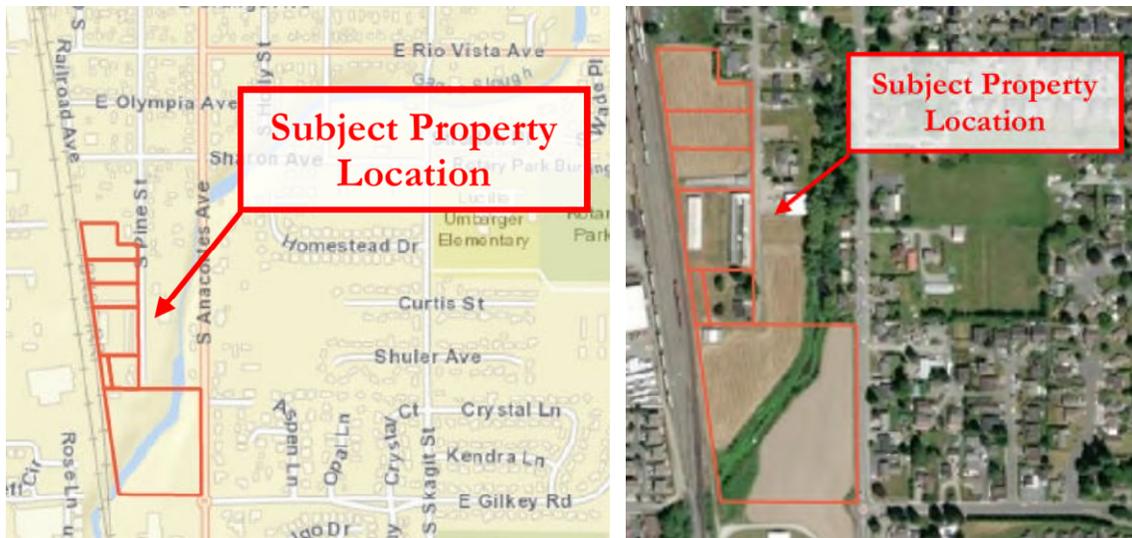


**Gages Crossing
Proposed 89 Lot Townhome Neighborhood Development
Project Narrative & Justification for Proposal**

Landed Gentry has been building homes and neighborhoods in the Pacific Northwest since 1979, with a focus on lasting quality, extended customer service, and community involvement. The proposed 89 lot townhome neighborhood described below, proposed by Gages Crossing LLC – a Landed Gentry entity, will be the first townhome development in the City of Burlington since adoption of the City’s updated Comprehensive Plan in May 2023 and will provide another housing style option, with fee simple ownership, in the City.

The proposed residential development is located at the 900 Block of S. Pine Street (Parcels P62771, P62772, P72178, P72179, P72181, P133597 and P133596). The site is zoned RA-1 – Residential Attached with a total area of 13.36 acres. The parcel is currently developed with two single family houses and associated former agricultural structures and uses. The existing structures are scheduled to be demolished in early 2024.



The townhome development is planned to occur over 2 to 4 years, with off-site road improvements and site construction commencing in Spring of 2024. Townhome construction is anticipated to commence in late 2024 or early 2025. The site plan on the next page shows the location of the planned streets and other amenities. The building footprints are conceptual and demonstrate how the neighborhood will comply with the City’s RA-1 zoning and cluster development regulations. The specific floor plans and elevations will be confirmed with later building permits, including ensuring that buildings containing more than 4 units comply with BMC 17.20.080I.

Townhome Design

The community will have 89 lots with each lot containing a single townhome unit. The townhome buildings will range in size from 2 units (i.e., duplex) to 6 units (i.e., horizontally attached dwelling) and will include a garage for each unit. The minimum lot size is 1,500 sf, with lot sizes ranging from approximately 1,600 sf. ft. to 3,550 sf. ft. The townhome buildings will not exceed 35 feet in height. See Site Plan with site statistics dated July 14, 2023.



