

ORDINANCE NO. 469

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AMENDING ORDINANCE 409 RELATING TO LAND USE AND PLANNING; IMPLEMENTING PROVISIONS OF THE COMPREHENSIVE PLAN RELATING TO TOWN CENTER; AMENDING DESIGN STANDARDS FOR THE TOWN CENTER; AMENDING A PLANNED ACTION FOR AN AREA CONSISTING OF TWENTY-FOUR PARCELS TOTALING APPROXIMATELY 31.7 ACRES IN SIZE, LOCATED ON THE EAST AND WEST SIDES OF BRIDGEPORT WAY W, ROUGHLY BETWEEN 35TH STREET AND 38TH STREET.

THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Purpose. The City Council declares that the purpose of this ordinance is to:

- A. Combine environmental analysis with land use planning.
- B. Streamline and expedite the land use permit process by relying on completed and existing detailed environmental analysis for certain land uses allowed in the Town Center.
- C. Establish a procedure designating certain project actions within the Town Center as Planned Actions consistent with RCW 43.21C.031.
- D. Provide the public with an understanding of Planned Actions and how the City will process Planned Actions.
- E. Adopt the Final EIS as a Planned Action document that provides a framework for encouraging development proposals within the Planned Action Area described in Section 3(A) ("Planned Action Projects") that are consistent with the goals and policies of the City of University Place Comprehensive Plan, the City of University Place Town Center Plan, and the University Place Economic Development Strategic Action Plan as they apply to the Town Center district of University Place.
- F. Apply the City's development codes, including the Town Center Design Standards and Guidelines, together with the EIS and mitigation framework described in Section 3 of this Ordinance to expedite and simplify processing Planned Action developments, consistent with RCW 43.21C.240 and WAC 197-11-158.

Section 2. Findings and Recitals. The City Council finds that:

A. The residents of University Place have long held a vision of a safe, inviting, pedestrian-friendly neighborhood in the heart of the community where residents and visitors could gather, meet, shop and dine.

B. This vision was refined over many years resulting in the City Council's adoption of the 1999 Town Center Plan.

C. In a step toward implementing the 1999 Town Center Plan, the City Council adopted the Economic Development Strategic Action Plan in December 2002. The Strategic Action Plan calls for an increased focus on Town Center as a means of creating a vibrant and sustainable economy—establishing a diversified tax base that provides new sources of revenue to maintain quality of life and essential community services.

D. The City Council appointed the Economic Development Committee in 2003. The Committee partnered with the City's Planning Commission in May 2003 to sponsor a Smart Growth Workshop focused on Town Center design standards.

E. The environmental impacts of the Town Center Design Standards were reviewed in the non-project portion of the University Place Town Center Environmental Impact Statement ("EIS"), February 10, 2004. The EIS also examined the environmental impacts of developing a pedestrian friendly mixed-use town center that includes civic, entertainment, residential and retail uses.

F. The City's Comprehensive Plan was recently amended to include the Town Center Overlay Zone. This ordinance makes the City's Development Standards consistent with the Comprehensive Plan.

G. The City of University Place selects modified Alternative 42 – Planned Mixed Use Development, East/West – as set forth in Exhibit B and as analyzed in the EIS, as its preferred alternative.

H. The City of University Place Comprehensive Plan Environmental Impact Statement and the City of University Place Town Center EIS adequately address all significant environmental impacts associated with the Planned Action described in the EIS for Alternative 1 and 2, Planned Mixed Use Development, East, and in an Addendum to the EIS as modified Alternative 2 Planned Mixed Use Development East/West.

I. The mitigation measures contained in the Mitigation Document, Exhibit A of this Ordinance, together with the City's development standards including the Town Center Design Standards and Guidelines and any future mitigation measures that may be imposed through the land use process are adequate to mitigate any significant adverse environmental impacts of the Planned Action Projects addressed in the EIS. Additional voluntary mitigation measures shall also be incorporated in subsequent development agreement(s) pursuant to RCW 36.70B.170.

J. The EIS Planned Actions, also referred to as "Planned Action Projects" (as described by ~~Alternative-1~~ in the EIS and its Addendum and as set forth in Section 3(D) of this Ordinance), will benefit the public, will protect the environment, and will enhance economic development.

