



CENTRAL WASHINGTON UNIVERSITY

June 23, 2006

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KITTITAS COUNTY
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KITTITAS COUNTY
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Kittitas County Community Development Services
411 N. Ruby St.
Suite 2
Ellensburg WA 98926

Subject: The Grove PUD Rezone (Z-06-14)

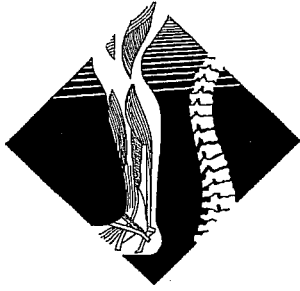
Comments

1. The Planned transportation grid for the north Ellensburg area and specifically the area around this PUD should continue. The development of Greenfield Avenue from Alder Street to Airport Road, and Chestnut Street from Helena Street to Sanders Road should be planned for and developed when appropriate. The University is aware of the existing planning and its impacts financially, and to developable area on its own property and adjoining properties.
2. Any changes to the existing transportation grid plans and right of ways should be negotiated with the University for any financial impacts, reduction of developable areas and transportation system functionality.

Sincerely;

Bill Vertrees, Assistant Vice President for Facilities
Facilities Management Department

c: Richard E. Corona, Vice President
Business and Financial Affairs



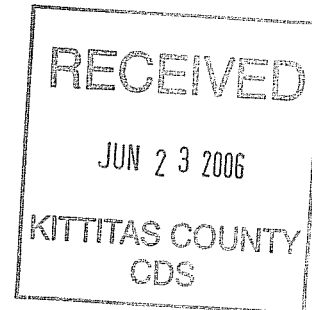
DON A. CHILDRESS, D.C.

502 N. Ruby
Ellensburg, WA 98926
(509) 962-9796 Fax (509) 962-9019
drbones@elltel.com

Don & Geraldine Childress
2411 Airport Road
Ellensburg, WA 98926

June 23, 2006

Re: **The Grove** PUD Rezone



Darryl Piercy, Director
Kittitas County Community Development Services
411 N. Ruby Suite 2
Ellensburg, WA 98926

Dear Sir:

Our property is located directly across the road from the current Wolfe acreage. We have grazed our small herd of cattle & few horses there & in surrounding acreages for years. We are very sad! Our grazing land is becoming extremely limited around us by housing developments.

Mercer Creek's pure water has helped produce healthy cattle, free of liver flukes. How blessed we are. We have maintained the natural landscape, built a secure log corral which has held simbra bulls, birthing cows, calves, & horses. We have an assortment of dogs (some abandoned), chickens, abandoned cats and natural wildlife.

The following comments and pleas are heartfelt and hopefully constructive. I have given considerable time and thought because of the impact this "**Planned Unit Development**" could have on our rural community, a community desired by many who have pulled up roots to escape high density locations in our state and nation, as well as for those who have attempted to respond to our Creator's instructions to enjoy the beauty and the bountiful provisions of water and food, to be fruitful, multiply, **replenish** the earth, subdue it, and have dominion over every living thing in the sea, air, and earth.

1. Please keep us **rural**.
2. **Keep the trees and natural growth in tact.**
They are the sanctuary for our many birds who joyfully greet each day with their beautiful songs. The trees will lend an esthetic beauty to the 3 story high apartments and to us living across the road as well as providing us privacy & protection from the many lights. The trees will serve as a filtering system for the dust & construction emissions. (Thank you for the watering down plan. The trees would perhaps control & maintain the 5 degree drop in temperature which we enjoy when we enter Airport Road beyond Helena.
3. With your emphasis on developing a healthy lifestyle, please consider a **walking/cycling lane** from The Grove to the CWU campus, perhaps using the existing one on the west side of Airport Road. (1 mile tension releasing walk) **No concrete sidewalks, please!**
4. The neighbors to the east, north, and south will have their views of the surrounding mountains & landscape blocked, as well as those taking an evening drive north on Alder in the campus area. We have always enjoyed the esthetic view of the tall pines & natural growth along the road. We would be bothered if we must look at 3 story apartments.

