

**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

REZONE APPLICATION

(To change from the existing zone to another zone)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

REQUIRED ATTACHMENTS

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 300 FEET OF THE SITE'S TAX PARCEL. IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THE 300 FEET EXTENDS FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS OR ROAD ASSOCIATION, PLEASE INCLUDE THE ADDRESS OF THE ASSOCIATION.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED: BUILDINGS; POINTS OF ACCESS, ROADS, AND PARKING AREAS; SEPTIC TANK AND DRAINFIELD AND REPLACEMENT AREA; AREAS TO BE CUT AND/OR FILLED; AND, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC.
- SEPA CHECKLIST

FEE:

\$1100.00 (\$900 Rezone + \$200 SEPA) to Kittitas County Community Development Services Department

FOR STAFF USE ONLY

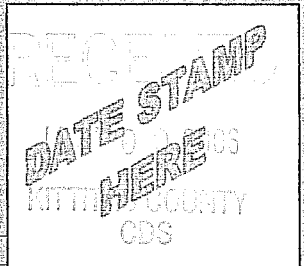
I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE.

SIGNATURE:

DATE:

RECEIPT #

NOTES:



1. **Name, mailing address and day phone of land owner(s) of record:**

Name: Sara J. Wolfe
Mailing Address: 2420 Airport Road
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: (509) 925-9013

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**

Agent Name: Jamie R. Flynn, Campus Crest Development
Mailing Address: 963 13th Avenue East
City/State/ZIP: Seattle, WA 98102
Day Time Phone: (206) 484-6410

3. **Contact person for application (select one):**

Owner of record Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. **Street address of property:**

Address: 2420 Airport Road
City/State/ZIP: Ellensburg, WA 98926

5. **Legal description of property:**

See attached.

6. **Tax parcel number:**

316233 Map Number: 18-18-25030-0015

7. **Property size:**

Approximately 13.3 acres

8. **Narrative project description:** Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

See Attached

9. **What is the present zoning district?**
Agriculture - 3
-
10. **What is the zoning district requested?**
Planned Unit Development
-
11. **Applicant for rezone must demonstrate that the following criteria are met (attach additional sheets as necessary):**
- A. The proposed amendment is compatible with the comprehensive plan.
See attached.
-
-
-
-
- B. The proposed amendment bears a substantial relation to the public health, safety or welfare.
See attached.
-
-
-
-
- C. The proposed amendment has merit and value for Kittitas County or a sub-area of the county.
See attached.
-
-
-
-
- D. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property.
See attached.
-
-
-
-
- E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.
See attached.
-
-
-
-
- F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.
See attached.
-
-
-
-

G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.
See attached.

12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

13. Are there any other pending applications associated with the property associated with this application? Yes No

Signature of Authorized Agent:

Date:

x [Signature]

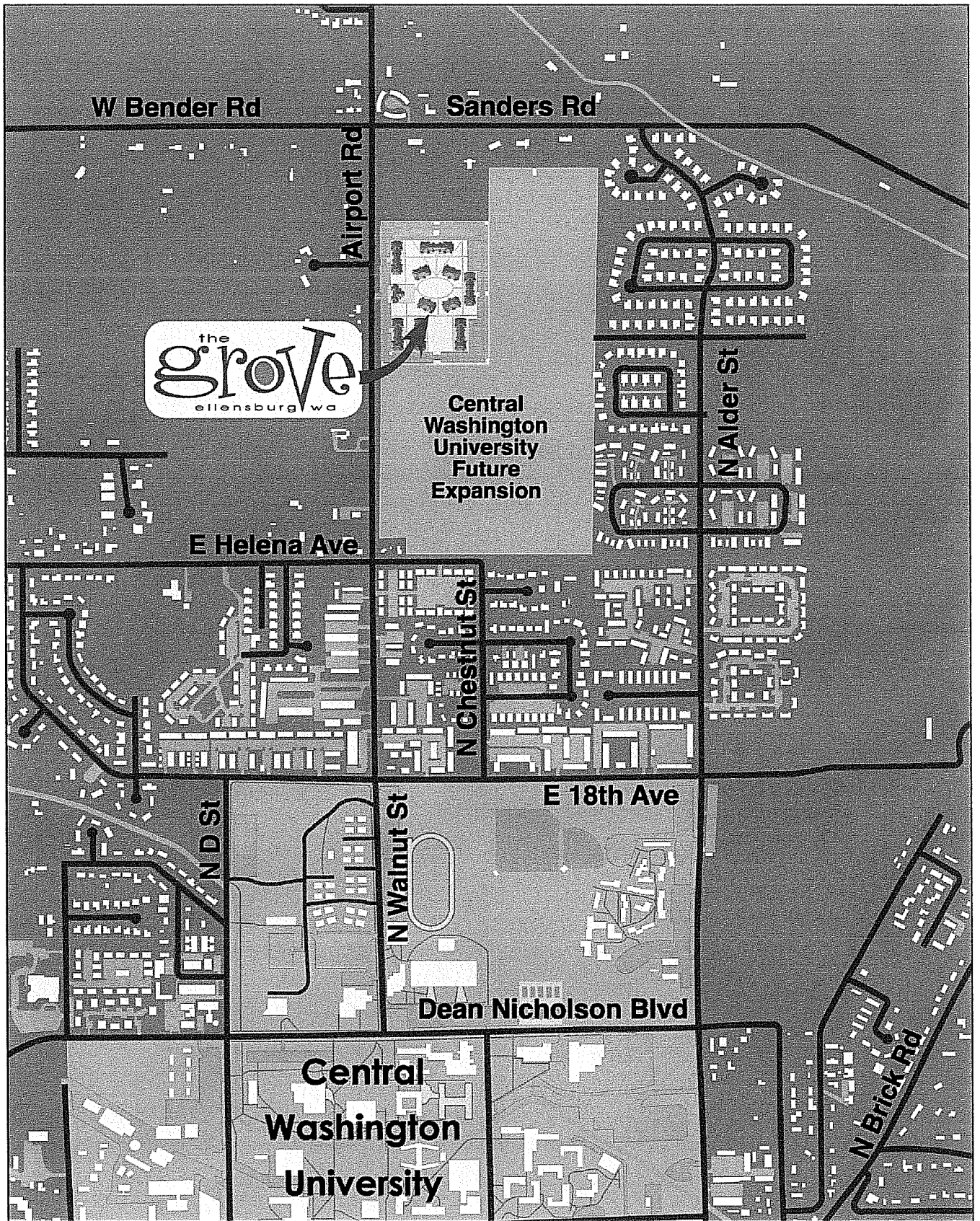
5-8-06

Signature of Land Owner of Record
(Required for application submittal):

Date:

x [Signature]