K. The City has provided numerous opportunities for public involvement and review; has considered all comments received; and this public participation process has resulted in modifications to mitigation measures and Planned Action conceptual alternatives.

L. The Planned Action describes the location, types and quantities of uses anticipated.

M. Public services and facilities are adequate to serve the proposed Planned Action.

Section 3. Procedure and Criteria for Evaluating and Determining Projects as Planned Actions

A. *Planned Action Area.* The Planned Action designation shall apply to certain all parcels ~~East and west~~ of Bridgeport Way and depicted as ~~crosshatched on the Town Center Overlay Zone and on the Planned Action Project Site Map in the EIS, referred to in this Ordinance as the "Planned Action site" attached hereto as Exhibit B.~~ The Planned Action site is illustrated in Exhibit B to this ordinance and a list of parcels within the Planned Action site is contained in Exhibit C to this ordinance. ~~Both Exhibit B and C are attached hereto~~ and incorporated herein by this reference as if set forth in full. Additionally, the Planned Action designation shall apply to any off-site improvements necessitated by the proposed Planned Action development where the impacts of the off-site improvements have been analyzed in the EIS.

B. *Environmental Document.* A Planned Action designation for a site-specific Planned Action Project permit application shall be based on the environmental analysis contained in the EIS, and those environmental documents incorporated by reference or adopted in the EIS and any addendum of

supplements. The Town Center EIS is hereby adopted as a Planned Action EIS. The Council's Mitigation Document, Exhibit A, is based upon the environmental analysis in the EIS. Exhibit A is attached hereto and incorporated into this Ordinance by this reference as if set forth in full. The Mitigation Document, together with existing City codes, ordinances, development regulations and standards, including the Town Center Design Standards and Guidelines, and applicable county, state or federal requirements and standards, shall provide the framework for the decision by the City to impose conditions on a Planned Action project. Other environmental documents incorporated by reference in the EIS may also be utilized to assist in analyzing impacts and determining appropriate mitigation measures.

C. *Planned Action Designated.* Land uses and activities described in the EIS, subject to the thresholds described in Section 3(D) and the mitigation measures described in the Mitigation Document, Exhibit A, are designated Planned Actions or Planned Action Projects pursuant to RCW 43.21C.031. A land use permit application for a site-specific Planned Action Project within the Planned Action area shall be designated as a Planned Action if it meets the criteria set forth in Section 3(D) of this Ordinance and applicable laws, codes, development regulations and standards of the City, including the Town Center Design Standards and Guidelines.

D. *Planned Action Thresholds.*

1. Land Use Subject to the mitigation measures described in Exhibit A, the following land uses and development levels, together with the customary accessory uses and amenities described in the EIS, are Planned Actions pursuant to RCW 43.21C.031.

a. Land Uses. The following uses are the primary uses analyzed in the EIS:

- i. Shopping Center,
- ii. General Office;
- iii. Government Office,
- iv. Gourmet Supermarket,
- v. Movie Theater,
- vi. 24-hour Health Club,
- vii. Luxury Condominiums,

viii High Rise Residential Condominium,

ix Hotels.

ix. High-turnover Restaurants,

xj. Quality Restaurants,

xij. Library,

xiii. Street and Infrastructure (including, but not limited to utilities)

Improvements, and

xiiiiv. Structured Parking.

b. Land Use Review Threshold. The Planned Action designation applies to future development proposals that are comparable to or that are within the range established by EIS Proposed Alternative 1, as shown in the Summary of Development table below:

Summary of Development

LAND USE	TOWN CENTER ALLOWANCE
Shopping Center, Including	460,000 gross sq. ft.
Quality Restaurant	
High Turnover Restaurant	
Gourmet Supermarket	
Movie Theater	
24-hour Health Club	
General Office	20,000 gross sq. ft.
Government Office	10,000 gross sq. ft.
Library	3,000 gross sq. ft.
High-Rise Residential Condominiums	375500 units
Luxury Condominium	125 units
<u>Condominiums</u>	
<u>Apartments</u>	
<u>Lodging</u>	
Park /Open Space	Per Town Center Design Standards and Guidelines
Parking	Per Town Center Design Standards and Guidelines

A list of general uses available to the land use categories featured in the above Summary of Development table, with appropriate development standards, is described in University Place Municipal Code chapter 19.25 and design standards adopted by Section 6 of this Ordinance. Surface parking includes on-street spaces within the site, and structured parking includes parking structured within and beneath mixed-use development.

