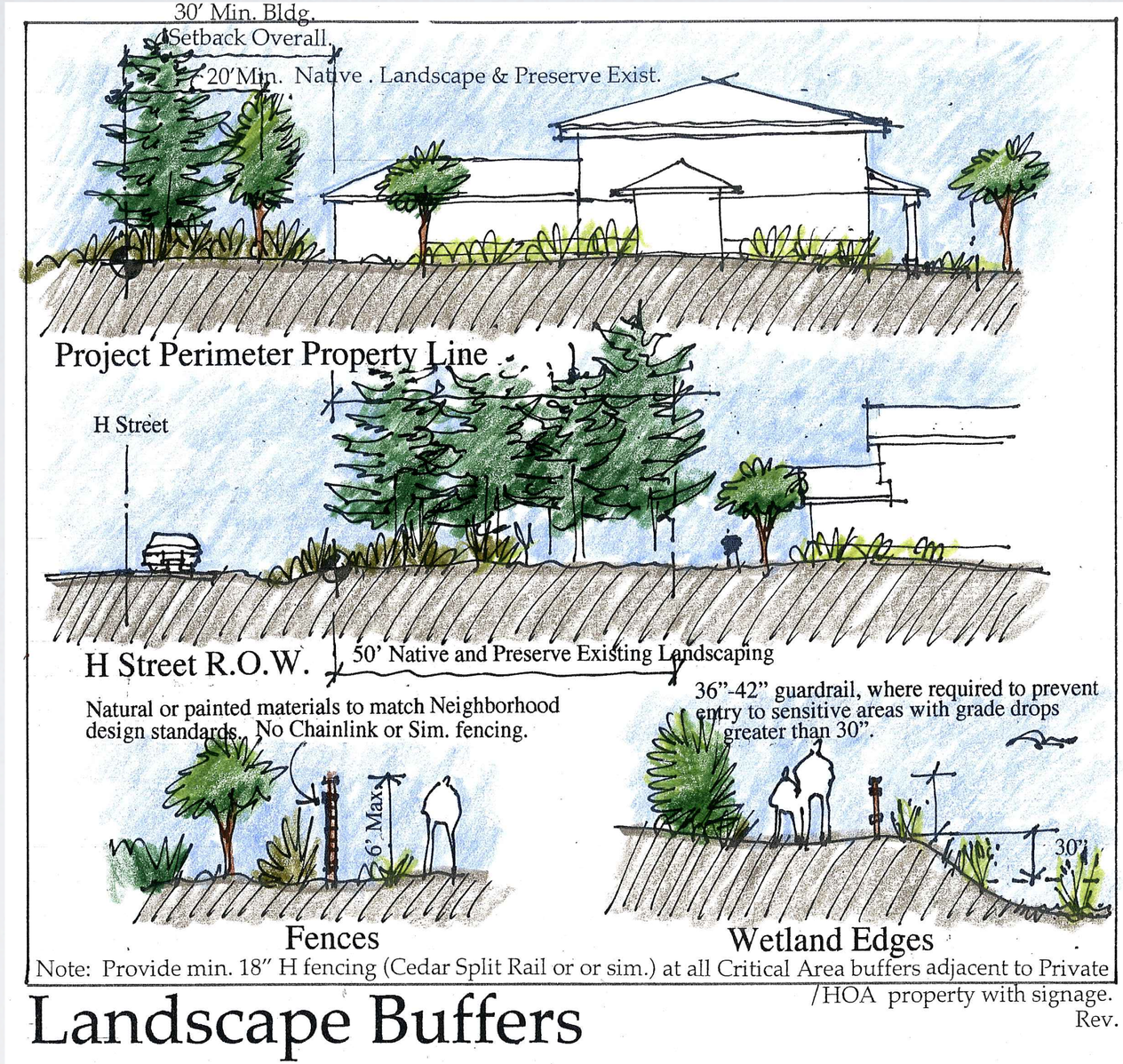
Lighting



Grandis Pond

DESIGN CONCEPTS

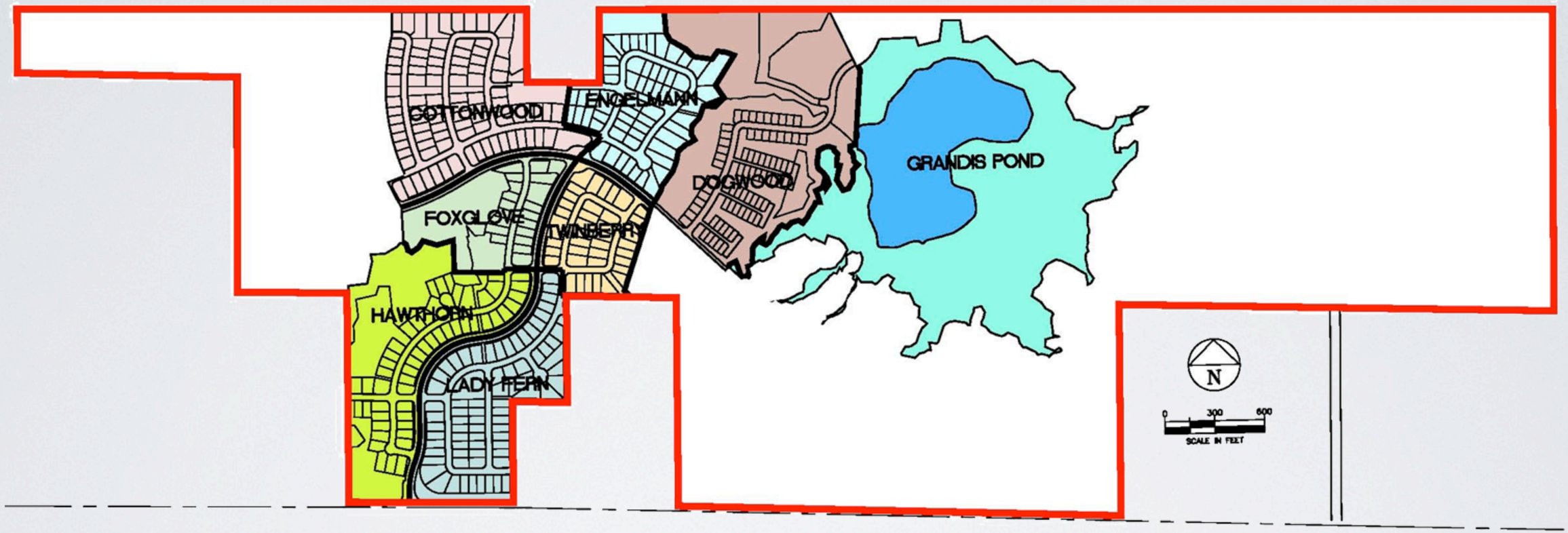
Landscape Buffers