North end of townhome development



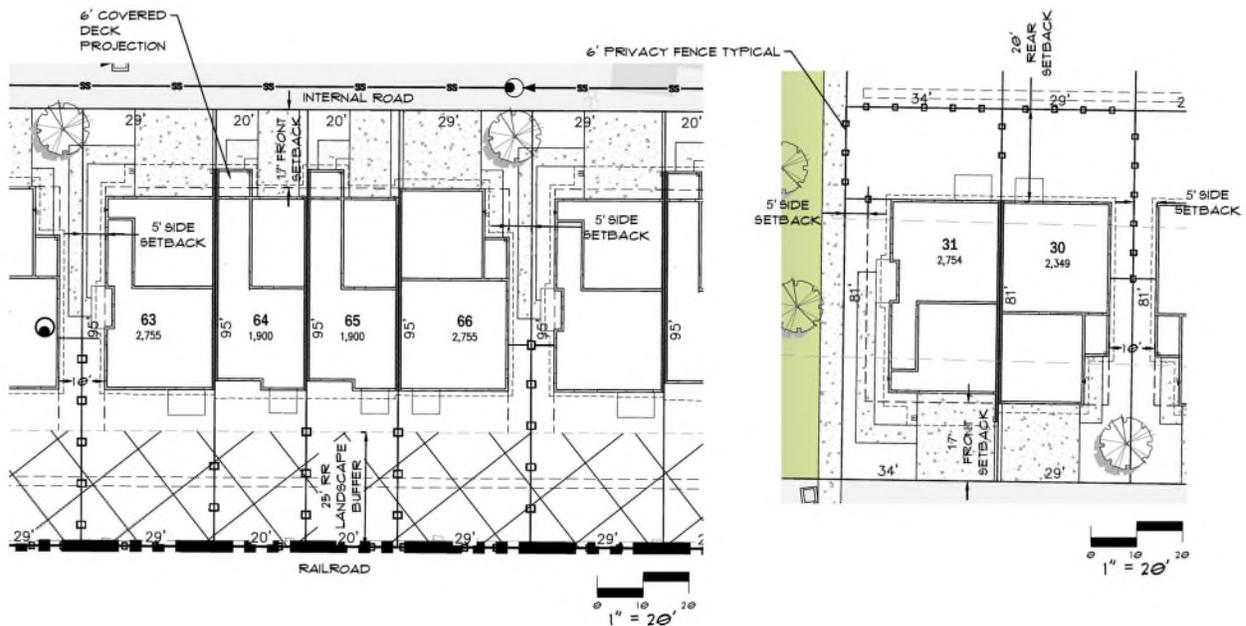
South end of townhome development

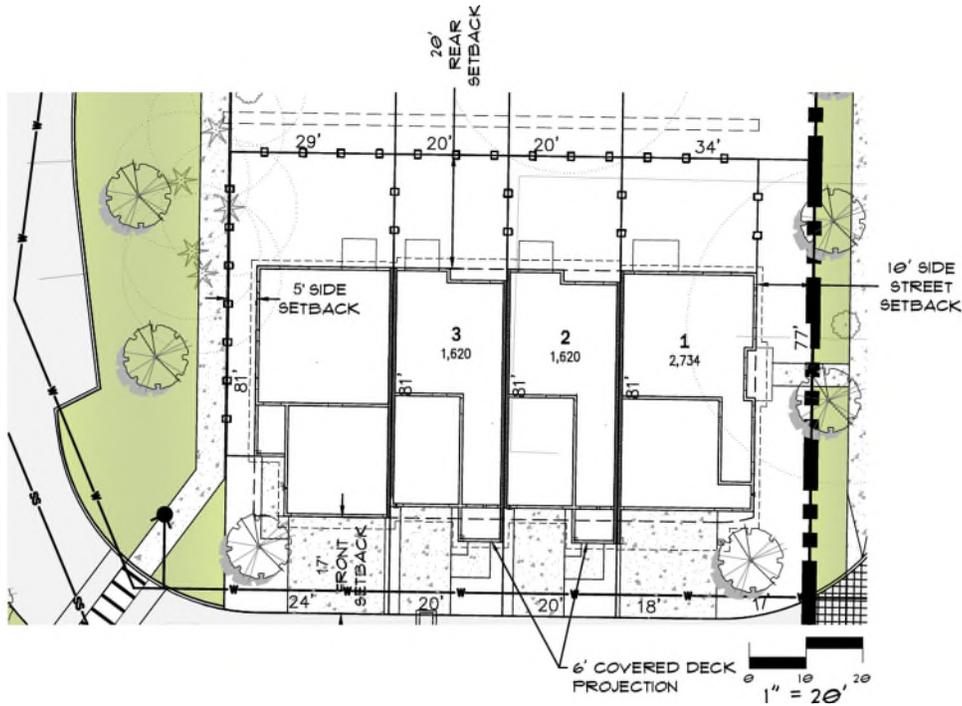
Density and Dimensions – Cluster Development