5-9-06

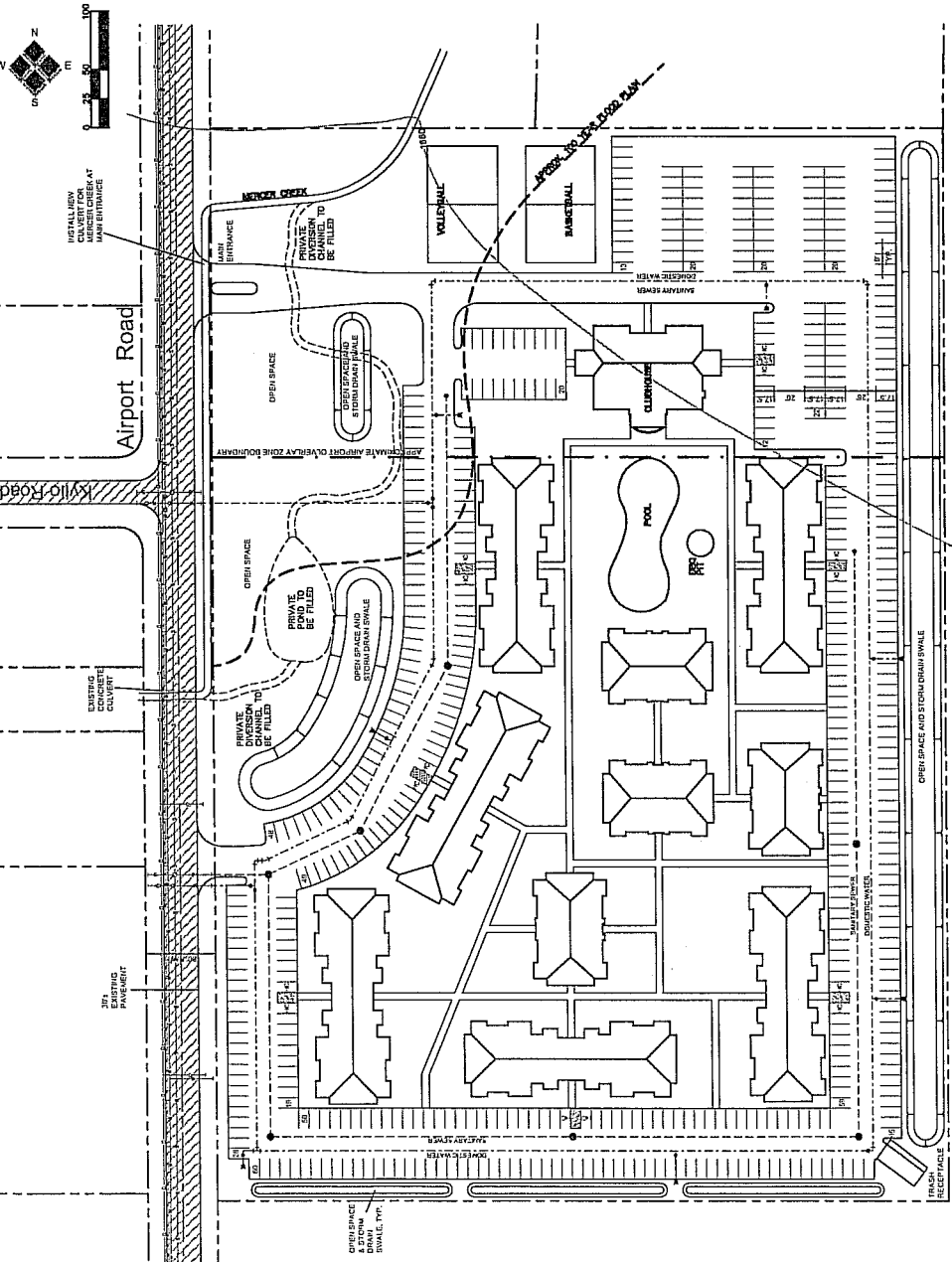


**REZONE APPLICATION
FOR
THE GROVE AT ELLENSBURG**
(A Student Housing Project)

ADDRESS LIST OF PROPERTY OWNERS WITHIN 300 FEET OF PROPERTY

Map Number	Current Owner
18-18-26069-0001	SHISSLER, Dan E. et ux 2415 Airport Rd. Ellensburg, WA 98926
18-18-26069-0002	SHISSLER, Dan E. et ux 2415 Airport Rd. Ellensburg, WA 98926
18-18-26040-0011	CHILDRESS, Don A. 2411 Airport Rd. Ellensburg, WA 98926
18-18-26044-0001	MANDELAS, George J. 2407 Airport Rd. Ellensburg, WA 98926
18-18-26044-0002	BOTTEN, George J. et ux 445 SE Cherry Dr. North Bend, WA 98045
18-18-25030-0006	COLE, James W. 2606 Airport Rd. Ellensburg, WA 98926
18-18-25030-0018	SIMPSON, George M. et ux 806 E. Sanders Ellensburg, WA 98926
18-18-25030-0008	STATE OF WASH (CWU) FAC. MGMT DEPT 400 E. University Way Mail Stop #7523 Ellensburg, WA 98926
18-18-26040-0019	KOCH, Gary S. et ux PO Box 1046 Ellensburg, WA 98926
18-18-26054-0001	LOMBARDI, Joseph P. Jr. et ux 611 E. Kylo Rd. Ellensburg, WA 98926
18-18-26054-0004	HAHN, Edwin P. 14742 Las Brizas Ln. Sun City West, AZ 85375

18-18-26054-0003	LEMAN, David F. 518 Kylo Rd. Ellensburg, WA 98926
18-18-26054-0002	HUDSON, Larry R. et ux 519 Kylo Rd. Ellensburg, WA 98926
18-18-26060-0004	PRIEBE, Carrie 308 S. Poplar Ellensburg, WA 98926
18-18-26060-0003	PRIEBE, Carrie 308 S. Poplar Ellensburg, WA 98926
18-18-26060-0002	ROBERTS, Dennis P. et ux 510 E. Bender Rd. Ellensburg, WA 98926
18-18-26044-0003	EMERICH, Sally 2313 Airport Rd. Ellensburg, WA 98926
18-18-25030-0003	WASELL, Charles S. Jr. et ux 810 Sanders Rd. Ellensburg, WA 98926
18-18-25030-0002	CAROLLO, Don et ux 812 Sanders Rd. Ellensburg, WA 98926



DENSITY

DWELLING UNITS	192
ACREAGE (PER COUNTY RECORDS)	13.3
DWELLING UNITS PER ACRE	14.4
DU/AC	

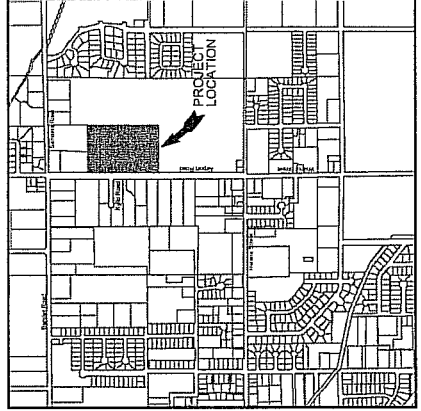
PARKING

REGULAR PARKING STALLS	519
HANDICAP PARKING STALLS	14
TOTAL	533

NUMBER OF STUDENTS

NUMBER OF STUDENTS	504
NUMBER OF STAFF	4
TOTAL	508

- NOTES:**
- Property boundary and road rights of way shown are approximate and have not been surveyed.
 - Airport overlay zone shown is approximate taken from information provided by Kittitas County Planning Department.
 - Utility information provided by City of Ellensburg, Airport Road improvement project (95-11004). Not field verified.
 - Location of Mercer Creek and the private diversion channel and private pond is approximate, taken from aerial photograph. Actual locations will be field surveyed.
 - Fire hydrant number and locations are approximate. Final locations per Fire Marshal's requirements.
 - Contour elevation from USGS quadrangle map. Actual site elevations to be surveyed in field.



Vicinity Map

Legend

- Existing**
- EXISTING GAS
 - EXISTING TELEPHONE
 - EXISTING WATER
 - EXISTING SEWER
 - EXISTING PAVEMENT
- New**
- NEW PARKING
 - NEW SIDEWALK
 - NEW HOUSING BUILDING
 - NEW DOMESTIC WATER
 - NEW FIRE HYDRANT
 - NEW SANITARY SEWER
 - NEW SEWER MANHOLE

LEGAL DESCRIPTION

The West half of the Northwest quarter of the Southwest quarter of Section 25, Township 18 North, Range 18 East, W.M., Kittitas County, State of Washington;

EXCEPT beginning at a point which is 30 feet East and 20 feet South of the West quarter corner of said Section, said point being the intersection of the South boundary line of county road (Sanders Road) with the East boundary line of county road (Airport Road); Thence East on said South boundary line of Sanders Road 295.4 feet;

Thence South 2'00" West 525.5 feet;

Thence West 277.7 feet to the East boundary line of the Airport Road;

Thence North on said East boundary line 525.1 feet to the center of the road;

EXCEPT beginning at a point which is 30 feet East and 20 feet South of the West quarter corner of said section, which point being the intersection of the South boundary line of county road (Sanders Road) with the East boundary line of county road (Airport Road); Thence East on said South boundary line of Sanders Road 295.4 feet to the True Point of Beginning;

