



CITY OF BLAINE

COMMUNITY DEVELOPMENT SERVICES

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www.cityofblaine.com

PLANNED UNIT DEVELOPMENT

Application for preliminary review

FOR OFFICE USE ONLY
Application # _____
STAMP IN DATE _____

Project Name: _____

Applications must be completed and recorded at the Community Development Services department. Applications that are incomplete (i.e., that do not include all of the information required below) will be returned.

APPLICATION REQUIREMENTS

- Land Use Master Invoice** Representative authorization required if application is not signed by owner

Site plans prepared and certified by a land surveyor registered by the state, which include the following:

- The existing site conditions, including contours at five-foot intervals, watercourses, unique natural features and forest cover;
- Proposed lot lines and plot designs;
- The location and floor area size of all existing and proposed buildings, structures and other improvements, including: maximum heights, types of dwelling units, density per type, and nonresidential structures including commercial facilities;
- The location & size in acres or square feet of all areas to be conveyed, dedicated or reserved as common open spaces, public parks, recreational areas, school sites and similar public and semipublic uses;
- The existing and proposed circulation system of arterial, collector and local streets including off-street parking areas, service areas, loading areas and major points of access to public rights-of-way, including major points of ingress and egress to the development. Notations of proposed ownership, public or private, should be included where appropriate (detailed engineering drawings of cross-sections and street standards should be handled in the final development stage);
- The existing and proposed pedestrian circulation system, including its interrelationships with the vehicular circulation system, indicating proposed solutions to points of conflict;
- The existing and proposed utility systems including sanitary sewers, storm sewers and water, electric, gas and telephone lines;
- A general landscape plan indicating the treatment of materials used for private and common open space (this landscape plan should be in general schematic form at this stage);
- Enough information on land areas adjacent to the proposed PUD to indicate the relationships between the proposed development and existing and proposed adjacent areas, including land uses, zoning classifications, densities, circulation systems, public facilities and unique natural features of the landscape;
- The proposed treatment of the perimeter of the PUD, including materials and techniques used such as screens, fences and walls;
- Phasing where applicable.

To supplement the site plans, supply applicable:

- Provisions for maintenance of common space or common property;
- Any additional information necessary to evaluate the character and impact of the proposed PUD.

SEPA Environmental Checklist

- A completed and signed SEPA Environmental Checklist;
 - Any documents or studies related to environmental assessment of the property.
-

Narrative Description of the PUD

The PUD Narrative should function in a manner similar to a master plan. The narrative master plan must address the following elements:

- Provide a clear statement of intent and goals for the project.
- Demonstrate how the project will be compatible with existing and future development in the east Blaine area.
- Demonstrate how the development will achieve the purpose statement in the Planned Residential District.
- Describe the objectives to be achieved by the PUD through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant.
- Describe the elements of creative and imaginative design that have resulted from using this PUD process.
- Demonstrate how the development promotes more economical and efficient use of the land while providing a harmonious variety of housing choices, a higher level of city attractiveness and quality, and preservation of scenic open space.
- Clarify the applicant's intentions with regard to the future selling or leasing of all or portions of the PUD, such as land areas, dwelling units, etc.
- Submit clear and concise illustrations and supporting text of the proposed design & development standards.
- Demonstrate that the project includes functional and desirable streets & multi-modal circulation routes.
- Demonstrate that public facilities and utilities such as water lines, sewer lines and streets exist or are immediately planned in sufficient quantity to service the proposed new development.
- Demonstrate that the proposed development will not result in higher net public cost or that earlier incursion of public cost will be required.
- Demonstrate that project will not impact potable groundwater Note: The project will be conditioned to minimize the potential contamination from such sources.
- Provide details of a phasing schedule that minimally includes location, use, density, extent, or amount by each phase; general timing (ranges); and reasonable security devices to assure projects approved in each phase are completed.
- Provide quantitative data for the following:
 1. Total number and type of dwelling units;
 2. Parcel size;
 3. Proposed lot coverage of buildings and structures;
 4. Approximate gross and net residential densities;
 5. Total amount of open space, including a separate figure for usable open space;
 6. Total amount of nonresidential construction, including a separate figure for commercial or institutional facilities.

Affidavit

The applicant hereby certifies that the statements contained in this application are true and provide an accurate representation of the proposed planned unit development.

APPLICANT'S SIGNATURE

DATE

Supplement to application

Information & submittal requirements pursuant to BMC 17.48, Planned Unit Development. 17.48.060 Submission – Contents.