If future development proposals in the Planned Action area exceed the maximum development parameters reviewed in the EIS and its Addendum, further environmental review may be required under SEPA, as provided in WAC 197-11-172. If proposed plans significantly change the location of uses in a manner that would alter the environmental determinations in the EIS, additional SEPA review also would

be required. Shifting the total build-out of square footage between uses may be permitted so long as the total build-out does not exceed the aggregate amount of development, trip generation, and parking thresholds reviewed under the EIS, and so long as the impacts of that development have been identified and mitigated in the EIS and the Mitigation Document.

2. Building Heights and Thresholds. The Planned Action Area is entirely located within the Town Center Overlay Zone. Under the Town Center Design Standards and Guidelines, the maximum height limitation in the overlay zone varies from 4075 feet to 12075 feet depending upon the particular location with the Town Center. Proposed building height is subject to other provisions of the Town Center Design Standards and Guidelines including maximum floor area ratio. ~~In comparison with the building heights reviewed in the EIS, and allowed under the Town Center Design Standards and Guidelines, a proposed increase in height of one (1) additional story may require additional SEPA review to address environmental impacts.~~

3. Building Setbacks. Building setbacks shall be established by existing development regulations and the Town Center Design Standards and Guidelines.

4. Open Space. Open space shall be established by existing development regulations and the Town Center Design Standards and Guidelines.

5. Transportation.

a. Trip Ranges. The range of trips reviewed in the EIS are as follows:

Time Period	<i>Trip Generation Net New Trips Reviewed in EIS</i>		
	Total Trips	Inbound	Outbound
Weekday AM Peak Hour	639	338	301
Weekday PM Peak Hour	1648	848	800

b. Trip Threshold. Uses or activities that would exceed the maximum trip levels shown above will require additional SEPA review.

c. Public Works Discretion. The City shall have discretion to determine incremental and total trip generation, consistent with the ITE Trip Generation Manual (latest ed.), for each Planned Action Project permit application proposed under this Planned Action. It is understood that development of the Planned Action may occur in parts and over a period of years. The City shall require

that the Off-Site Mitigation and Road Improvements identified in subsections 5(d) and 5(e), below, be implemented in conjunction with development to maintain adopted levels of service standards.

d. Off-Site Mitigation. As provided in the EIS in order to mitigate transportation related impacts, improvements include the following four intersections: 1) 27th Street West & Bridgeport Way West; 2) Regents Boulevard & 67th Avenue West; 3) 40th Street West & Bridgeport Way West; and, 4) 40th Street West & 67th Avenue West.

e. Road Improvements. In addition to Off-Site Mitigation, the Planned Action requires road improvements as follows: 1) Bridgeport Way; 2) Town Center Drive; 3) East Road Drexler Drive; 4) Larson Lane 45) 36th Street; and, 56) 37th Street.

f. These road improvements have been analyzed in the EIS. Significant changes to the road improvement plan proposed as part of any Planned Action Project that have the potential to significantly increase impacts to air quality, water quality, fisheries resources, noise levels or other factors beyond the levels analyzed in the EIS may require additional SEPA review.

g. For any of these road improvements, and at the discretion of the City, the City may accept a fee in lieu of constructing these improvements or other financial participation (e.g., local improvement district) to provide for the financing and construction of the improvements.

E. *Planned Action Review Criteria.*

1. The SEPA Official or designee is authorized to designate a project application as a Planned Action pursuant to RCW 43.21C.031(2)(a), if the project application meets all of the following conditions:

a. The project meets the description of a Planned Action Project as set forth in this Ordinance, and will implement any applicable mitigation measures identified in this Ordinance; and

b. The project is located within the Planned Action Area or is an off-site transportation or other infrastructure improvement directly related to a proposed development on the subject site; and

c. The project is consistent with the City of University Place Comprehensive Plan and the Economic Development Strategic Action Plan; and

d. The project's significant adverse environmental impacts have been adequately identified in the EIS; and

e. The project falls within the Planned Action thresholds established in Section 3(D) of this Ordinance; and

f. The SEPA Official has determined that the project's significant impacts have been mitigated through the application of the Mitigation Document in Exhibit A, as well as other applicable City, county, state and federal requirements and conditions, including compliance with any conditions agreed to pursuant to a development agreement between the City and the applicant/developer, which together constitute sufficient mitigation for the significant environmental impacts associated with the proposed project; and

g. The proposed project complies with all applicable local, county, state, and federal regulations, including compliance with the Town Center Design Standards and Guidelines, and where appropriate, the proposed project complies with needed variances or modifications or other special permits have been identified.