5. Please note: **HIGH WATER TABLE** and go view the Helena housing construction. They've worked approximately 2 years trying to subdue the water table. I understand **flood insurance** is required. Our neighbor was **required** to have a **four foot** foundation for his house!
6. How will erosion along Mercer Creek and life along the creek (plants, animals, fish, birds, etc. be affected? And how about the filler soil? Grandular material??
7. The land **temperature** could be affected by the numerous buildings, blacktop, & vehicles if those beautiful evergreen trees are removed.
8. Explain the **WATER** runoff, collection, piped to specific area within open areas for infiltration, storm water collected, retained & disposed on site theory!!!? This needs to be clearly defined. How about good old fashion rain barrels for collection and the watering of the small areas of lawn or channeling it back into Mercer Creek?
9. **Threatened & endangered wildlife species:**
Red Tail Hawk, pheasant, Mallard ducks, quail, owls (3 varieties), wide range of little birds (chickadees, robins, goldfinches, killdeer, sparrows, plus many more & their nesting places. Over the years we have had a coyote, a muskrat, raccoon family, skunk family, trout around our property. Most recently a deer was seen on Bender Road early one Sunday morning.
10. **Airport noise!** We love the sights & sounds of the airport! It is a comfort to know that people in crisis are being airlifted for medical help to the bigger cities, that water is being carried to help put out forest fires, that transportation is available, & that militarily we are available to lend support to our troops in training for protection of our land and peoples worldwide. The airport is a **Historical Site**.
11. **Vehicles!** I encourage you to consider a natural pedestrian/cycle pathway which embraces lifestyles while working towards a degree (John Wayne Trail idea). **Also**, I have recently learned of a new road surfacing material which cuts down on road noise. Check it out.
12. The **Wolfe property** was an old dairy. Someone should check out the building closest to the entrance. It is possible that it has some historical value and could be incorporated into something very unique and productive. I am certain it has beautiful well water, as do we. (It is also rental property with occupants.)

NOTE: There have been no vehicle / pedestrian accidents in the 33 years we have lived on Airport Road. Maybe 5 dogs have been hit. One cattle drive on Sanders Road, a driver became impatient, roared by, startled the horse. The horse dumped the rider & ended up in the ditch. The horse required extensive stitching on location (our ranch) by one of our local veterinarians. (We believe the driver was one who had not yet settled in to the ways of a rural community. He did not stop.)

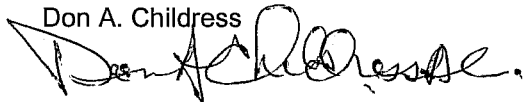
With a city well comes chlorine and fluoride. Both are toxic. Fluoride is an accumulative poison that resides in the soft tissues & organs of the body & destroys the immune system. Unlike chlorine, fluoride becomes more concentrated as it is boiled and especially toxic when used in aluminum cookware. Some of the greatest supporters of fluoride in this community have themselves died of diseases of the immune system which fluoride destroys. Others are suffering from debilitating osteoporosis and most recently I read an article in our local newspaper "Dental decay on rise in local children". In all of this, Ellensburg has developed a huge retail industry in bottled water!!! So many people no longer get to enjoy the wonderful water flowing at various

levels below the surface of our valley, compliments of our Creator God. I thank God we have access to a wonderful well.

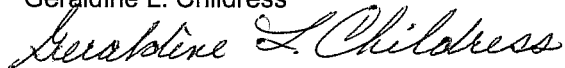
You have a tremendous responsibility for making right decisions. Thank you for soliciting information from us in the neighborhood. The land actually belongs to God and we (on all levels of existence) have the awesome responsibility of doing it right. So, this is our contribution. This land is so beautiful and has the potential of being the little boy who offered his 2 fishes & 5 loaves of bread which Jesus broke & blessed to feed 5000 men plus women & children. Twelve (12) full baskets remained after all had been fed!!!! **AND SO WILL WE BE BLESSED** if we make the right decisions for the good of all people.

Respectfully submitted,

Don A. Childress

A handwritten signature in black ink that reads "Don A. Childress". The signature is written in a cursive style with a large, sweeping initial "D".

Geraldine L. Childress

A handwritten signature in black ink that reads "Geraldine L. Childress". The signature is written in a cursive style with a large, sweeping initial "G".

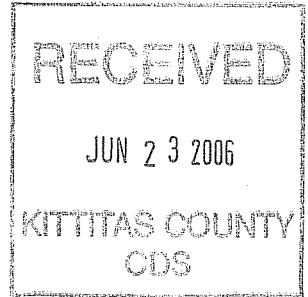
P.S. Please consider underground cables, electrical wires, and telephone lines to reduce the number of power poles required for such an expansive project.