An applicant may submit applications for preliminary and final PUD approval simultaneously; provided all information required under this section through BMC 17.48.200 is submitted:

- A. Completed permit application form(s) signed by the owner(s) of the subject property or by a representative authorized to do so by written instrument executed by the owner(s) and filed with the application.
- B. The site plan shall be prepared, drawn and certified by a land surveyor registered by the state and include the following:
 - 1. The existing site conditions, including contours at five-foot intervals, watercourses, unique natural features and forest cover;
 - 2. Proposed lot lines and plot designs;
 - a. The location and floor area size of all existing and proposed buildings, structures and other improvements, including maximum heights, types of dwelling units, density per type and nonresidential structures including commercial facilities; Residential Character:
 - 3. The location and size in acres or square feet of all areas to be conveyed, dedicated or reserved as common open spaces, public parks, recreational areas, school sites and similar public and semipublic uses;
 - 4. The existing and proposed circulation system of arterial, collector and local streets including off-street parking areas, service areas, loading areas and major points of access to public rights-of-way, including major points of ingress and egress to the development.
 - 5. Notations of proposed ownership, public or private, should be included where appropriate;
 - 6. The existing and proposed pedestrian circulation system, including its interrelationships with the vehicular circulation system, indicating proposed solutions to points of conflict;
 - 7. The existing and proposed utility systems including sanitary sewers, storm sewers and water, electric, gas and telephone lines;
 - 8. A general landscape plan indicating the treatment of materials used for private and common open space (this landscape plan should be in general schematic form at this stage);
 - 9. Enough information on land areas adjacent to the proposed PUD to indicate the relationships between the proposed development and existing and proposed adjacent areas, including land uses, zoning classifications, densities, circulation systems, public facilities and unique natural features of the landscape;
 - 10. The proposed treatment of the perimeter of the PUD, including materials and techniques used such as screens, fences and walls;
 - 11. Any additional information, as required by the planning commission, necessary to evaluate the character and impact of the proposed PUD;
 - 12. Provisions for maintenance of common space or common property;
- C. The required filing fees shall be paid to the city upon submission of a PUD for approval.
- D. SEPA checklist, if required, typewritten or in ink and signed.
- E. A statement of objectives to be achieved by the PUD through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant.
- F. A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the PUD, such as land areas, dwelling units, etc.
- G. Quantitative data for the following:
 - 1. Total number and type of dwelling units;
 - 2. Parcel size;
 - 3. Proposed lot coverage of buildings and structures;
 - 4. Approximate gross and net residential densities;
 - 5. Total amount of open space, including a separate figure for usable open space;
 - 6. Total amount of nonresidential construction, including a separate figure for commercial or institutional facilities;
 - 7. Economic feasibility studies or market analyses or other studies as required by the review authority.

CITY OF BLAINE

PLANNED UNIT DEVELOPMENT APPROVAL
SUPPLEMENTAL APPLICATION ATTACHMENT

Date: February 2, 2009

Name of Project: Drayton Hillside III

Applicant Name and Address: Tin Rock Development, Inc.
103 E. Holly Street, Suite 417
Bellingham, WA 98225

PUD Submission Requirements (BCC 17.48.060)

A. Completed permit application forms(s) signed by the owner(s) of the subject property or by a representative authorized to do so by written instrument executed by the owner(s) and filed with the application.

A completed supplemental PUD application form is included within this submittal. The information in this supplemental attachment addresses the requirements as set for by BMC 17.48.060 and is provided in addition to the information provided on the PUD supplemental application.

B. The site plan shall be prepared, drawn and certified by a land surveyor registered by the state and include the following:

The PUD site plan is included within the Preliminary Civil Improvement Plans included within this submittal. The drawing sheets C-1 through C-9 are the supplemental drawings that support this PUD application. Preliminary Binding Site Plan Sheets 1 – 3 are the drawings that support the Binding Site Plan that is being submitted concurrently with the PUD application.

1. The existing site conditions, including contours at five-foot intervals, watercourses, unique natural features and forest cover;

Sheet C-2 showing the existing conditions occurring currently on the site.

2. Proposed lot lines and plot designs;

Ronald T. Jepson & Associates

Sheet C-4, Preliminary Site Plan shows the proposed lot lines and design. Detailed information regarding the proposed lot lines is included on the Preliminary Binding Site Plan drawings.

3. The location and floor area size of all existing and proposed buildings structures and other improvements, including maximum heights, types of dwelling units, density per type and nonresidential structures including commercial facilities;

There are no existing structures on the project site. Existing utilities are shown on C-2 Existing Conditions plan. All proposed building structures, heights, types of dwelling units, densities have been included within the PUD application as attached within this submittal.

4. The location and size in acres or square feet of all areas to be conveyed, dedicated or reserved as common open spaces, public parks, recreational areas, school sites and similar public and semipublic uses;

The location and size of all areas to be conveyed is included within the Preliminary Binding Site Plan drawings.

5. The existing and proposed circulation system of arterial, collector and local streets including off-street parking areas, service areas, loading areas and major points of access to public rights-of-way, including major points of ingress and egress to the development. Notations of proposed ownership, public or private, should be included where appropriate (detailed engineering drawings of cross-sections and street standards should be handled in the final development stage);

The existing and proposed circulation system of arterial, collector and local streets including off-street parking areas, service areas, loading areas, etc is shown on the attached PUD application, the Traffic Trip Generation Analysis, and proposed ownerships are shown on the Preliminary Binding Site Plans.