F. *Effect of Planned Action.*

1. Upon designation by the SEPA Responsible Official that the development proposal within the Planned Action Area qualifies as a Planned Action pursuant to this Ordinance and WAC 197-11-172, the project shall not be subject to a SEPA threshold determination, an environmental impact statement (EIS), or any additional review under SEPA

2. Being designated a Planned Action or Planned Action Project means that a proposed project has been reviewed in accordance with this Ordinance, and found to be consistent with the development parameters and environmental analysis included in the EIS, including its incorporated and adopted documents.

3. Planned Action Projects will not be subject to further procedural review under SEPA. These projects will, however, be subject to conditions as outlined in this document, the attached Exhibit A, and any conditions imposed pursuant to a development agreement, which, together, are designed to mitigate any environmental impacts resulting from the project proposal. Additionally, projects will be subject to applicable City, state and federal regulatory requirements, including the Town Center

Design Standards and Guidelines. The Planned Action designation shall not excuse a project from meeting the City's code and ordinance requirements apart from the SEPA process.

G. *Planned Action Permit Process.* The City shall review projects and determine whether they meet the criteria as Planned Actions under applicable state, federal, and local laws, regulations, codes and ordinances. The review procedure shall consist, at a minimum, of the following:

1. Development applications must comply with University Place Municipal Code. Applications shall be made on forms provided by the City and shall include a SEPA checklist, revised SEPA checklist or such other environmental review forms provided by the City or other governmental authorities. The checklist may be incorporated into the form of an application.

2. The City will determine whether the application is complete as provided in University Place Municipal Code Title 22.

3. If the project application is within the Planned Action Area, the application shall be reviewed to determine whether the proposed application is consistent with and meets all of the qualifications specified in Section 3 of this Ordinance.

4. After the City receives and reviews a complete application, the SEPA Official shall determine, utilizing the criteria and procedures contained in WAC 197-11-172, whether the project qualifies as a Planned Action. If the project does qualify as a Planned Action, the City shall notify the applicant, and the project shall proceed in accordance with the appropriate permit procedure, except that no additional SEPA review, threshold determination, or EIS will be required.

5. Public notice for projects that qualify as Planned Actions shall be tied to the underlying permit and not to SEPA notice requirements. If notice is otherwise required for the underlying permit, the notice shall state that the project has qualified as a Planned Action. If notice is not otherwise required for the underlying permit, no special notice is required.

Section 4. Time Period. This Planned Action Ordinance shall be reviewed no later than December 1, 2006 2008 by the Planning Manager City to determine its continuing validity with respect to the environmental conditions of the Planned Action Area and the vicinity and adequacy of Planned Action requirements and mitigation. Based upon this review, this Ordinance may be amended as needed, and another review period may be specified.

Section 5. Conflict. In the event of a conflict between this Ordinance or any mitigation measures imposed pursuant thereto and any ordinance or regulation of the City, the provisions of this Ordinance shall control EXCEPT that the provisions of the state building code shall supersede this Ordinance. Notwithstanding the above, the City is not precluded from requiring additional land use controls and/or impact mitigation in consideration for the City's entry into a development agreement(s) with a Planned Action developer(s). In the event of a conflict between this Ordinance (or any mitigation measures imposed pursuant thereto) and any development agreement between the City and a Planned Action developer(s), the provisions of the development agreement shall control.

Section 6. Adopting Town Center Design Standards and Guidelines. The City of University Place hereby adopts the Town Center Design Standards and Guidelines which shall read as set forth in Exhibit D, which is attached hereto and incorporated herein by this reference as if set forth in full.

The Town Center Design Standards and Guidelines shall apply to all development within the Town Center Area-Map Overlay Zone whether or not the development qualifies as a Planned Action under this ordinance.