Grandis Pond

PHASING

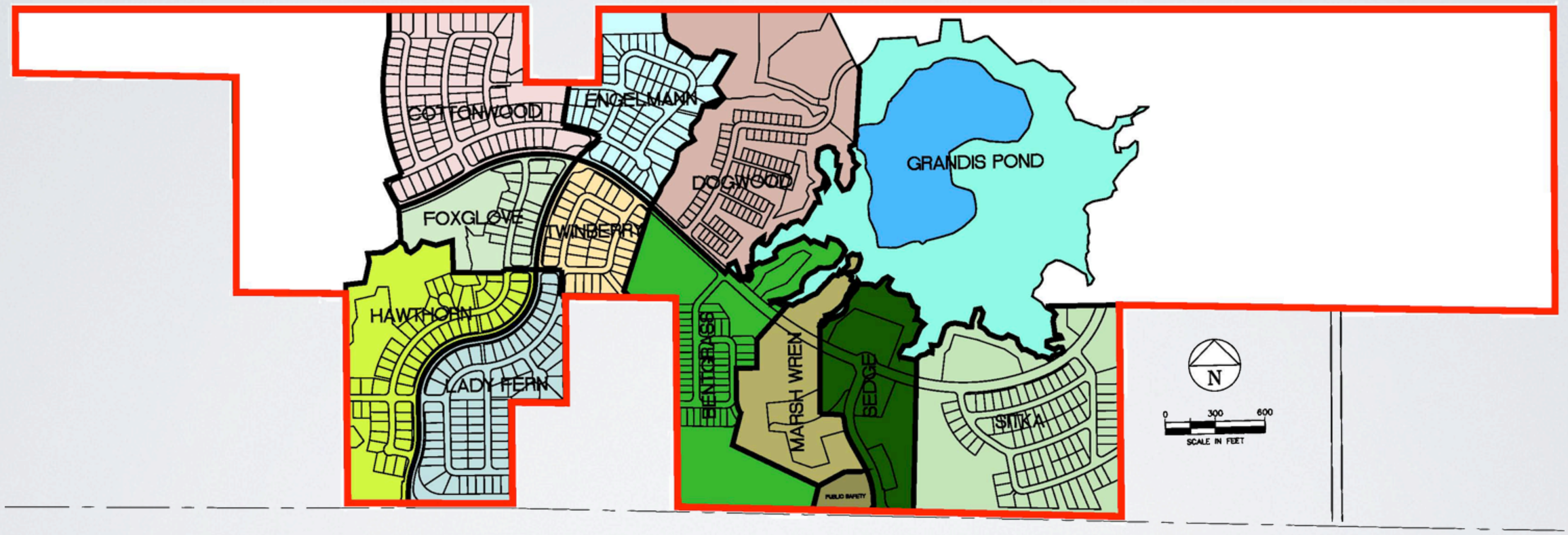
Development Area 1- Preliminary Plat



Grandis Pond

PHASING