6. The existing and proposed pedestrian circulation system, including its interrelationships with the vehicular circulation system, indicating proposed solutions to points of conflict.

Old Drayton Harbor Road is being used as a recreational trail currently and is shown on the civil improvement plans. The PUD application and exhibits show a proposed private trail connection to this trail through the proposed development.

There is a sidewalk on the southwest side of Drayton Harbor Road. Our development is on the east side of Drayton Harbor Road and therefore will not impact the pedestrian circulation. This is shown on the civil improvement plans.

7. The existing and proposed utility systems including sanitary sewers, storm sewers and water, electric, gas and telephone lines.

The existing and proposed utility systems are shown on the civil improvement plans, sheets C-2 and C-6.

8. A general landscape plan indicating the treatment of materials used for private and common open space (this landscape plan should be in general schematic form at this stage).

A general landscape plan is included on page 8 of the PUD application packet.

9. Enough information on land areas adjacent to the proposed PUD to indicate the relationships between the proposed development and existing and proposed adjacent areas, including land uses, zoning classifications, densities, circulation systems, public facilities and unique natural features of the landscape.

Information regarding compatibility with adjacent land areas is addressed on Sheet 5 of the PUD submittal.

10. The proposed treatment of the perimeter of the PUD, including materials, and techniques used such as screens, fences and walls.

The proposed treatment of the perimeter of the PUD is to retain trees and leave the perimeter in its natural state as indicated on Sheet 8 of the PUD submittal.

Drayton Hillside III – PUD Supplemental Application Attachment

11. Any additional information, as required by the review authority, necessary to evaluate the character and impact of the proposed PUD;

The information provided within the PUD submittal conveys the character and impact of the proposed PUD.

12. Provisions for maintenance of common space or common property;

The CCR's will include provisions for maintenance of all common spaces and common properties as indicated on sheet 8 of the PUD application.

13. Approval of a preliminary PUD submitted in conjunction with a master plan shall state how the PUD conforms to the master plan and that the master plan shall serve as the general development guide by which subsequent PUD application shall be measured for conformance.

The proposed PUD follows the Semiahmoo Resort Master Plan and is outlined on sheet 5 of the PUD application.

- C. The required filing fees shall be paid to the city upon submission of a PUD for approval.

The filing fees will be paid to the City upon submission.

- D. SEPA checklist, if required, typewritten or in ink and signed.

A SEPA checklist is included within the overall application submittal.

- E. A statement of objectives to be achieved by the PUD through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant.

This PUD application is being submitted for the City to evaluate how this proposal conforms with the already approved Semiahmoo Resort Master Plan and City land use regulations. The application being submitted provides the necessary details for the City to evaluate whether this proposal meets these requirements.

Ronald T. Jepson & Associates

Drayton Hillside III – PUD Supplemental Application Attachment

F. A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the PUD, such as land areas, dwelling units, etc.

The proposed development includes a PUD and Binding Site Plan (BSP). The BSP provides the developer with the option to sell individual lots with or without entire buildings included. The developer may elect to construct the buildings and sell individual condominium units. This information is included within the project description.

G. Quantitative data for the following:

1. Total number and type of dwelling units.

The total number and type of dwelling units are included on Sheet 2 of the PUD application.

2. Parcel size.

The Parcel size is shown on Sheet 2 of the PUD application as well as on the civil improvement plans.

3. Proposed lot coverage of building and structures.

Proposed lot coverage of buildings and structures is shown on Sheet 2 of the PUD application.

4. Approximate gross and net residential densities.

Gross and net residential densities are shown on Sheet 2 of the PUD application.

5. Total amount of open space, including a separate figure for usable open space.

15.96 acres of open space are proposed as shown on Sheet 2 of the Drayton Hillside III Binding Site Plan. The open space will remain forested and will all be useable for passive recreation.

6. Total amount of nonresidential construction, including a separate figure for commercial or institutional facilities;

There is no nonresidential construction being proposed at this time.

7. Economic feasibility studies or market analyses or other studies as required by the review authority.

Not Applicable.

Ronald T. Jepson & Associates



Drayton Hillside III Planned Unit Development Application for Preliminary Review



Submitted to City of Blaine
by Tin Rock Development
February 2, 2009



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1. Introduction

Drayton Hillside III is located within the City of Blaine, Washington. The 22.8 acre site is within the Cove District of Semiahmoo Resort. It is on the north side of Drayton Harbor Road adjacent Drayton Hillside II and across from the resort golf course.

The proposed development calls for a residential enclave of 95 homes in ground-oriented and stacked configurations at densities consistent with guidelines in the Semiahmoo Resort Master Plan.