5. Please note: **HIGH WATER TABLE** and go view the Helena housing construction. They've worked approximately 2 years trying to subdue the water table. I understand **flood insurance** is required. Our neighbor was **required** to have a **four foot** foundation for his house!
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June 23, 2006



Kittitas County Planning Commission
Commissioners;

I am very concerned about the impact of the proposed construction of "The Grove" on Mercer Creek. There is no way anyone can build such a structure and house that many people without damaging the integrity of the stream.

The very wet spring we have had this year (2006) demonstrates how much water can come down the creek. Much of the northern end of the property was flooded. That was not considered in the proposal. The evaluation was made on the basis of the flood plain maps, not on the flood that actually happened this year. That flood plain map should be revisited based on the change in elevation of the roadbed for Airport Road (which happened several years ago). Much more of the water is now staying for a longer period of time on the east side of the road because the road was raised. Filling most of the creek channel across the property will not solve anything. It will only make the problem worse on the east side of the road, causing more flooding.

We keep getting into trouble when we "mitigate" for stream quality. The replacement marshland at the west interchange that was installed when the car dealership went in has turned out to be a good indicator of the long term ability of land owners' to maintain the environment. The same problems are occurring behind Fred Meyer, where trees and shrubs were planted as mitigation to improve the quality of the stream. For one reason we should not do major revisions of natural systems. We do not know how!!

The beautiful trees currently on the property add a lot to the area. They house wildlife, and provide a windbreak and a sound break for the neighborhood. Cutting down these healthy trees would be a crime, especially when the city is trying to keep much lesser trees elsewhere in town. There is also apparently a spring in the middle of the property

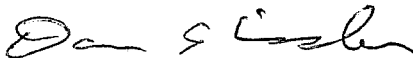
that isn't accounted for. I hope the Ellensburg Wetlands Inventory is being updated on an ongoing basis and is being used in informing decisions like this.

People in the area are apparently having problems with their wells running dry. This would not be happening if the aquifer recharge areas north of town were not being paved over and otherwise covered. Water can no longer get to the aquifer in question. Because the city currently uses aquifers for its water, we should all be very concerned about that phenomenon. Covering a major portion of the ground with impenetrable surfaces is not a good idea.

Mercer Creek is a tributary of the Yakima River. We have watched 18" trout in the stream spawning. When we built our house, we used a 100 foot buffer from the creek. This is enough to act as a purifying filter for the water making its way to the creek. We can realistically expect no impact on the stream from our home. That concern is not reflected in the proposal for "The Grove." It is vital that we keep oil and detritus from entering the creek from the parking lots. 400 tenants bring a lot of cars, and most will have oil problems at one time or another. There is not a sufficient buffer evident around the stream to protect the water.

We and several other families along the creek get our irrigation water out of Mercer Creek. If that is contaminated, our fields and gardens are contaminated.

Dan Shissler



2501 Airport Road

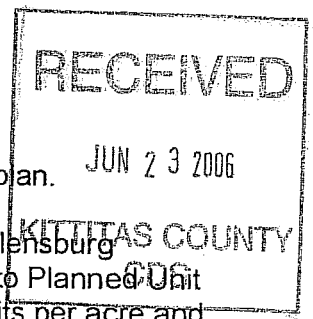
Ellensburg, WA 98926



411 N Ruby
Suite 2
Kittitas Co. Comm.
Develop. Services

From Dany Emerich
2313 N Airport Rd
Ellensburg
933-1080

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.

excuse me!

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.

most won't use

Obviously P.R. for such parents

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.

Try a sub-area please!

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.

For high rent students only - its rather obvious! There is already plenty of housing - always rent signs, except of course for the "low-cost" housing situations - off campus... always rent for

- 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.

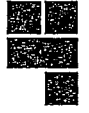
- 11F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.

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.