Cluster developments may be permitted in the RA-1 zone through a subdivision process. A variety of building types and alternative standards may be employed with a cluster development. As such, this application includes a preliminary subdivision layout that demonstrates how the development complies with the RA-1 development regulations and cluster development provisions. The information below is from the Site Plan and Preliminary Plat Map by CORE Design, both dated July 14, 2023.

SITE STATISTICS

SITE AREA	502,210 SQ. FT. 13.36 ACRES
ZONING:	RA-1
MAX LOTS ALLOWED:	38 DU/AC (CLUSTER DEV)
DWELLINGS SHOWN: PARKING	89, ALL 3 BEDROOM PLUS
REQUIRED:	178 (2 PER DWELLING)
ON LOT PROVIDED:	210 (135 GARAGE, 135 APRON)
ON-STREET PARKING REQUIRED:	22 SPACES (1 PER 4 DWELLING)
ON-STREET PARKING PROVIDED:	
PUBLIC	26 PARALLEL ON S. PINE STREET
PRIVATE:	23 PARALLEL INTERIOR
DENSITY ACHIEVED:	6.61 DU/AC = [89/13.36]
MAX BLDG/IMPERVIOUS:	15%





ZONING ANALYSIS

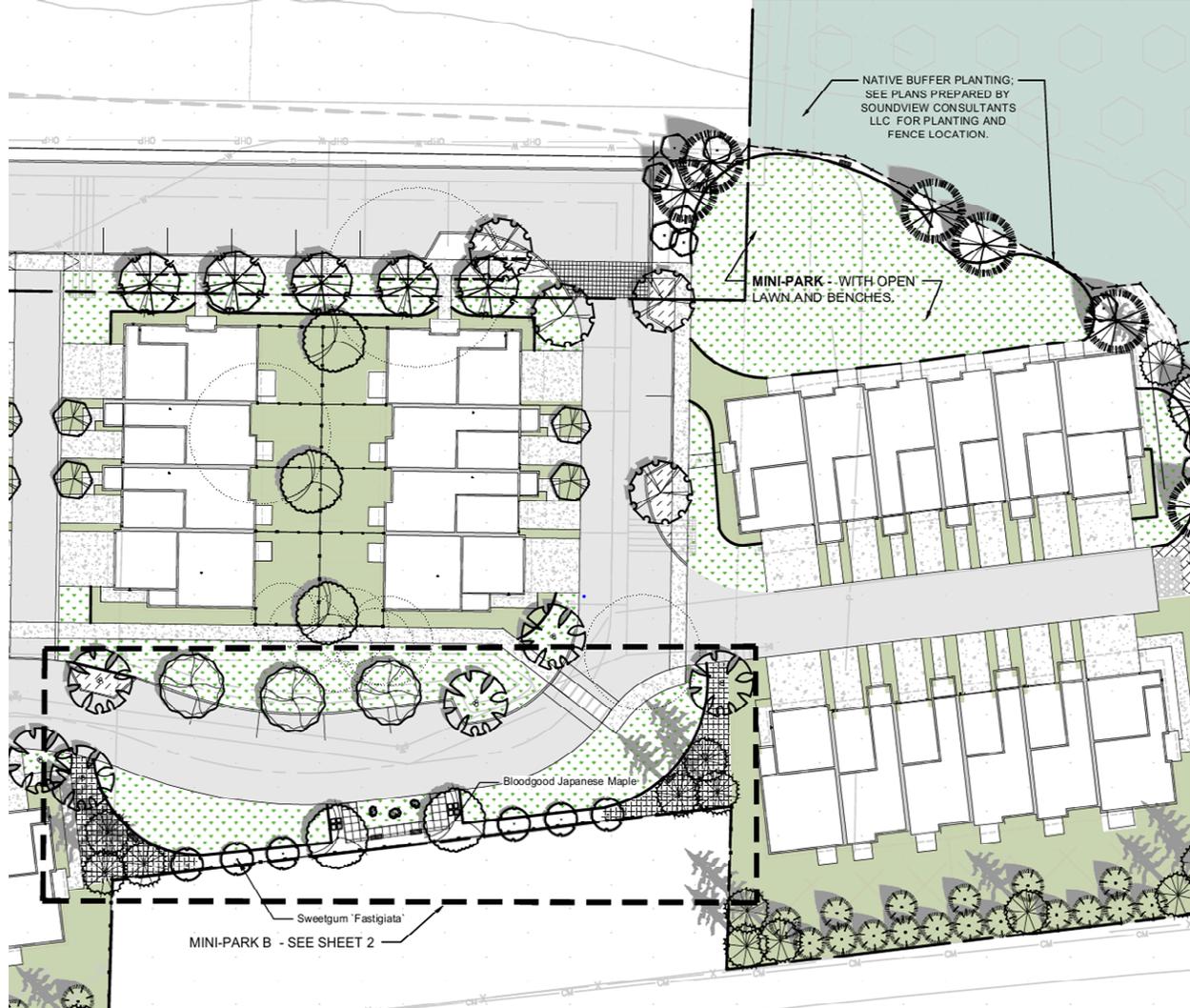
ZONING:	RA-1 (RESIDENTIAL ATTACHED ZONE)
MINIMUM LOT AREA:	1,500 SF
MINIMUM LOT WIDTH:	30', 15' MAY BE AUTHORIZED
MINIMUM STREET SETBACK:	17'
MINIMUM SIDE YARD SETBACK:	10' STREET SIDE, OTHERWISE 5'
MINIMUM REAR SETBACK:	20'
SETBACK EXCEPTIONS:	SEE BMC 17.70.080
MAXIMUM BUILDING AND IMPERVIOUS SURFACE FOR PLAT:	70%
MAXIMUM BUILDING AND IMPERVIOUS SURFACE FOR LOT:	75%
MAXIMUM BUILDING HEIGHT:	35'
PARKING REQUIRED:	2 SPACES PER LOT; SPACE IN DRIVEWAY COUNTS TOWARD REQUIREMENT
ON LOT PROVIDED:	178
ON-STREET PARKING REQUIRED:	270 (135 GARAGE, 135 APRON)
ON-STREET PARKING PROVIDED:	22 SPACES (1 PER 4 DWELLING)
PUBLIC:	26 PARALLEL ON S. PINE STREET
PRIVATE:	23 PARALLEL INTERIOR

DENSITY CALCULATION

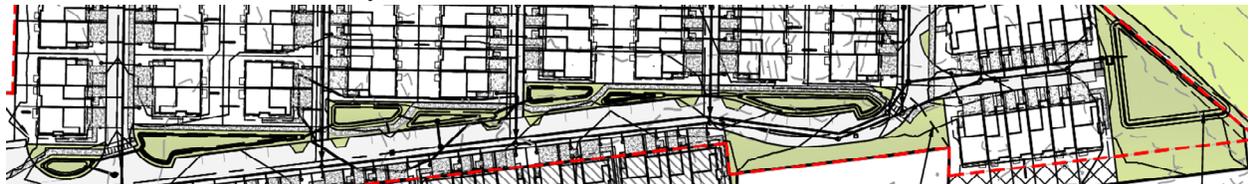
GROSS SITE AREA:	581,989± SF (13.36 ACRES)
MAXIMUM DENSITY:	38 DU/AC (CLUSTER DEVELOPEMENT)
DENSITY CALCULATION:	508 DU ALLOWED (13.36 AC X 38 DU/AC = 508 DU)