The applicant is filing for a Binding Site Plan concurrently with the Planned Unit Development application. This will allow the owner to sell or lease any and/or all portions of this PUD. Buildings could be sold entirely as a tract or units individually as condominiums. This development is proposed to be constructed in a single construction phase.

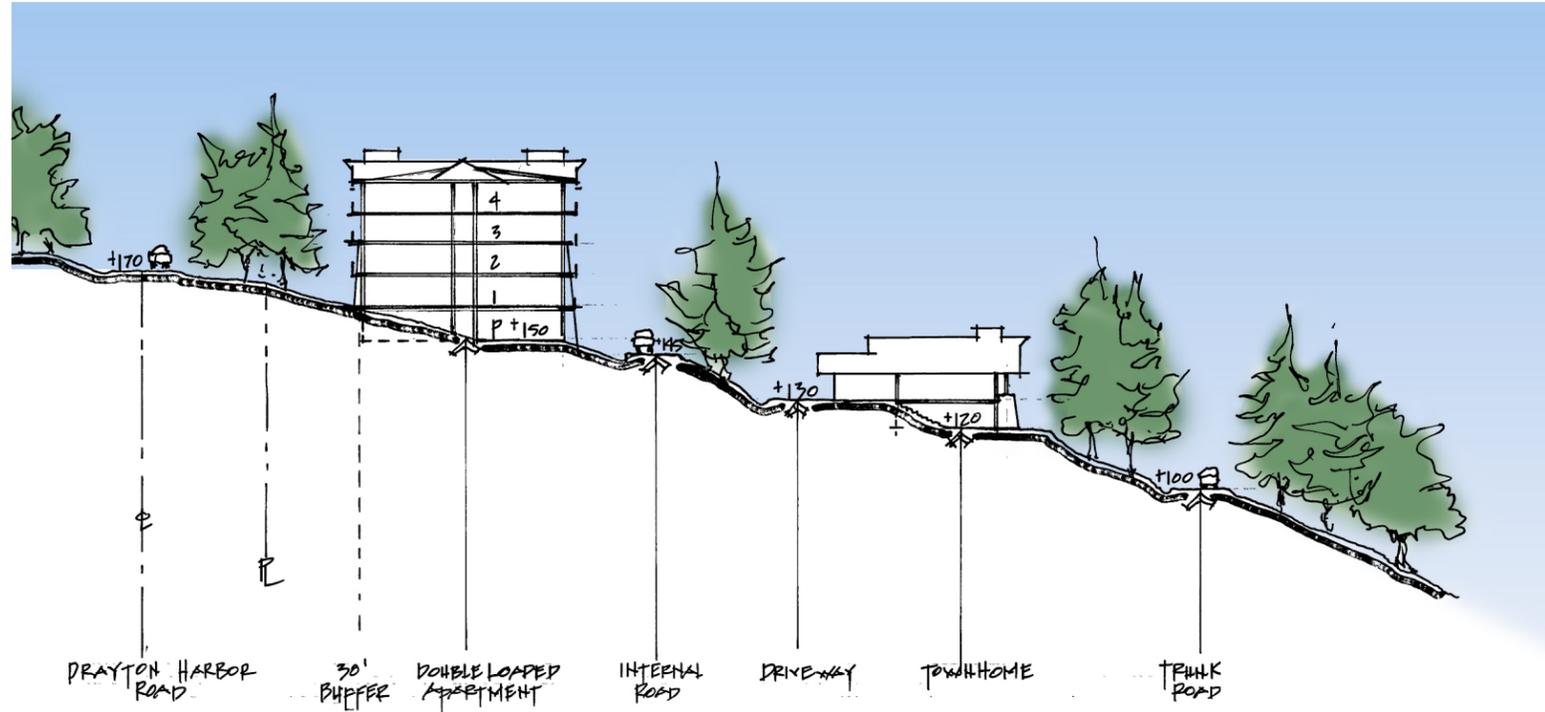


2. Site Plan and Quantitative Data

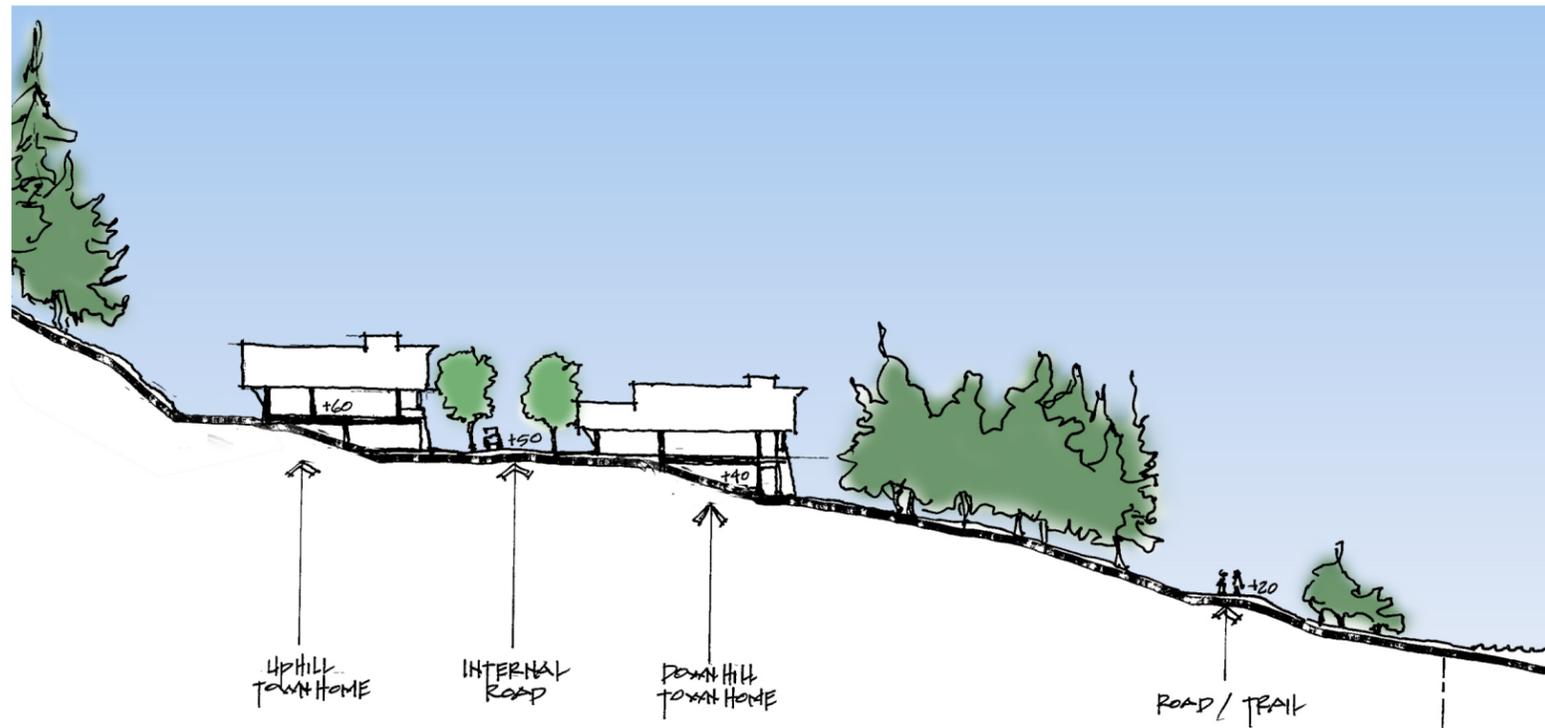
Parcel Size: 22.8 acres
 Buildings Coverage: 2.3 acres (10%)
 Roads / Sidewalks Coverage: 2.0 acres (9%)
 Open Space: 18.5 acres (81%)
 Total number and type of units:
 31 townhomes, 64 stacked flats = total 95 units.
 Gross/Net residential Densities: 4.2 units per acre



3. Site Sections



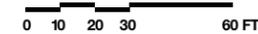
Section A



Section B



Key Plan



4. Intent and Goals

The design intent of the project is to provide a variety of multifamily housing types and choices within a naturalistic, wooded environment that offers spectacular views. These types include four story flats in several sizes and two story townhomes.

The natural character of the site will be largely retained by a strategy of clustering homes in attached and stacked configurations in locations that are naturally benched. Roads are located on the gentlest slopes possible and generally run parallel to the slope to minimize grading.

The architecture of the homes reflects the Northwest environment. Homes step with the natural grade in order to minimize site disturbance, hug the sloped site and protect upslope views. Buildings will be articulated to express each unit, which gives each home its own identity and keeps the scale of the building more intimate.

Building materials are mostly natural and from the area. Landscape plants and materials are also generally native species. In order to unify the community a common palette of materials and colors will run across all unit types; however, individual units will be expressed by subtle variations in their combinations and arrangements.

Parking will be incorporated within the building. Stacked flat buildings will have parking at the base of the building that, due to the sloping conditions, will be accessed from the lower side of the building on the portion that is daylighted. Townhomes will have attached 2-car garages.



Articulation of building to individualize units



Private balconies



Stepped foundation on sloping grade



Private patios



Strong entry expression.



Natural materials



Details

5. Compatibility

The project is compatible with the goals and regulations of the Blaine Municipal Code for P.U.D's (17.48) and the Semiahmoo Resort Master Plan (SRMP), March 1985 edition with respect to location, density, and other design guidelines and regulations.

Adjacencies

The location for this type of development is consistent with the criteria for multifamily zones (SRMP, p 5.19), including: its proximity to the golf course and 'crossroads' intersection of Drayton Harbor Road and Semiahmoo Parkway; its exception view amenity; its lack of conflict with single family housing by virtue of its forested location, and; the character of the site (small benches with steep slopes between) that is ideal for clustered housing.