NO.	DATE	REVISIONS	PRINTS ISSUED
1			
2			
3			



**JAMES L. BRONDING
ARCHITECT**
1000 North Main Street, Suite 100
Mableton, Georgia 30126
404.487.1111
www.jlbronding.com

CAMPBELL CREST
COMMUNITY CENTER

"The Grove"
2 & 3 BEDROOM
APARTMENTS

MOBILE, ALABAMA

PROJECT NO.
10000000000000000000

DRAWN

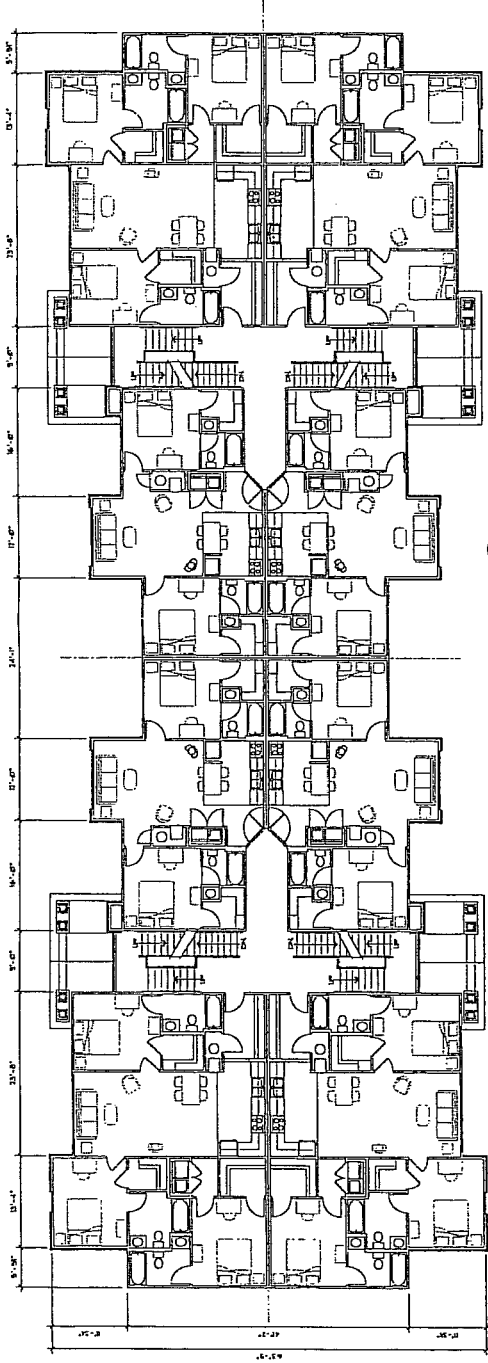
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SHEET TITLE
**FLOOR
PLANS**