Thence East on said South boundary line of Sanders Road to the East line of the West half of the Northwest quarter of the Southwest quarter of said section;

Thence South along said East line to a point which is East of a point which lies South 2'00" West 525.5 feet from the True Point of Beginning;

Thence West to a point which lies South 2'00" West 525.5 feet from the True Point of Beginning;

Thence North 2'00" East 525.5 feet to the True Point of Beginning;

EXCEPT right-of-way for Airport County Road along the West boundary thereof;

DEVELOPER

CAMPUS CREST DEVELOPMENT
 3 CENTERVIEW DRIVE, SUITE 200
 GREENSBORO, NC 27407
 (838) 430-7767

JAMIE FLYNN, REGIONAL DIRECTOR
 963 13th AVENUE EAST
 SEATTLE, WA 98102
 (206) 484-6410

ENGINEER/SURVEYOR

HUIBREGTSE, LOUMAN ASSOC., INC.
 801 N. 39th AVENUE
 YAKIMA, WASHINGTON 98902
 DENNIS WHITCHER, PE
 ERIC T. HERZOG, PLS
 (509) 866-7000

**REZONE APPLICATION
FOR
THE GROVE AT ELLENSBURG**

Legal Description

The West half of the Northwest quarter of the Southwest quarter of Section 25, Township 18 North, Range 18 East, W.M., Kittitas County, State of Washington:

EXCEPT beginning at a point which is 30 feet East and 20 feet South of the West quarter corner of said Section, said point being the intersection of the South boundary line of county road (Sanders Road) with the East boundary line of county road (Airport Road):

Thence East on said South boundary line of Sanders Road 296.4 feet;

Thence South 2°00' West 525.5 feet;

Thence West 277.7 feet to the East boundary line of the Airport Road;

Thence North on said East boundary line 525.1 feet, more or less, to the Point of Beginning;

EXCEPT beginning at a point which is 30 feet East and 20 feet South of the West quarter corner of said section, which point being the intersection of the South boundary line of county road (Sanders Road) with the East boundary line of county road (Airport Road):

Thence East on said South boundary line of Sanders Road 296.4 feet to the True Point of Beginning;

Thence East on said South boundary line of Sanders Road to the East line of the West half of the Northwest quarter of the Southwest quarter of said section;

Thence South along said East line to a point which lies East of a point which lies South 2°00' West 525.5 feet from the True Point of Beginning;

Thence West to a point which lies South 2°00' West 525.5 feet from the True Point of Beginning;

Thence north 2°00' East 525.5 feet to the True Point of Beginning;

EXCEPT right-of-way for Airport County Road along the West boundary thereof;
and

The North 150 feet of the West half of the Southwest quarter of the Southwest quarter of Section 25, Township 18 North, Range 18 East, W.M., Kittitas County, State of Washington;

EXCEPT right-of-way for Airport County road along the West boundary line thereof.

**REZONE APPLICATION
FOR
THE GROVE AT ELLENSBURG**
(A Student Housing Project)

RESPONSE TO ITEM 8 OF THE REZONE APPLICATION

8. Narrative Project Description:

Campus Crest Development offers a first-class student housing environment and lifestyle tailored to meet the needs of the student desiring an alternative to traditional apartments and dormitories.

Campus Crest Development plans to construct a 192-unit student housing complex on 13.32 acres of property located at 2420 Airport Road ("The Grove").

The Grove will comprise the following:

- (1) 6 - 24 unit buildings consisting of 12 2-bedroom units and 12 3-bedroom units each;
- (2) 4 - 12 unit buildings consisting of 12 3-bedroom units each;
- (3) a state of the art clubhouse comprising a fitness center, coffee house, study/computer lounge, offices, multi-purpose meeting room, central gathering area, game room and restrooms;
- (4) a beautiful outdoor recreation area that includes a large swimming pool, sand volleyball court, large deck, fire pit, grilling area and basketball court;
- (5) many open, green areas comprising Mercer Creek and various courtyards to create an oasis of tranquility within the complex; and
- (6) 533 parking spaces.

The Grove will provide high quality, student-focused, fully furnished apartments for the students of Central Washington University seeking off-campus accommodation. Students living at The Grove will experience the unique residence life that "Grove Kids" have in all of Campus Crest's communities nationwide. The Grove's unique lifestyle rounds out its residents and prepares them for the transition to life at graduation. While living at The Grove, the residents can avail themselves of the support of the on-site student mentor, participate in a number of activities (including such activities as tutorials on managing their finances or eating healthy and yoga classes), study or relax in the on-site coffee shop with high speed wireless, game room or study/computer lounge and enjoy the fitness and recreation areas located on the property. Security is ensured by The Grove's practice of offering free accommodation to a member of the law enforcement community.

Please refer to the attached Site Plan.

City of Ellensburg domestic water and sanitary sewer will be extended onto the site to serve the new facility.

**REZONE APPLICATION
FOR
THE GROVE AT ELLENSBURG**
(A Student Housing Project)

RESPONSE TO ITEM 11 OF THE REZONE APPLICATION

- 11A. The proposed amendment is compatible with the comprehensive plan.

The existing land use designation of High Density Residential – Ellensburg allows for up to 18 dwelling units per acre. The proposed rezone to Planned Unit Development will provide for the desired density of 14 dwelling units per acre and provide Campus Crest Development the opportunity and flexibility to develop its successful operating model of housing options and lifestyle programming for the students.

- 11B. The proposed amendment bears a substantial relation to the public health, safety or welfare.

The Grove will provide high quality, student-focused, fully furnished apartments for the students of Central Washington University seeking off-campus accommodation. Students living at The Grove will experience the unique residence life that “Grove Kids” have in all of Campus Crest’s communities nationwide. The Grove’s unique lifestyle rounds out its residents and prepares them for the transition to life at graduation.

While living at The Grove, the residents can avail themselves of the support of the on-site student mentor, participate in a number of activities (including such activities as tutorials on managing their finances or eating healthy and yoga classes), study or relax in the on-site coffee shop with high speed wireless, game room or study/computer lounge and enjoy the fitness and recreation areas located on the property.

Security is ensured by The Grove’s practice of offering free accommodation to a member of the law enforcement community.

- 11C. The proposed amendment has merit and value for Kittitas County or a sub-area of the County.

This development provides centralized, high quality, student housing at a location near the main campus. Rather than students finding off-campus housing at various locations across the City, The Grove will provide a housing complex designed specifically for student housing.

- 11D. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property.

The proposed amendment to Planned Unit Development is appropriate to allow the unique character of a Campus Crest community to be developed. The development will include a state of the art clubhouse comprising a fitness center, coffee house, study/computer lounge, offices, multi-purpose meeting room, central gathering area, game room and restrooms; a beautiful outdoor recreation area that includes a large swimming pool, sand volleyball court, large deck, fire pit, grilling area and basketball court; and many open, green areas comprising Mercer Creek and various courtyards to create an oasis of tranquility within the complex.

- 11E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.

The property is in conformance with the uses for a Planned Unit Development according to Chapter 17.36.020.

- 11F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.

The immediate properties on the south and east are currently owned by Central Washington University. Immediately south and east of those properties are multi-family, housing complexes.

- 11G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.

Irrigation water to this area and surrounding areas is within the Cascade Irrigation District. The irrigation water is delivered by Mercer Creek which cuts across the northwest corner of the site and then travels south along the east side of Airport Road. Mercer Creek and the immediate adjacent area is planned to be kept as an open, green area.