Density

The density allowed for this property is up to 228 units based on the property acreage of 22.8 and an average density of 6-10 units per acre (SRMP, p 5.5). Proposed density in this application is 95 homes at an average density of 4.2 units for acre.

P.U.D Regulations

General regulations of the P.U.D Process have been met including a minimum 30 foot buffer on all sides of the property, a maximum height of 50 feet above average adjacent natural grade, and parking (1.5 to 2.0 stalls per unit).

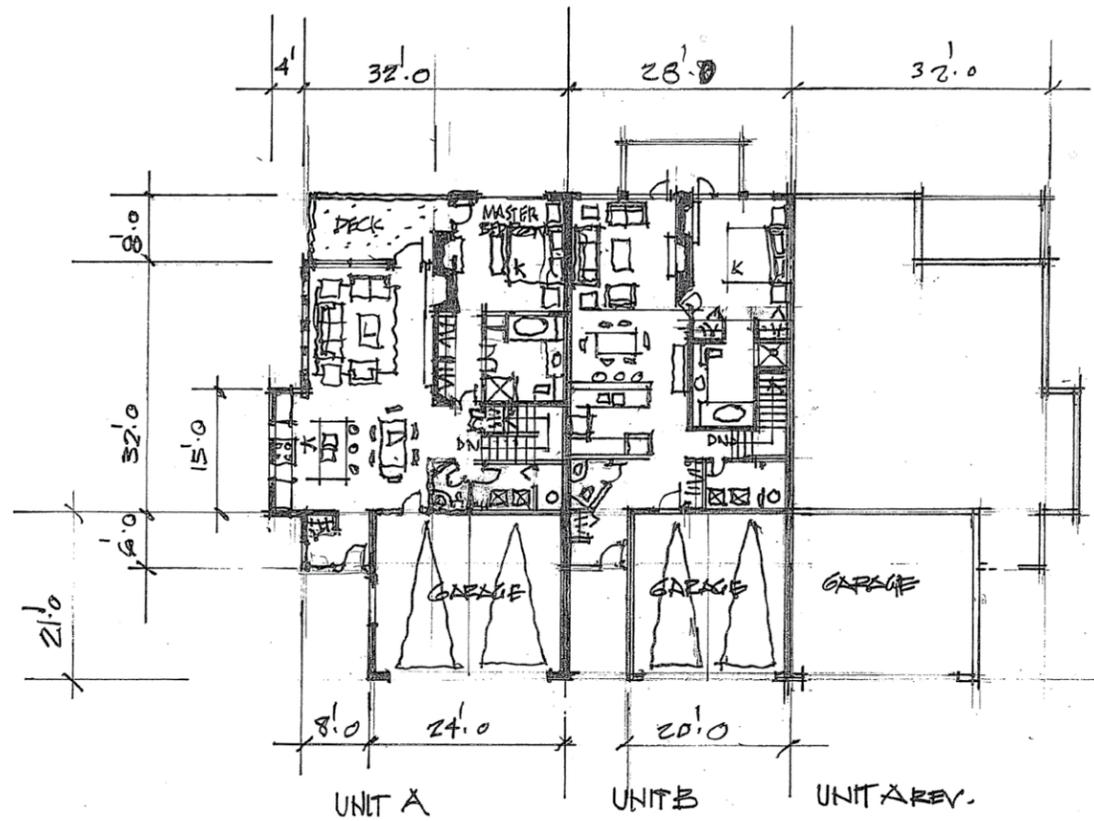
Semiahmoo Resort Design Quidelines

Design guidelines governing multifamily housing on the property (SRMP, pp5.19-21) have been maintained, including: clustering of homes to create 'enclaves', particularly in the lower bowl where this is most feasible; vegetative buffers between clusters of homes; private entryways for townhomes; individually expressed units; garages that are attached to or incorporated within the building; breaks in roof planes and building faces to increase privacy and reduce scale and mass of building, and; stepped foundations to reduce grading and clearing.