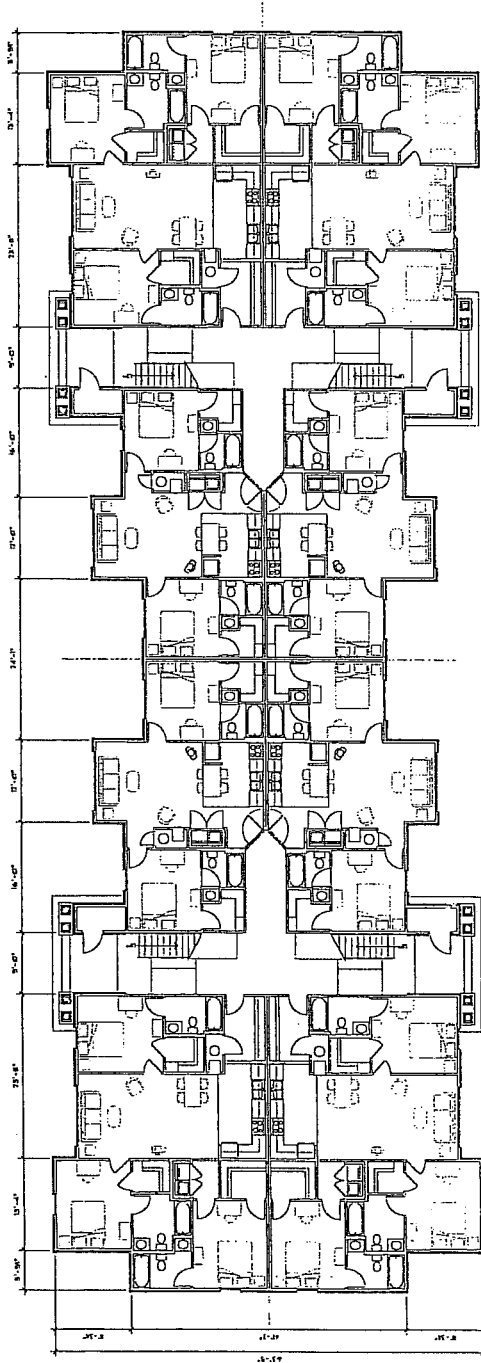
SHEET NUMBER

A-1.0

OF SHEETS

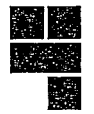


B SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



A FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

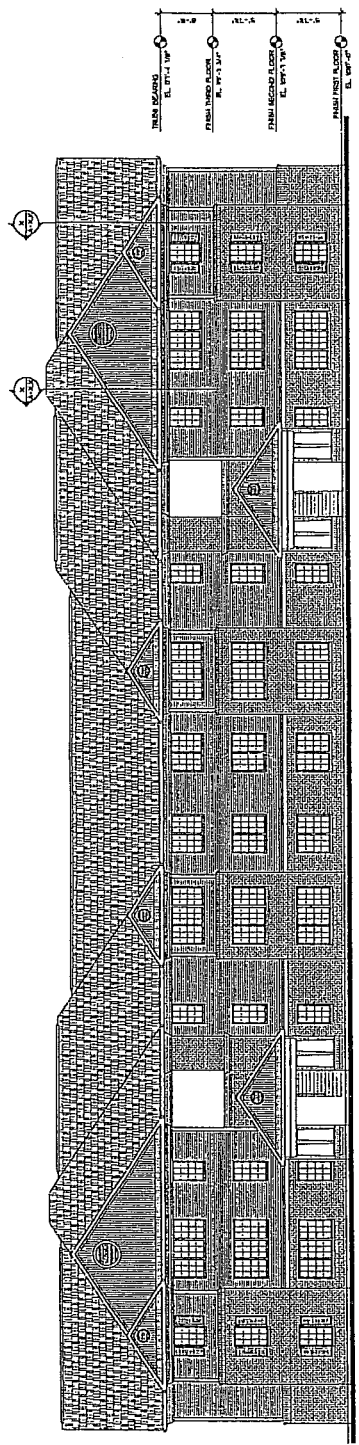
NO.	DATE	REVISIONS
3		
PRINTS ISSUED		
PURPOSE		
FOR DESIGN REVIEW		



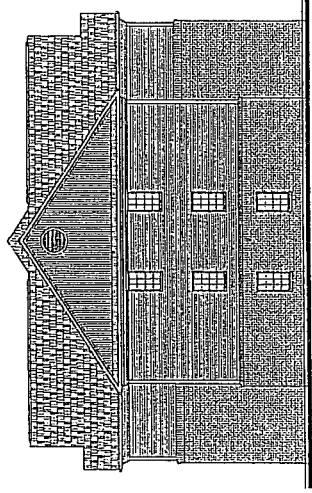
JAMES L. BROWNING
ARCHITECT
1000 N. UNIVERSITY BLVD., SUITE 100
MOBILE, ALABAMA 36688-1000
PHONE: (904) 671-1111
FAX: (904) 671-1112

CAMPUS CREST
"The Grove"
7 A. S. BONDUR
MANAGEMENT
MOBILE, ALABAMA
PROJECT NO. 10010000000000

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

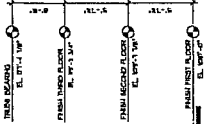
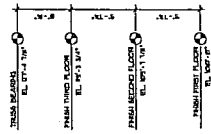


B ELEVATION
1/8" = 1'-0"



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

reminds me of
Prison Five Star
* how much was paid
for these plans? Very
Sad... exterior anything
and concessions to building
for heat & cold — a
pure energy drain? —
I bet, yes?