Common Open Space Area

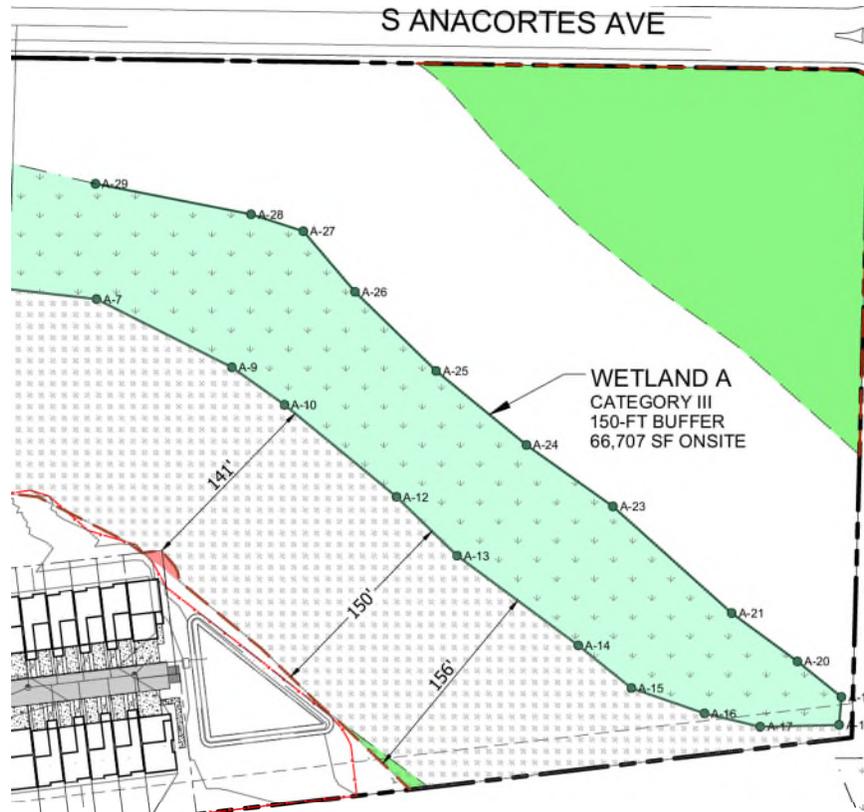
Over 60% of the site will be in common open space and Protected Critical Area open space (wetland and buffer). Two mini-park features will be located at the southern end of the neighborhood. These areas will be owned and maintained by the community association (HOA).



Other landscaped open space areas will include a stormwater infiltration area adjacent to the wetland buffer and five bioretention areas adjacent to the internal street. These areas will also be owned and maintained by the future HOA.



Impacts to the Gages Slough wetland will be avoided, with some buffer averaging and buffer restoration proposed. See below from the July 17, 2023 Conceptual Mitigation Plan prepared by Soundview Consultants.



BUFFER AVERAGING LEGEND

WETLAND BUFFER

- BUFFER DECREASE AREA
- BUFFER INCREASE AREA

MITIGATION LEGEND

- BUFFER MITIGATION**
- BUFFER RESTORATION

Additionally, two separate LOMA requests were submitted to FEMA by CORE Engineering on July 6, 2023 (LOMA 1) and July 10, 2023 (LOMA 2). Two LOMA requests were required by the way the parcels are structured. LOMA 1 is for the 5 north parcels proposed for the townhome development, requesting the entire parcels to be removed from the Special Flood Hazard Zone.