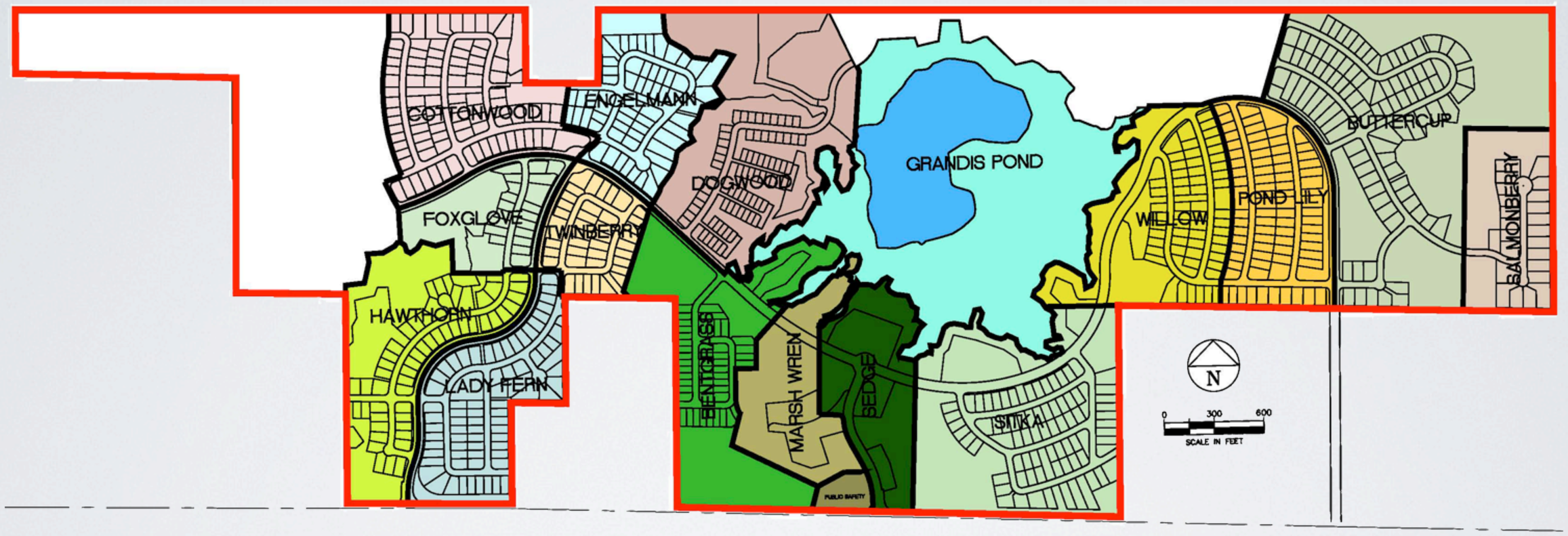
Development Area 1-2



Grandis Pond

PHASING

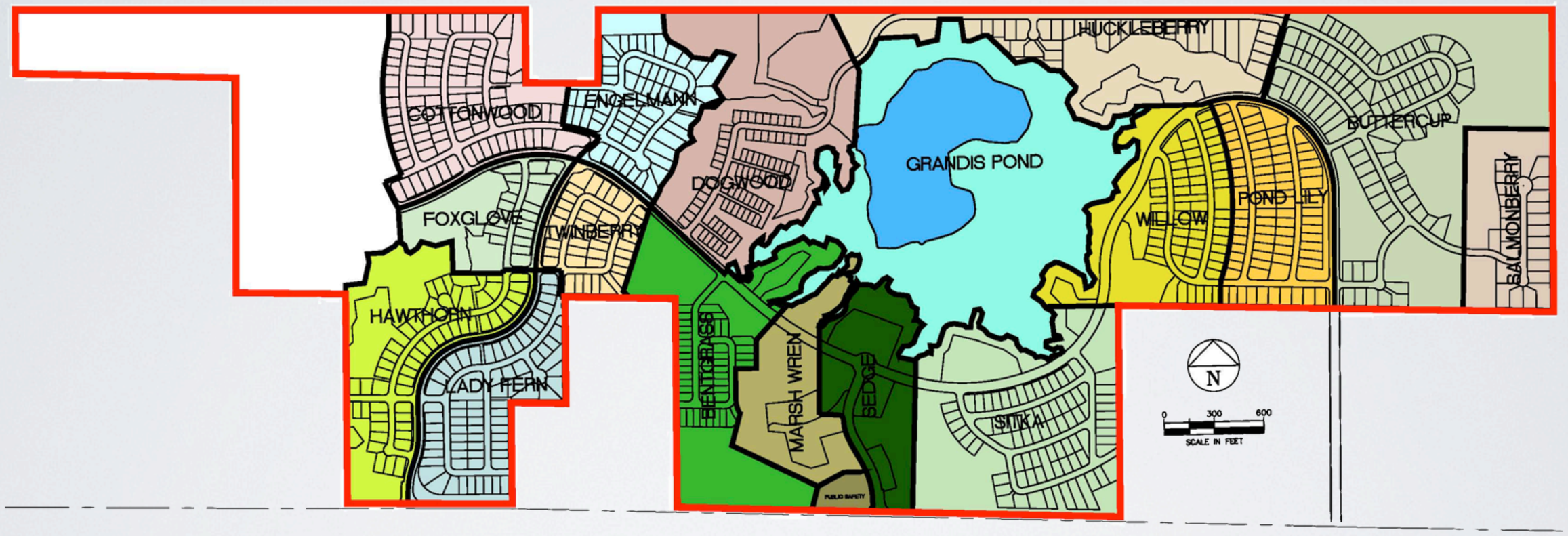
Development Area 1-3