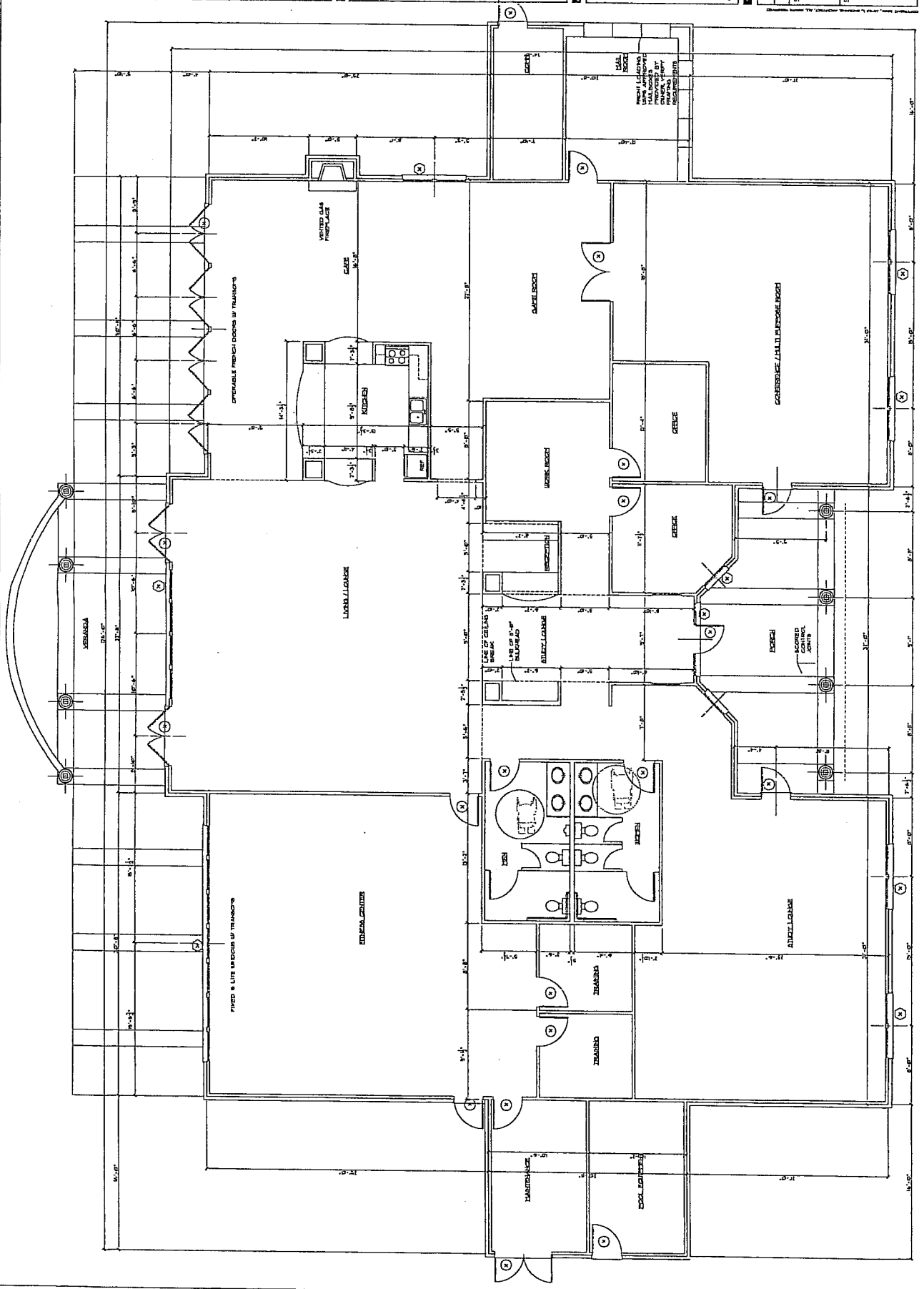
NO.	DATE	REVISIONS	PRINTS ISSUED
1	12-11-08	REVISED	1
2			

JAMES L. BROOKING ARCHITECT
 100 S. WASHINGTON, SUITE 101
 TAMPA, FLORIDA 33601
 TEL: 813-288-7777 FAX: 813-288-7778

CAMPUS CARET
 "The Grove"
 2 & 3 BEDROOM APARTMENTS
 URBILE, ALABAMA
 PROJECT NO. 080714-0000

DRAWN	CHECKED

SHEET TITLE: **TRAINING CLOTHING CHANGING PLANS**
 SHEET NUMBER: **L-10**



**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;

[Faint, illegible text]

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;