REVIEWS		NO.	DATE	DESCRIPTION
PRINTS ISSUED				NO.
PURPOSE				3
DATE FOR OWNER REVIEW				



JAMES L. BRODY INC.
ARCHITECTS
 1000 NORTH AVENUE, SUITE 1000
 MOBILE, ALABAMA 36688-1000
 TEL: 904-671-1000 FAX: 904-671-1001

CAMPUS CREST
 ARCHITECTS

"The Grove"
 2 & 3 BEDROOM
 APARTMENTS

MOBILE, ALABAMA

PROJECT NO.
 2008-00000000

DRAWN

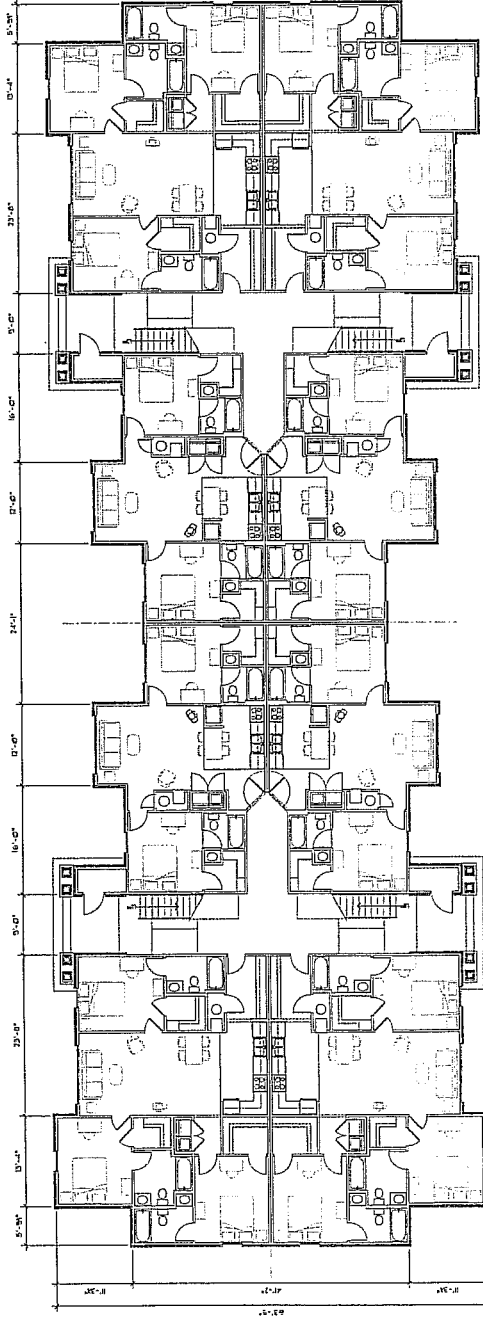
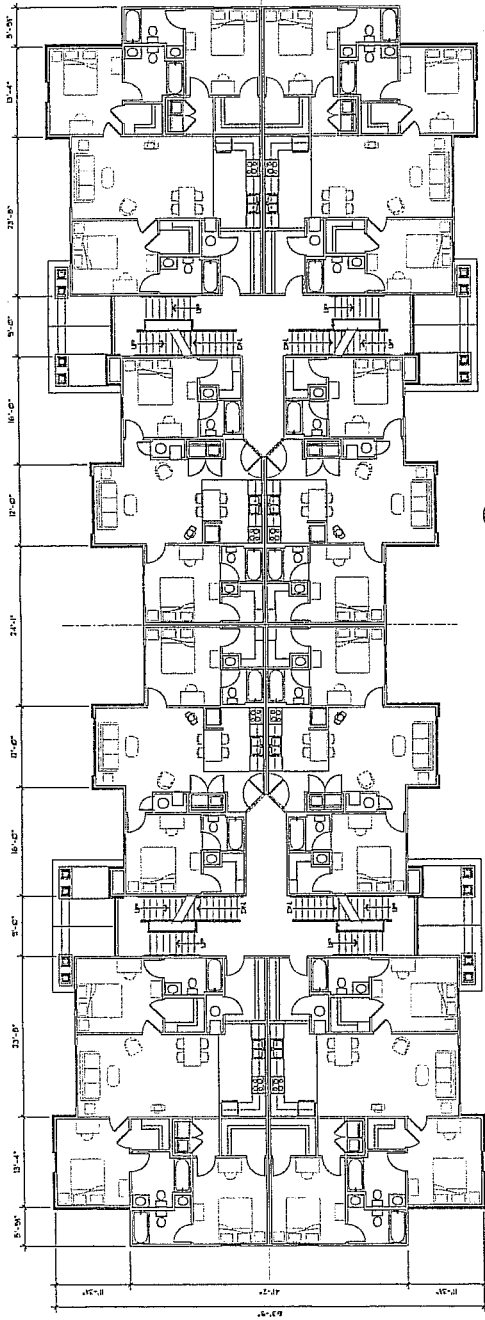
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SHEET TITLE
**FLOOR
 PLANS**

SHEET NUMBER

A-1.0

OF SHEETS

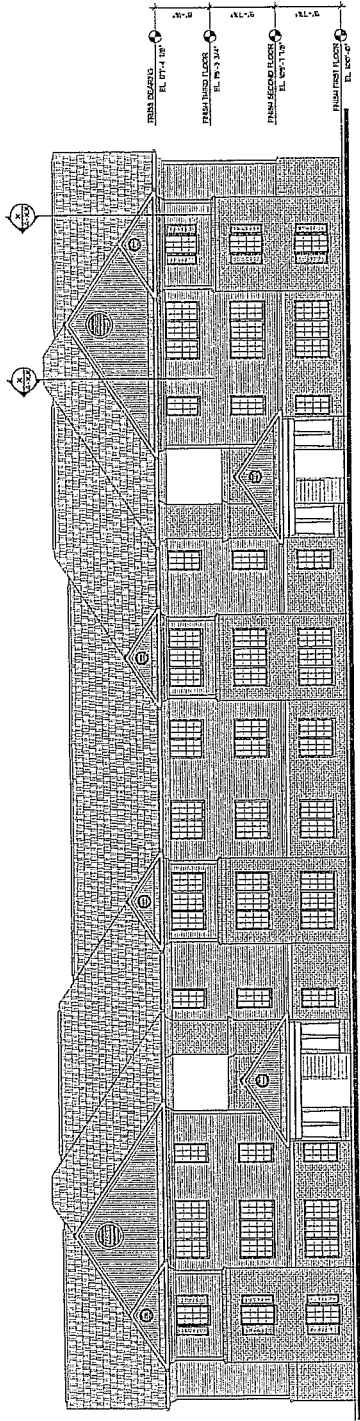


NO.	DATE	REVISIONS
1	10-26	FOR OWNER REVIEW
2		
3		

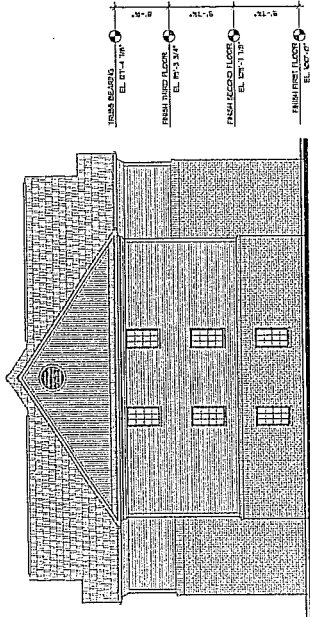
JAMES L. BROWNING ARCHITECT
 ARCHITECTS
 1000 UNIVERSITY BLVD., SUITE 100
 MOBILE, ALABAMA 36688

CAMPUS CREST
 "The Grove"
 2 & 3 BEDROOM APARTMENTS
 MOBILE, ALABAMA
 PROJECT NO. KSC-2007-002
 DRAWING NO. 2007-002-001

DRAWN	CHECKED
SHEET TITLE ELEVATIONS	
SHEET NUMBER A-2.0	
OF _____ SHEETS	




B ELEVATION
1/8"=1'-0"



A ELEVATION
1/8"=1'-0"