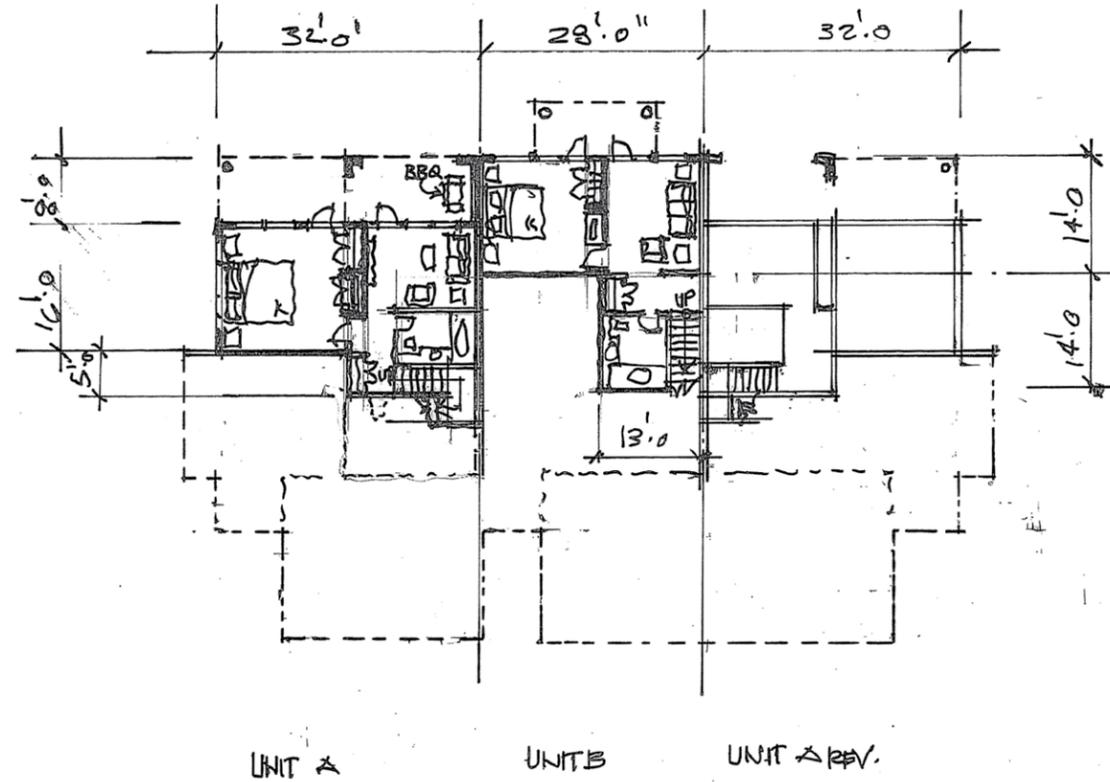
Infrastructure

The Semiahmoo Resort Master Plan designed a utility and transportation system to accommodate the approved Semiahmoo zoning. This property was included within the overall design. Utilities are already extended adjacent to the project including sanitary sewer, water, electrical, cable, and telephone. The project will require a sanitary sewer pump station. All costs associated with the project infrastructure will be paid for the developer and maintained by the Homeowner's Association, resulting in no net higher cost to the city.