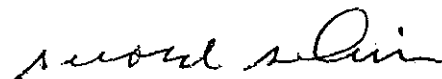
Section 7. Severability. Should any section, subsection, paragraph, sentence, clause or phrase of this Ordinance or its application be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to any other person or situation.

Section 8. Third Party Liability. This Ordinance does not create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of these regulations. No provision or term used in these regulations is intended to impose any duty whatsoever upon the City or any of its officers, employees, or agents

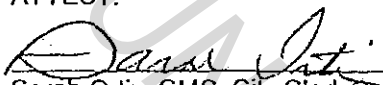
Notwithstanding any language used in this Ordinance, it is not the intent of this Ordinance to create a duty and/or cause of action running to any individual or identifiable person, but rather any duty is intended to run only to the general public

Section 9. Effective Date. This Ordinance shall be effective upon its passage, approval, and five (5) days from and after its passage, approval and publication as provided by law.

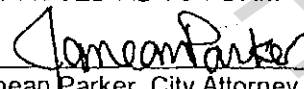
PASSED BY THE CITY COUNCIL ON MARCH 20, 2006.


Gerald Gehring, Mayor

ATTEST:


Sarah Ortiz, CMC, City Clerk

APPROVED AS TO FORM


Janean Parker, City Attorney

Date of Publication: March 22, 2006
Effective Date: March 22, 2006

AMENDMENTS TO TOWN CENTER DESIGN STANDARDS

EXHIBIT "D" TO ORDINANCE 409

B. Use

1. Principal Uses

A mix of uses including restaurants, shops, offices, housing, entertainment and civic uses will contribute to the success of Town Center.

Standards

a. Land uses allowed in the Town Center Zone are permitted outright in the Town Center Overlay unless otherwise specified herein.

b. If a development has a residential component it shall be combined with one or more non-residential use, except parking (mixed use).

c. ~~On the east side of Bridgeport Way, a~~ A maximum of 60 dwelling units per acre and a minimum of 20 dwelling units per acre is permitted subject to these Standards.

d. ~~On the west side of Bridgeport Way, density shall not exceed that allowed in the underlying zone.~~

e.d. The minimum requirements for mixed use on Bridgeport Way, Town Center Drive and 36th Street West include:

i. A minimum of 50% of a ~~building's~~ project site's ground floor (not including parking) shall be in non-residential use.

ii. No residential use (except entrances and lobbies) is allowed on a ground floor fronting a street.

Guidelines

e. The City Hall, Library and Public Safety Building (Police and Fire) are already located in the Town Center Overlay. To promote an economically viable Town Center with an increased level of activity the following uses are encouraged to locate in the Town Center Overlay:

i. National, regional and local ~~specialty~~ specialty retail uses including apparel, book and music stores, electronics and computer sales, eye wear and optical stores, jewelry, home furnishings, shoe & accessories, and specialty foods;

- ii. Residential uses, including leased units, condominiums, live/work units and lodging;
- iii. Large and small restaurants, including formal sit-down restaurants, ethnic cuisine, brew pubs, walk-up take-out restaurants, delis, and vending kiosks;
- iv. Entertainment uses, including movie and performance theaters;
- v. Professional services, including company headquarters, banks, investment firms, consulting firms, accounting, insurance, real estate, law, medical and dental offices and similar professional offices; and
- vi. Personal services, including hair and beauty salons and health clubs.

2. Maximum Height

Standards

- a. A maximum floor area ratio of 2 shall be allowed in the Town Center Overlay. When calculating area, the aggregate area of the project can be used minus any public facilities and floor area in structured parking.
- b. Between Bridgeport Way and ~~East Road~~ Drexler Drive, buildings shall be a maximum of one hundred and twenty (120) ~~seventy-five (75)~~ feet above Bridgeport Way.
- c. East of ~~East Road~~ Drexler Drive, buildings shall be a maximum of fifty-five (55) feet high above ~~East Road~~ Drexler Drive.
- d. West of Bridgeport Way, ~~non-civic~~ buildings shall be a maximum of seventy-five (75) ~~Forty (40)~~ feet high above Bridgeport Way with no height exceptions.
- e. Height in the Town Center Overlay shall be measured from the sidewalk on the street from which height measurement is indicated above to the midpoint of a gabled or pitched roof or the top of a flat or parapet roof.
- f. Unoccupied roofs, architectural embellishments and mechanical equipment may project above the top occupied story in accordance with these standards
- g. To provide a height transition from adjacent single family residential neighborhoods, the third story of building facades abutting an R1 or R2 zone shall be set back 30 feet. Each additional story shall

be setback an average of 10 feet from the lower story. This will result in a "stepped" building modulation as depicted above.