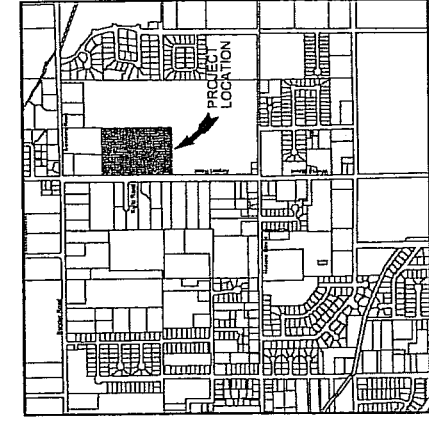
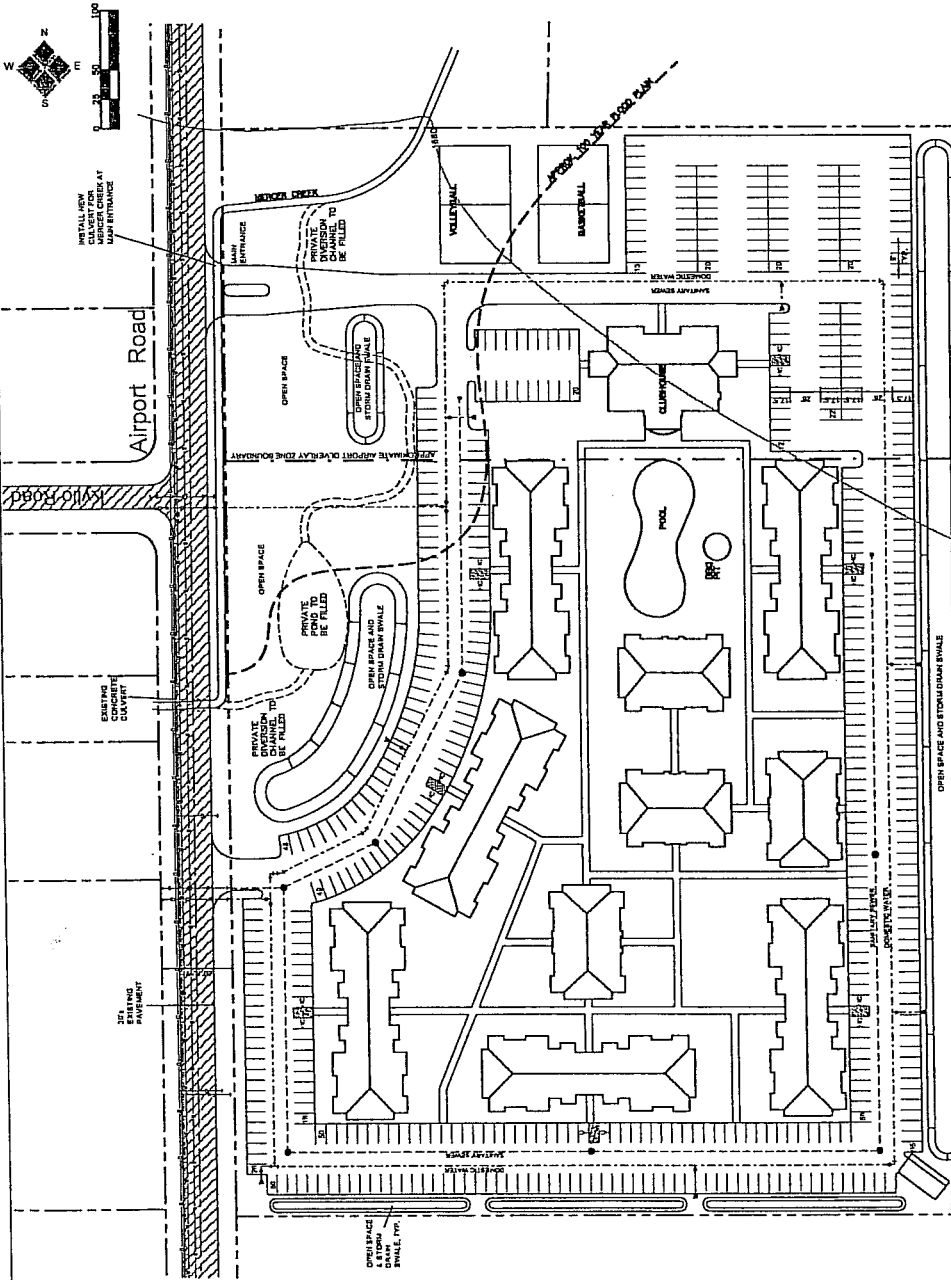
Domestic water and sanitary sewer facilities currently exist in Airport Road. These utilities will be extended into the site in accordance with City of Ellensburg design and construction standards. Please refer to site plan for solid waste dumpster location.