Grandis Pond

PHASING

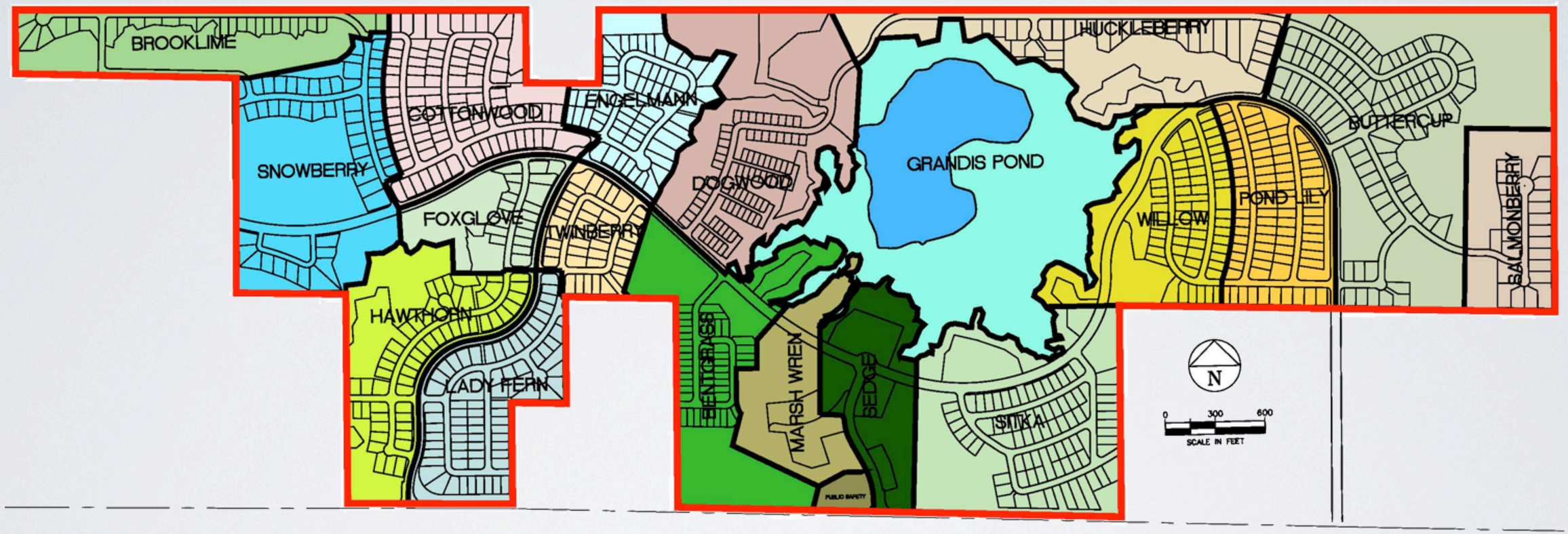
Development Area 1-4



Grandis Pond

PHASING

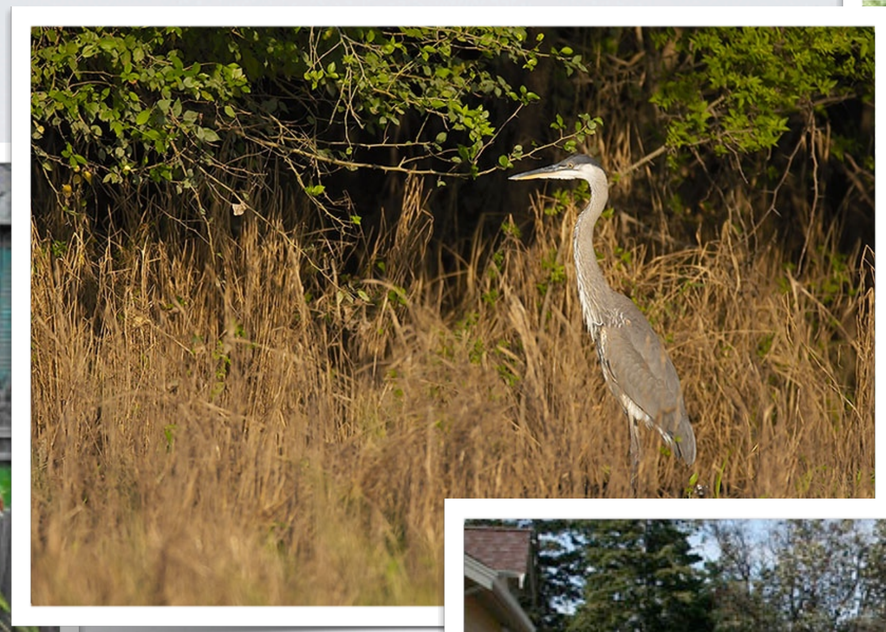