h. Buildings in excess of forty (40) feet in height shall be setback a minimum of ten (10) feet above forty feet. For that portion of buildings that about 35th Street and 37th Street located on the west side of Bridgeport Way, the building's setback above forty (40) feet in height shall be equal to ten (10) percent of the building's length measured along the major arterial. The goal of this standard is to allow more sunlight to reach the street and to maintain a low to medium rise streetscape character that will be more comfortable to pedestrians. An exception to this rule is possible if the building façade above 40 feet displays a craftsmanship that significantly exceeds the function of the building.

i. Buildings throughout the overlay district shall be at least two (2) stories in height. Along Town Center Drive, buildings shall be at least three (3) stories in height. One-story buildings may be permitted by exception.

j. For buildings on the east side of Bridgeport Way, A architectural embellishments that are not intended for human occupancy and are integral to the architectural style of the building, including spires, belfries, towers, cupolas, domes and roof forms whose area in plan is no greater than 25% of the first story plan area, may exceed building height up to 25% of the permitted building height.

k. For buildings on the east side of Bridgeport Way, Mechanical penthouses over elevator shafts, ventilator shafts, antennas, chimneys, fire sprinkler tanks or other mechanical equipment may extend up to twenty (20) feet above the permitted building height, provided that they shall be setback from the exterior wall of the building at least a distance that is equal to their height, or they shall be treated architecturally or located within enclosures with an architectural treatment so as to be consistent or compatible with the exterior design of the building façade.

Exhibit A

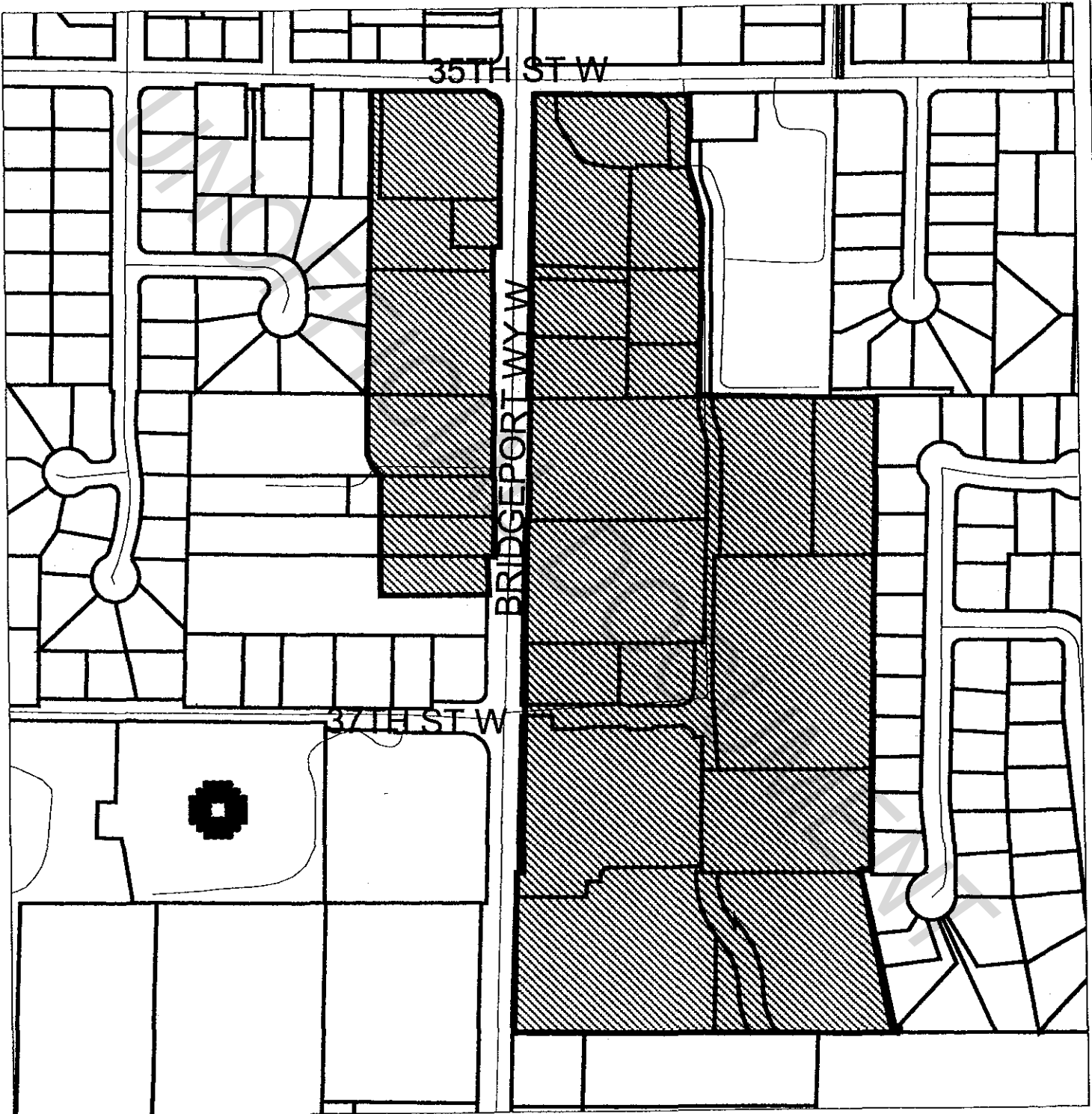
City of University Place
Town Center Development
Mitigation Measures