NO.	DATE	REVISIONS
3		PRINTS ISSUED
		FOR QUOTE REVIEW



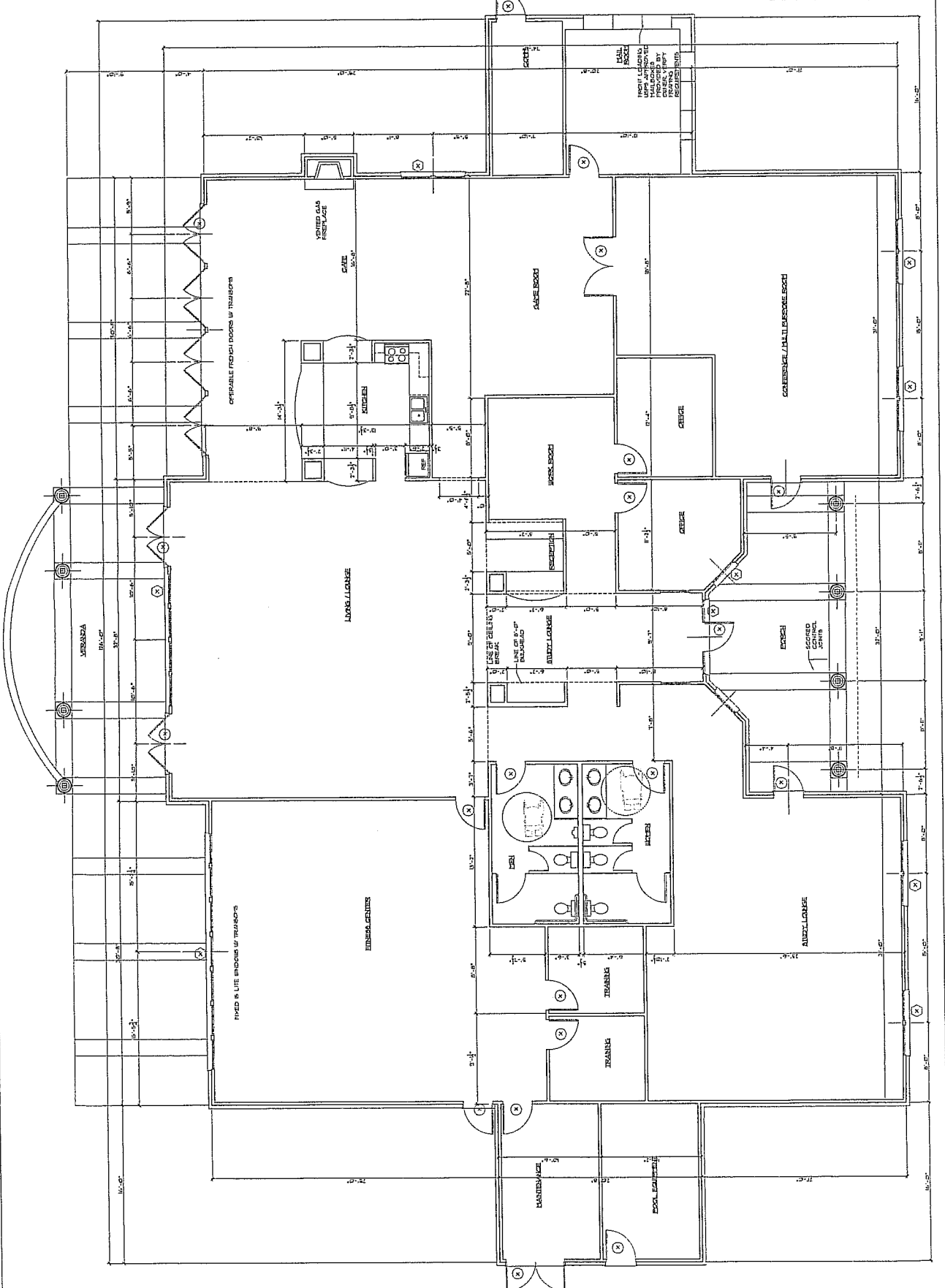
**JAMES L. BROWNING
ARCHITECT**
215 W. ...
MOBILE, ALABAMA

CAMPUS @ CREST
"The Grove"
2 & 3 BEDROOM APARTMENTS
MOBILE, ALABAMA

PROJECT NO.	PROJECT ADDRESS

DRAWN	CHECKED

SHEET TITLE	SHEET NUMBER
LEASING OFFICE PLANS	L-10



PRINTS ISSUED FOR QUOTE REVIEW
 3
 PROJECT NO. [blank]
 PROJECT ADDRESS [blank]
 DRAWN [blank]
 CHECKED [blank]
 SHEET TITLE: LEASING OFFICE PLANS
 SHEET NUMBER: L-10

STATE ENVIRONMENTAL POLICY ACT

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. *Name of Proponent:* Campus Crest Development
Phone Number: (336) 430-7767
Address of Proponent: 3 Centerview Drive, Suite 200
Greensboro, NC 27407

2. *Person Completing Form:* Jamie R. Flynn, Regional Director
Phone Number: (206) 484-6410
Address: 963 13th Avenue East
Seattle, WA 98102

3. *Date Checklist Submitted:* May 9, 2006

4. *Agency Requiring Checklist:* Kittitas County Planning Department

5. *Name of Proposal, if Applicable:* The Grove at Ellensburg

6. *Proposed timing or schedule (including phasing, if applicable):*

Proceed immediately with the development upon receipt of required approvals. Begin construction in August 2006. Complete construction by August 2007.

7. *Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain.*

No

8. *List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.*

A Phase I Site Environmental Assessment will be performed on the site.

9. *Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.*

None known.

RECEIVED

MAY 09 2006

KITTITAS COUNTY
CDS

10. *List any governmental approvals or permits that will be needed for your proposal, if known.*

Outside Utility Agreement for utility extension outside of City limits.

City of Ellensburg approval of new watermain and sanitary sewermain design plans and construction.

Washington State Department of Ecology Construction Storm Water Permit.

11. *Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.*

Campus Crest Development plans to construct a 192-unit student housing complex on approximately 13.3 acres of property located at 2420 Airport Road ("The Grove"). The Grove will comprise the following:

The Grove will provide high quality, student-focused, fully furnished apartments for the students of Central Washington University seeking off-campus accommodation. Students living at The Grove will experience the unique residence life that "Grove Kids" have in all of Campus Crest's communities nationwide. The Grove's unique lifestyle rounds out its residents and prepares them for the transition to life at graduation.

While living at The Grove, the residents can avail themselves of the support of the on-site student mentor, participate in a number of activities (including such activities as tutorials on managing their finances or eating healthy and yoga classes), study or relax in the on-site coffee shop with high speed wireless, game room or study/computer lounge and enjoy the fitness and recreation areas located on the property.

Security is ensured by The Grove's practice of offering free accommodation to a member of the law enforcement community. Please refer to the attached site plan.

12. *Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.*

The project site is located on the east side of Airport Road south of Sanders Road. The address is 2420 Airport Road, Ellensburg, WA 98926. Parcel No. 316233, Map No. 18-18-25030-0015. See attached legal description.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

- a. *General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.*

Flat.

- b. *What is the steepest slope on the site (approximate percent slope)?*

Approximately 1%

- c. *What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.*

Silt / Sandy Silt / Silty Sand; Gravel.

- d. *Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.*

None known.

- e. *Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.*

Grading and embankment associated with construction of the housing buildings, swimming pool, and parking lot. A small private pond and private diversion channel are located on the site which will be filled in. The approximately quantity of excavation for the on-site parking areas is 5,900 cy. The source of fill will primarily be from on-site excavation with imported select granular material as required.

- f. *Could erosion occur as a result of clearing, construction, or use? If so, generally describe.*

It is possible that erosion could occur during the construction phase of the development. Long-term erosion is unlikely because of the landscaping and site improvements.

- g. *About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or building)?*

It is estimated that approximately 6 acres of the 13.3 acre site or approximately 45 percent of the site will be covered with impervious surfacing due to buildings, walkways, and parking areas. Lot coverage will comply with Kittitas County requirements for open space for the Planned Unit Development Zone.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:*

The contractor will be required to install erosion control measures to limit erosion and silt from leaving the site. Silt fences, temporary ground cover, and application of water for dust control are typical measures used.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.*

The usual and normal construction odors associated with heavy construction equipment operation are anticipated during construction. After construction, normal emissions from normal residential activity can be expected.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.*

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:*

Watering equipment will be used to reduce dust during construction.