Development Area 1-5

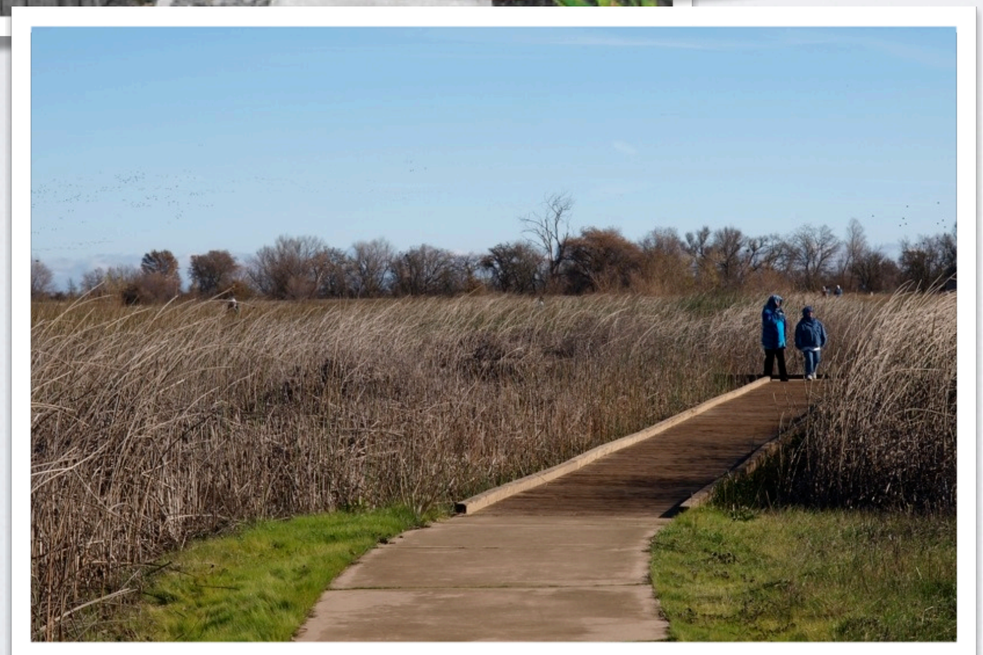


Grandis Pond

SUMMARY

Do the Right Thing...





Grandis Pond