Element	Mitigation Measure
Excavation	A Geotechnical Analysis is required prior to construction. Recommendations regarding excavation as well as placement and compaction of fill and the placement of structures shall be followed.
Erosion	Erosion and sedimentation control measures shall be implemented in conformance with the King County Surface Water Design Manual Appendix D, adopted in Title 13 UPMC. Long-term erosion will be mitigated by installing a permanent stormwater collection system equipped with sedimentation basins, and by establishing adequate grass or vegetative cover concurrent with or promptly after earthwork completion. Undisturbed vegetative buffers should be maintained along natural drainage courses to reduce sedimentation.
Geology	Groundwater seepage shall be controlled. This can be accomplished by constructing drains, bench cuts, and ditches. Pumping may also be required. A permanent groundwater collection system may be required if seepage is intensive.
Stormwater	All development within the Town Center Overlay Zone shall fully comply with the requirements of the King County Surface Water Design Manual and Title 13 UPMC. A storm drainage analysis shall be performed to demonstrate that the storm drainage design complies with the requirements. Development and redevelopment of the preferred alternative will require the installation of water quality treatment facilities. These facilities may include bio-filtration swales, filtration vaults, or wet vaults. Erosion and sedimentation measures shall be implemented in accordance with the King County Surface Water Design Manual Appendix D.

Element	Mitigation Measure
Aesthetics	Development in the Town Center shall be in accordance with the Town Center Design Standards. The Town Center Design Standards include use restrictions, site and building design, and also parking, streetscape and sign requirements and design.
Police	A Public Safety Plan shall be developed with the Police Department and approved by both the City and the developer.
Fire	<p>Additional personnel (fire inspectors and firefighters) and additional equipment resources may be needed to mitigate the impact to the fire department.</p> <p>Buildings may require mitigation measures including, but not limited to, the use of fire suppression systems, smoke removal systems, areas of refuge and state of the art fire detection systems, and elevators large enough to accommodate a patient gurney and accompanying paramedics/firefighters depending on building design.</p> <p>Access ramps and roads shall be built to allow emergency vehicles in accordance with Title 13 UPMC.</p>
Schools	Current indications are that no mitigation measures are required.
Parks and Other Recreational Facilities	Park Impact fees will be collected to mitigate park impacts.
Sanitary Sewers	Sanitary sewers shall be required.
Water Services	A new water main may be required in 74 th Ave W (East Road).
Transportation	The Traffic Impact Analysis includes specific designs to maintain acceptable levels of service. When the project nears the site planning phase, these designs or similar strategies that achieve an acceptable level of service, will be incorporated.

Exhibit B

Planned Action Site



-  Planned Action Site
-  Roads
-  Tax Parcels



Scale
1:3600