3. WATER

- a. Surface:*

- 1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.*

Yes. Mercer Creek is located along the north and westerly boundaries of the property. A private diversion channel was constructed by previous land owners to a small private pond which is located on the site near the existing home.

- 2. Will the project require any work over, in, or adjacent to (within 200 feet) of the described waters? If yes, please describe and attach available plans.*

Yes. Construction will occur within 200 feet of Mercer Creek. Please refer to the attached site plan.

- 3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.*

The small private pond and private diversion channel will be filled. It is estimated that approximately 1,000 cy of material will be used to fill the pond and diversion channel.

4. *Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.*

The existing diversion point from Mercer Creek to the small private channel feeding the private pond will be eliminated and the existing private return channel from the pond to Mercer Creek will be eliminated.

5. *Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.*

A portion of the site lies within the 100-year floodplain (AO Zone). No structures will be constructed within the 100-year floodplain.

6. *Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.*

No.

b. *Ground:*

1. *Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.*

No.

2. *Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage, industrial, containing the following chemicals...; agricultural, etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.*

None.

c. *Water Runoff (including storm water):*

1. *Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will the water flow? Will this water flow into other waters? If so, describe.*

Rainfall and snow melt are the sources of runoff expected. Roof runoff and runoff from parking areas will be collected and piped to specific areas within the open areas for infiltration. Storm water will be collected, retained and disposed off on-site in accordance with the Eastern Washington Storm Water Manual.

2. *Could waste materials enter ground or surface waters? If so, generally describe.*

It is not anticipated that this project will result in waste materials entering ground or surface waters.

d. *Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:*

Storm water runoff from roofs and parking areas will be collected and retained on-site in storm drain retention and disposal facilities.

4. PLANTS

a. *Check or circle type of vegetation found on the site:*

- deciduous tree: alder, maple, aspen, other: cottonwood
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants
- water plants
- other types of vegetation

b. *What kind and amount of vegetation will be removed or altered?*

Existing trees, grasses, and vegetation will be removed at the time of construction. The area around Mercer Creek will remain undisturbed open space, except for filling the private pond and private diversion channel.

c. *List threatened or endangered species known to be on or near the site.*

None known.

d. *Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:*

Landscaping will comply with County regulations. Please refer to attached site plan for open spaces.

5. ANIMALS

a. *Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:*

Bird: hawk, heron, eagle, songbird, other
Mammals: deer, bear, elk, beaver, other
Fish: bass, salmon, trout, herring, shellfish, other

b. *List any threatened or endangered species known to be on or near the site.*

None known.

c. *Is this site part of a migration route? If so, explain.*

No.

d. *Proposed measures to preserve or enhance wildlife, if any:*

None.

6. ENERGY AND NATURAL RESOURCES

a. *What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.*

It is anticipated that electricity will be the source of energy for this development.

b. *Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.*

No.

c. *What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:*

Buildings will comply with the Washington State Energy Code.

7. ENVIRONMENTAL HEALTH

a. *Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.*

No.

1. *Describe special emergency services that might be required.*

None.

2. *Proposed measures to reduce or control environmental health hazards, if any:*

None.

b. *Noise*

1. *What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?*

Airport noise.

2. *What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.*

Short term noise associated with construction. Long term noise associated with residential living and passenger vehicles entering and leaving the site is expected.

3. *Proposed measures to reduce or control noise impacts, if any:*

Limit construction hours from 7:00 am to 7:00 pm.

8. LAND AND SHORELINE USE

- a. *What is the current use of the site and adjacent properties?*

The site is currently used as pasture. Adjacent properties to the south and east are vacant. The property to the north has a single family residence.

- b. *Has the site been used for agriculture? If so, describe.*

No.

- c. *Describe any structures on the site.*

There is one home and various agricultural outbuildings.

- d. *Will any structures be demolished? If so, what?*

Yes, all existing buildings.

- e. *What is the current zoning classification of the site?*

Current zone is Agriculture 3.

f. *What is the current comprehensive plan designation of the site?*

The current land use designation of the site is High Density Residential – Ellensburg.

g. *If applicable, what is the current shoreline master program designation of the site?*

Not applicable.

h. *Has any part of the site been classified as an "environmentally sensitive" area?*

No.

i. *Approximately how many people would reside or work in the completed project?*

Approximately 504 students and four staff would reside or work on the project site.

j. *Approximately how many people would the completed project displace?*

None.

k. *Proposed measures to avoid or reduce displacement impacts, if any:*

None.

l. *Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:*

This proposal is compatible with other student housing in the area.

9. HOUSING

a. *Approximately how many units would be provided, if any? Indicate whether high-, middle- or low-income housing.*

192 student housing units will be constructed. Six 24-unit buildings consisting of twelve 2-bedroom units and twelve 3-bedroom units each, and four 12-unit buildings consisting of twelve 3-bedroom units each.

b. *Approximately how many units, if any, would be eliminated? Indicate whether high-, middle-, or low-income housing.*

The existing residence on the site will be eliminated.

- c. *Proposed measures to reduce or control housing impacts, if any:*

None.

10. AESTHETICS

- a. *What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?*

The 24-unit buildings will be approximately 40 feet high to the top of the roof. The buildings will be wood-framed with brick and wood siding with an asphalt shingle roof.

- b. *What views in the immediate vicinity would be altered or obstructed?*

None.

- c. *Proposed measures to reduce or control aesthetic impacts, if any:*

The buildings will be designed to reflect the residential nature of the surrounding neighborhoods.

11. LIGHT AND GLARE

- a. *What type of light or glare will the proposal produce? What time of day would it mainly occur?*

Usual and normal residential night lighting from dusk to dawn. Parking area lights are proposed to be equipped with directional fixtures to direct light onto the parking areas and minimize spillage to adjacent property.

- b. *Could light or glare from the finished project be a safety hazard or interfere with views?*

No.

- c. *What existing off-site sources of light or glare may affect your proposal?*

None.

- d. *Proposed measures to reduce or control light and glare impacts, if any:*

Use of cut-off fixtures on parking area lights.

12. RECREATION

- a. *What designated and informal recreational opportunities are in the immediate vicinity?*

None.

- b. *Would the proposed project displace any existing recreational uses? If so, describe.*

No.

- c. *Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:*

This proposed housing development, The Grove at Ellensburg, will provide outdoor recreational areas on-site including a state of the art clubhouse comprising a fitness center, coffee house, study/computer lounge, offices, multi-purpose meeting room, central gathering area, game room and restrooms; a beautiful outdoor recreation area that includes a large swimming pool, sand volleyball court, large deck, fire pit, grilling area and basketball court; and many open, green areas comprising Mercer Creek and various courtyards to create an oasis of tranquility within the complex.

13. HISTORIC AND CULTURAL PRESERVATION

- a. *Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.*

None known.

- b. *Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.*

None known.

- c. *Proposed measures to reduce or control impacts, if any:*

None.

14. TRANSPORTATION

- a. *Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.*

Existing Airport Road borders the site on the west. Two new access points to Airport Road will be constructed to serve the development. See attached plan map.

- b. *Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?*

No.

- c. *How many parking spaces would the completed project have? How many would the project eliminate?*

A total of 533 on-site parking spaces will be provided.

- d. *Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways. If so, generally describe (indicate whether public or private).*

No.

- e. *Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.*

No.

- f. *How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.*

The Trip Generation Manual published by the Institute of Transportation Engineers (ITE) lists anticipated vehicular trips for apartments (Section 220). According to the 6th Edition of the Trip Generation Manual, an average rate of 6.63 vehicular trips per dwelling unit occur on a weekday. For this development of 192 units, the average would be 1273 trip ends per weekday, 50% entering and 50% exiting. The Manual also lists an average rate of 0.51 trips per dwelling occurring during the morning peak hour of adjacent street traffic (7 am to 9 am) and 0.62 trips per dwelling unit occurring during the evening peak hour of adjacent street traffic (4 pm to 6 pm).

- g. *Proposed measures to reduce or control transportation impacts, if any:*

Properly designed and constructed driveway access points to Airport Road.