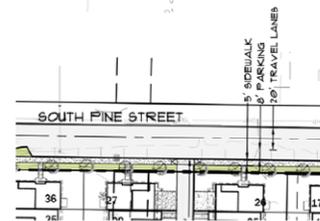
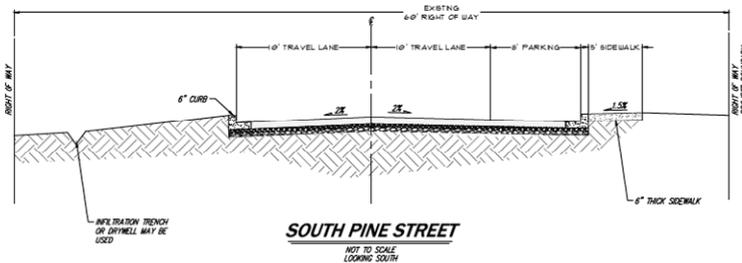
LOMA 2 contains only the south parcel for which only a portion is able to be removed based on the contour elevations. This area will be located within the Protected Critical Area tract and dedicated to the City of Burlington for protection in perpetuity. See application materials for receipt emails from FEMA and key documents regarding the LOMA requests.

As allowed by BMC 14.15.160B.1., Protected Critical Areas (PCA) Designation for New Land Divisions, a park impact fee credit is requested for donation of the Gages Slough corridor to the City.

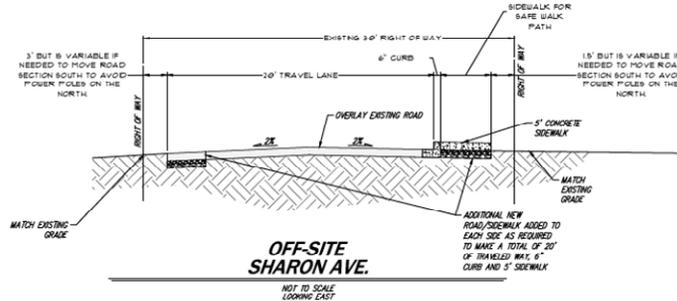
Transportation

The proposed street and pedestrian improvements will enhance the pedestrian character of the community and provide for safe and efficient vehicular circulation. All of the internal roadways will be constructed per the newly adopted BMC 17.85.150, Alternative Street Design Standards. To encourage low travel speed, on-street parking is proposed. These streets and the on-street parking will be owned and maintained by the HOA. See Road Sections prepared by CORE Design dated July 14, 2023 for more detail regarding the proposed on-site private streets.

The City has determined that S. Pine Street will need to be improved from its existing condition. As part of constructing the townhome neighborhood, S. Pine Street will be improved from the southern terminus, north to Sharon Avenue with curb and gutter on the east side and curb, gutter, sidewalk and on-street parking on the west side. The travel lanes will be improved to conform to Access Street standards in BMC 12.28.150.D.



Additionally, a raised sidewalk will be constructed along the south side of Sharon Avenue from S. Pine Street to S. Anacortes Street to conform with safe walk route requirements. These improvements will allow for connectivity from the new neighborhood to the City's street network.



As provided in BMC 15.12.080, Credits, a traffic impact fee credit is requested against the amount of the impact fees for the off-site improvements to S. Pine Street and Sharon Avenue.

Infrastructure

In addition to the transportation and stormwater improvements described on the previous page, the neighborhood will be served with new sewer and water facilities. See Civil Plans prepared by CORE Design dated July 19, 2023 which include extension of sewer service from E. Olympia Avenue to the southern terminus of S. Pine Street.

With regard to water service, a new loop system will be constructed with improvements in S. Pine Street extending to S. Anacortes Street. To avoid impacts to Gages Slough, a segment of the water line will be bored beneath the slough. See detail below and the Conceptual Mitigation Plan prepared by Soundview Consultants dated July 17, 2023. While there will be no impacts to Gages Slough and the drilling is consistent with BMC 14.15.185D.6, the proposed line will be located in shoreline jurisdiction (i.e., below the Gages Slough associated wetland) so a Shoreline Substantial Development Permit is included as part of the proposed development.