6. Conceptual Building Plans – Townhomes



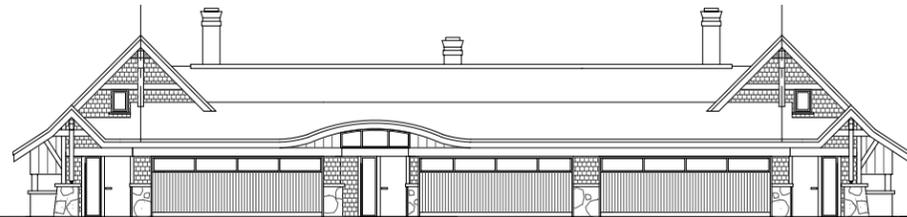
MAIN FLOOR LEVEL - TRIPLEX



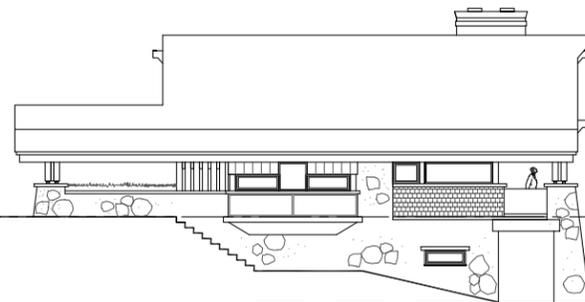
LOWER FLOOR LEVEL - TRIPLEX



Key Plan



FRONT ELEVATION

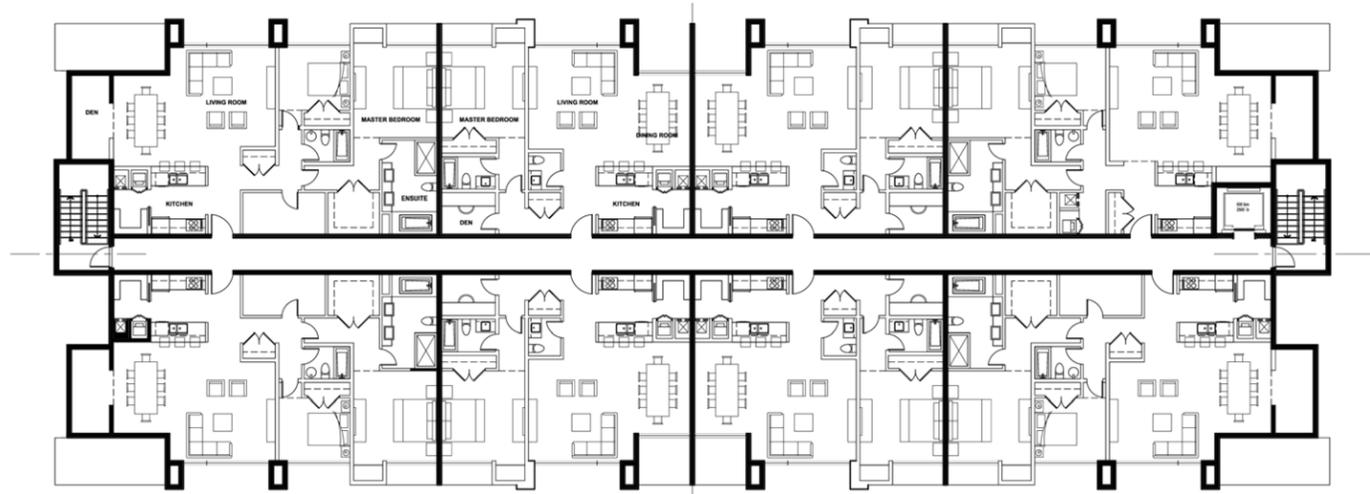


SIDE ELEVATION



BACK (LOWER) ELEVATION

6. Conceptual Building Plans – Stacked Four Storey Condominium



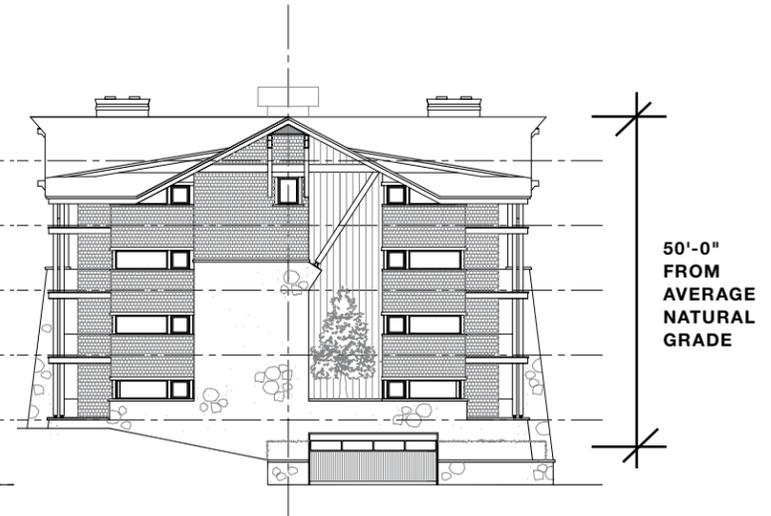
FLOOR PLAN



KEYMAP



BACK (LOWER) ELEVATION



SIDE ELEVATION

7. Conceptual Landscape Plan

The Conceptual Landscape Plan proposes a largely naturalistic approach. The main entry will conform to Semiahmoo Resort standards and include an entry sign, group mail box, security gate and decorative plantings. Common entrances to stacked flat buildings will have permeable paving and decorative planting that reinforces a strong entry statement. Individual entrances to townhomes will also be landscaped with permeable paving and decorative planting. Disturbed areas (cut and fill zones), will be rehabilitated with native ground covers, shrubs and trees. Other portions of the site will be left in their natural condition as common open spaces.

Common spaces such as the private road, common landscaping and common open space will be maintained by the Homeowner's Association. This maintenance requirement will be outlined in the future CCR's.



1. Entry Monumentation: Per resort standards



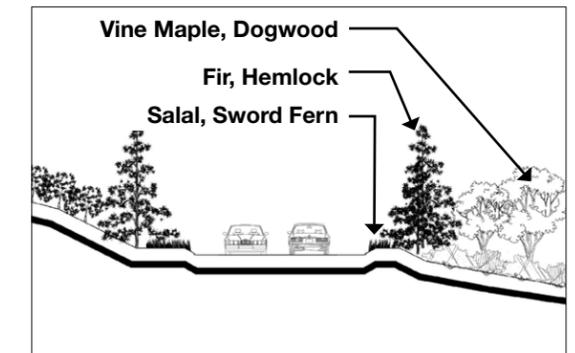
2. Private Entries: Special plantings and privacy screening



3. Entrances for Stacked Buildings: Defined vehicular drop off & enhanced pedestrian zone



4. Building Edges: Native, shade tolerant species



5. Road Edge Rehabilitation: Shade tolerant, native species



6. Walking Trail: Connection to Lower Road

IBI Group is a multi-disciplinary consulting organization offering services in four areas of practice: **Urban Land, Facilities, Transportation and Systems.**

We provide services from offices located strategically across the United States, Canada, Europe, the Middle East and Asia.



Submitted to City of Blaine

by Tin Rock Development

February 2, 2009



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