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

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 East 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 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 the East line to a point which is 525.5 feet from the True Point of Beginning;

Thence 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
 (336) 436-7767

JAMIE FLYNN, REGIONAL DIRECTOR
 983 13th AVENUE EAST
 SEATTLE, WA 98102
 (206) 484-6410

ENGINEER/SURVEYOR

HUIBREGTSE, LOUMAN ASSOC., INC.
 801 N. 30th AVENUE
 YAKIMA, WASHINGTON 98902
 DENNIS WHITCHER, PE
 ERIC T. HERZOG, PLS
 (509) 986-7000

DENSITY

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

PARKING

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

NOTES:

1. Property boundary and road rights of way shown are approximate and have not been surveyed.
2. Airport overlay zone shown is approximate taken from information provided by Kittitas County Planning Department.
3. Utility information provided by City of Ellensburg, Airport Road Improvement project (89-11004). Not field verified.
4. Location of Mercer Creek and the private diversion channel and private pond is approximate, taken from aerial photograph. Actual locations will be field surveyed.
5. Fire hydrant number and locations are approximate. Final locations per Fire Marshal's requirements.
6. Contour elevation from USGS quadrangle map. Actual site elevations to be surveyed in field.

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.

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KITTITAS COUNTY PLANNING DEPARTMENT
11/2

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.

How much will the rents be?

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. ^{unlikely, ain't good enough - Use the 450}
^{must keep waterway clean & clear}
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.

↓ the amount of impervious surfaces decrease

- 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

"Limit" is way too vague. Must have a continuing responsibility

- 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.*

X 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. really? Proog!

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. really's Proog!

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.

again, Too vague - legalize. Provisions for

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.

What? Probably County

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:

Riedelare -

Bird: hawk, heron, eagle, songbird, other

Mammals: deer, bear, elk, beaver, other

Fish: bass, salmon, trout, herring, shellfish, other

Pheasant, ducks & geese

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. yes - ducks, pheasant, songbirds

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

None. Need to be - the birds are important.

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.

drain - A/c - heat - ineffectual building Total

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

No. if building continues - the height might limit solar for single story?

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.

more; as the code was drafted in Olympia ? They need

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. needs to be - these will be with such building near a waterway.

b. Noise

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

Airport noise. chickens, roosters, cattle, ducks pheasants, horses

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.

Big time! Need buffers on-site.

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

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

does nothing for "Highway Airport" /
No Street Lights!

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. Pasture is agricultural, ya know. grazing you know - all those critters

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. Well, the people living there (owners?) + all of the friends & visitors...

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. Not with private property, as other developments to the east.

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. The "impacts" will be on those caught between!

10. AESTHETICS → Sorry, the buildings are ugly in the drawings - which doesn't look well for real

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.

not very nice in the drawings!

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

None. Please! The north view will be gone + the gorgeous atmospherics! Drop the height - east

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.

Complete B.S.! They look like Nights Inn Motel units... nothing like anything close... on 18th maybe.

11. LIGHT AND GLARE

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

not the single dwelling units east
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. Don't like that term; I don't want any "spillage"! Continuing responsibility

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

No. Again, B.S. The north view is gorgeous from my place - and east

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.

- warmer lights - fewer lights, I make sure of the directional things. The "fewer thing": no one needs all the lights that are out in modern areas.

12. RECREATION

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

(None) - Wrong! Airport is a major road for
summers - walkers.

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

No. What about just being able to sunbathe the
road - mix with all the traffic! Stupid
traffic too - on cell phones... Oh my goodness!

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 court-yards to create an oasis of tranquility within the complex.

Does nothing for
the public - plus, the wind will deal with
the "sand" volleyball
court - objects!

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. How about the creek? This is a semi-
arid valley - any, all-year, waterway
is in need of preservation.

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. → gee - no surprise, .. welcome to the
21st century

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). *This is more people (x4) that live on the Road now! Getting out of driveways will be interesting.*

No. - *Yes it will - this is a 2-lane road - the increase in traffic is going to be big! lights, signs!*

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).

How many occur now?

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

Properly designed and constructed driveway access points to Airport Road.

is it? for all this proposed traffic?

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.

I will not vote for a tax increase! The "project" should pay for the needed services; this will detract from life - not improve it for the rest of us - even the "east" housing development

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

None. *Think of some! There are many*

16. UTILITIES

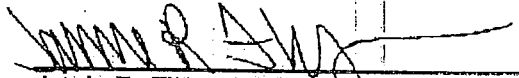
a. Circle the utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, irrigation, cable TV, drains, other.

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) *No!!! way, no pumps for sure!*
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

** The A/c available to me, and creek, will decrease by how much?*

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-of-way for Airport County Road along the West boundary line thereof.