15. PUBLIC SERVICES

- a. *Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other?) If so, generally describe.*

Yes, the project could result in an increase for standard police and fire protection services.

b. *Proposed measures to reduce or control direct impacts on public services, if any.*

None.

16. UTILITIES

a. *Circle the utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, irrigation, cable TV, drains, other.*

b. *Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.*

Irrigation Water – Irrigation water is available from Mercer Creek (Cascade Irrigation District)

Electricity – City of Ellensburg, Energy Services

Natural Gas – City of Ellensburg, Energy Services

Telephone – Ellensburg Telephone

Domestic Water – City of Ellensburg

Sanitary Sewer – City of Ellensburg

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.



Jamie R. Flynn, Regional Director
Campus Crest Development

Exhibit A

Legal Description

The West half of the Northwest quarter of the Southwest quarter of Section 25, Township 18 North, Range 18 East, W.M., Kittitas County, State of Washington:

EXCEPT beginning at a point which is 30 feet East and 20 feet South of the West quarter corner of said Section, said point being the intersection of the South boundary line of county road (Sanders Road) with the East boundary line of county road (Airport Road):

thence East on said South boundary line of Sanders Road 296.4 feet;

thence South 2°00' West 525.5 feet;

thence West 277.7 feet to the East boundary line of the Airport Road;

thence North on said East boundary line 525.1 feet, more or less, to the Point of Beginning;

EXCEPT beginning at a point which is 30 feet East and 20 feet South of the West quarter corner of said section, which point being the intersection of the South boundary line of county road (Sanders Road) with the East boundary line of county road (Airport Road):

thence East on said South boundary line of Sanders Road 296.4 feet to the True Point of Beginning;

thence East on said South boundary line of Sanders Road to the East line of the West half of the Northwest quarter of the Southwest quarter of said section;

thence South along said East line to a point which lies East of a point which lies South 2°00' West 525.5 feet from the True Point of Beginning;

thence West to a point which lies South 2°00' West 525.5 feet from the True Point of Beginning;

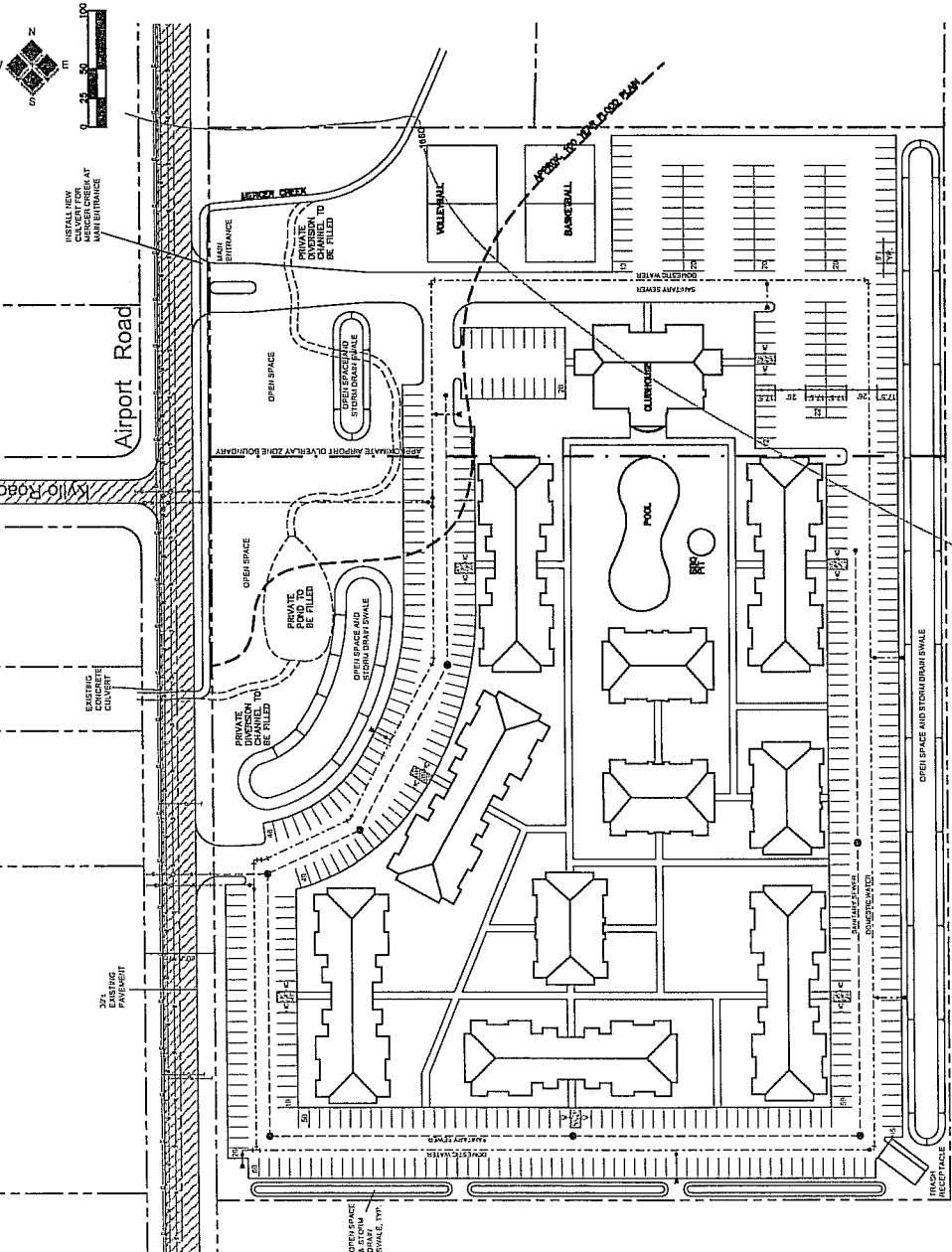
thence North 2°00' East 525.5 feet to the True Point of Beginning;

EXCEPT right-of-way for Airport County Road along the West boundary thereof; and

The North 150 feet of the West half of the Southwest quarter of the Southwest quarter of Section 25, Township 18 North, Range 18 East, W.M., Kittitas County, State of Washington;

EXCEPT right-or-way for Airport County Road along the West boundary line thereof.





DENSITY

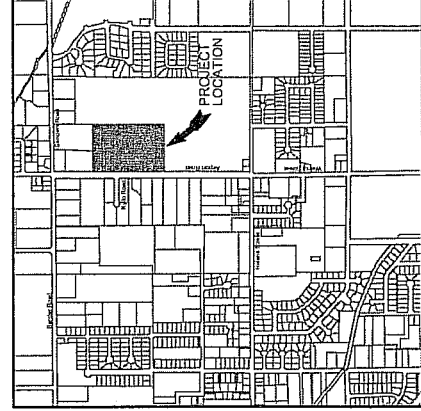
DWELLING UNITS	192
ACREAGE (PER COUNTY RECORDS)	13.3
DWELLING UNITS PER ACRE	14.4
DUAC	

PARKING

REGULAR PARKING STALLS	619
HANDICAP PARKING STALLS	14
TOTAL	633

NUMBER OF STUDENTS	504
NUMBER OF STAFF	4
TOTAL	508

- NOTES:**
- Property boundary and road rights of way shown are approximate and have not been surveyed.
 - Airport overlay zone shown is approximate taken from information provided by Kittitas County Planning Department.
 - Utility information provided by City of Ellensburg, Airport Road Improvement project (95-11004). Not field verified.
 - Location of Mercer Creek and the private diversion channel and private pond is approximate, taken from aerial photograph. Actual locations will be field surveyed.
 - Fire hydrant number and locations are approximate. Final locations per Fire Marshal's requirements.
 - Contour elevation from USGS quadrangle map. Actual site elevations to be surveyed in field.



Vicinity Map

Legend

- Existing**
- EXISTING GAS
 - EXISTING TELEPHONE
 - EXISTING WATER
 - EXISTING SEWER
 - EXISTING PAVEMENT
- New**
- NEW PARKING
 - NEW SIDEWALK
 - NEW HOUSING BUILDING
 - NEW DOMESTIC WATER
 - NEW FIRE HYDRANT
 - NEW SANITARY SEWER
 - NEW SEWER MANHOLE

LEGAL DESCRIPTION

The West half of the Northwest quarter of the Southwest quarter of Section 25, Township 18 North, Range 18 East, W.M., Kittitas County, State of Washington.

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Thence South 270° West 525.5 feet;

Thence West 277.7 feet to the East boundary line of the Airport Road;

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EXCEPT right-of-way for Airport County Road along the West boundary thereof;

DEVELOPER

CAMPUS CREST DEVELOPMENT
 3 CENTERVIEW DRIVE, SUITE 200
 GREENSBORO, NC 27407
 (336) 430-7787

JAMIE FLYNN, REGIONAL DIRECTOR
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**PRELIMINARY DEVELOPMENT PLAN
FOR
THE GROVE AT ELLENSBURG**
(A Student Housing Project)

SUPPLEMENTAL INFORMATION PER SECTION 17.36.020

17.36.030 Preliminary development plan.

Any persons or corporation applying for a planned unit development zone shall file a preliminary development plan with an application for zone change. The development plan shall include all of the following:

1. A vicinity map showing the location of the site and its relationship to surrounding areas;

See attached site plan.

2. A map of the site drawn to a scale, no smaller than two hundred feet to the inch showing the following:
 - a. Arrangement of land uses by type (residential, commercial, open spaces, etc.). A statement on the approximate percentage of land in each category. The map should show proposed traffic circulation;
 - b. Names and dimensions of dedicated roads bounding or near the site;
 - c. Planned off-street parking areas including approximate number of spaces to be provided;
 - d. Elevation contours of no more than twenty-foot intervals;

See attached site plan.

3. A statement relating the development plan to adjacent development and natural areas;

Adjacent property on the south and east is vacant and owned by Central Washington University. Multi-family developments exist to the east and south. The density of the proposed development is 14.4 du/ac. The area around Mercer Creek will be kept in a natural state. Please refer to the attached site plan for open and natural areas.

4. A statement of the developer's intent with regard to providing landscaping and retention of open spaces;

Site landscaping will comply with County requirements. Please refer to attached site plan for open and landscape areas.

5. A statement outlining future land ownership patterns within the development including homeowners associations if planned;

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The development will be developed and owned by Campus Crest Development.

6. Proposed water supply, storage and distribution system, sewage disposal/treatment plan, solid waste collection plan;

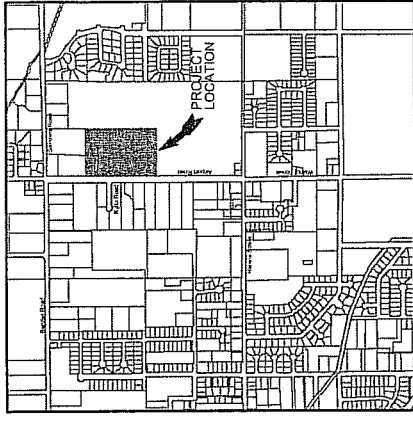
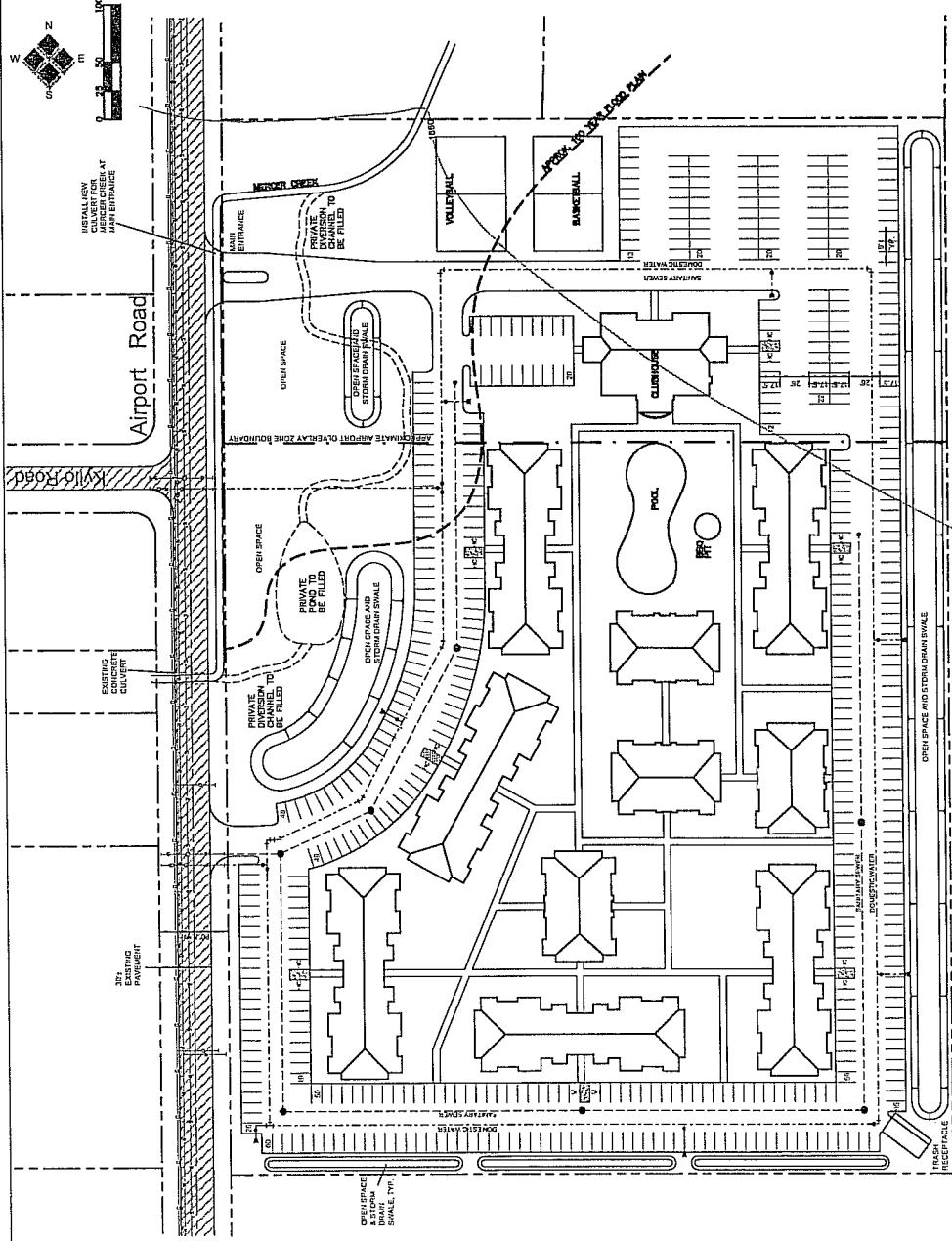
Domestic water and sanitary sewer facilities currently exist in Airport Road. These utilities will be extended into the site in accordance with City of Ellensburg design and construction standards. Please refer to site plan for solid waste dumpster location.

7. Documentation from the planning department that environmental review (SEPA) has been completed;

A SEPA Checklist has been completed and submitted to the Planning Department.

8. Statement of planned residential (housing) densities expressed in terms of living units per building and per net acre (total acreage minus dedicated rights-of-way). (Ord. 90-6 (part), 1990; Res. 83-10, 1983).

The plan calls for 192 dwelling units. The site is approximately 13.3 acres for a density of 14.4 du/ac.



Vicinity Map

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 - EXISTING TELEPHONE
 - EXISTING WATER
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- New**
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DENSITY

DWELLING UNITS	182
ACREAGE (PER COUNTY RECORDS)	13.3
DWELLING UNITS PER ACRE	14.4
DJ/AC	

PARKING

REGULAR PARKING STALLS	519
HANDICAP PARKING STALLS	14
TOTAL	533
NUMBER OF STUDENTS	504
NUMBER OF STAFF	4
TOTAL	508

NOTES:

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